

Exhibit "A"
Property Description

PARCEL 1:

PART OF LOT 8, LAWRENCE POINT, AS RECORDED IN DEED BOOK "AB", PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 26, BLOCK 6, ARLINGTON RIVER HILLS, UNIT 3, AS RECORDED IN PLAT BOOK 18, PAGE 83 OF THE, CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 08°03'00" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD SOUTH AS NOW ESTABLISHED AS AN 80- FOOT RIGHT-OF-WAY, A DISTANCE OF 39.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08°03'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD SOUTH, A DISTANCE OF 47.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC UNIVERSITY CIRCLE (FORMERLY GULF CIRCLE) AS NOW ESTABLISHED AS A 60-FOOT RIGHT-OF-WAY; THENCE RUN NORTH 81°57'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC UNIVERSITY CIRCLE, A DISTANCE OF 58.09 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 64°19'00" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 111.45 FEET; THENCE RUN SOUTH 29°44'26" EAST, A DISTANCE OF 37.44 FEET TO REFERENCE POINT "A"; THENCE CONTINUE SOUTH 29°44'26" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 64°22'58" EAST, A DISTANCE OF 78.34 FEET; THENCE RUN SOUTH 28°29'55" EAST, A DISTANCE OF 3.78 FEET; THENCE NORTH 64°33'10" EAST, A DISTANCE OF 25.46 FEET; THENCE RUN SOUTH 76°15'43" EAST, A DISTANCE OF 33.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH A PART OF AFORESAID LOT 8, LAWRENCE POINT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE AFORESAID NORTHEASTERLY CORNER OF LOT 26, BLOCK 6, ARLINGTON RIVER HILLS, UNIT 3; THENCE RUN NORTH 08°03'00" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD SOUTH, AS NOW ESTABLISHED AS AN 80 FOOT RIGHT-OF-WAY, A DISTANCE OF 87.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC UNIVERSITY CIRCLE (FORMERLY GULF CIRCLE) AS NOW ESTABLISHED AS A 60-FOOT RIGHT-OF-WAY; THENCE RUN NORTH 81°57'03" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC UNIVERSITY CIRCLE, A DISTANCE OF 58.09 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 64°19'00" WEST, A DISTANCE OF 180.00 FEET; THENCE RUN SOUTH 02°56'37" WEST, A DISTANCE OF 76.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 87°03'23" EAST, A DISTANCE OF 9.89 FEET TO REFERENCE POINT "B" ; THENCE CONTINUE SOUTH 87°03'23" EAST, A DISTANCE OF 3.51 FEET; THENCE RUN SOUTH 25°41'00" EAST, A DISTANCE OF 31.42 FEET TO THE NORTHERLY LINE OF AFOREMENTIONED ARLINGTON RIVER HILLS UNIT 3; THENCE RUN SOUTH 64°19'00" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 32.42 FEET; THENCE RUN NORTH 02°56'37" EAST, A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING.

August 26, 2025