EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL "A"

A PARCEL OF LAND BEING A PART OF TRACT "B" AND A PART OF LOT 14, BLOCKED 3, LAKEWOOD UNIT 14, AS RECORDED IN PLAT BOOK 23 PAGES 71 AND 71A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 13 (SAN JOSE BOULEVARD) A 100.00 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD WEST, AN 80.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE DUE EAST 175.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE DUE EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD, 275.24 FEET TO A POINT; THENCE SOUTH 27"-34'-18" EAST, 49.0) FEET; THENCE NORTH 63'-29'-58" EAST 46.00 FEET; THENCE DUE NORTH 23.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHY-OF-WAY LINE OF UNIVERSITY BOULEVARD WEST; THENCE DUE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 583.54 FEET; THENCE SOUTH 00'03'30" EAST, 330.36 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF LOT 10 BLOCK 3, OF SAID LAKEWOOD UNIT NO. 14 AS RECORDED IN PLAT BOOK 23, PAGES 71 AND 71A; THENCE SOUTH 89'-56'-30" WEST, 323.00 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 3, LAKEWOOD UNIT NO. 14; THENCE SOUTH 64'-49'-30" WEST, 50.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92'-12'-50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18'-43'-05" WEST, 28.83 FEET; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID CURVE; AN ARC DISTANCE OF 32.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27'-23'-20" EAST, 50.89 FEET TO A POINT SITUATE IN THE WESTERLY PROPERTY LINE OF LOT 14, BLOCK 3, LAKEWOOD UNIT NO. 14; THENCE SOUTH 00'-03'-30" EAST, 20.90 FEET ALONG THE SAID WESTERLY PROPERTY LINE OF LOT 14 TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FURMAN ROAD, A 50.0 FOOT 1P RIGHT-OF-WAY AS NOW ESTABLISHED;

Exhibit 1
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