

EXHIBIT "A"

REAL ESTATE No

158121-0020 AND 158115-1000

PARCEL 2: 1.18 ACRES

A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ALADDIN ROAD (A 60 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF MARBON ROAD (A 60 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, S 89°20'20" W, A DISTANCE OF 303.0 FEET TO AN INTERSECTION WITH EASTERLY LINE OF OFFICIAL RECORDS VOLUME (ORV) 17439 PAGE (PG) 2354; THENCE S29°59'00"E, A DISTANCE OF 245.0 FEET; THENCE S58°12'20"W, A DISTANCE OF 317.11 FEET; THENCE S15°52'32"E, A DISTANCE OF 28.92 FEET; THENCE S63°05'00"W, A DISTANCE OF 147.30 FEET AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, S89°59'22"W, A DISTANCE OF 137.03 FEET; S01°34'36"E, ALONG A 5 FOOT CHAINLINK FENCE, A DISTANCE OF 524.55 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF ALADDIN TERRACE (A 60 FOOT RIGHT OF WAY); THENCE N85°03'10"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 30.22 FEET; THENCE N01°13'38"W, ALONG A 4 FOOT WOOD FENCE AS MONUMENTED AND POSSESSED, A DISTANCE OF 327.85 FEET; THENCE S71°04'44"E, ALONG THAT SAID 4 FOOT WOOD FENCE, A DISTANCE OF 249.73 FEET; THENCE N30°12'30"W, A DISTANCE OF 185.75 FEET; THENCE N20°42'30"W, A DISTANCE OF 122.35 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

SUBJECT TO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS DESCRIBED AS THE WESTERLY 30 FEET OF THE SOUTHERLY 300 FEET OF PARCEL 2 AS DESCRIBED IN ORV 17439 PG 2356 AND THE ABOVE DESCRIBED PARCEL 2. SAID EASEMENT BEING 9,000 SQ.FT IN AREA AND BEING BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF ALADDIN TERRACE (A 60 FOOT RIGHT OF WAY).

SUBJECT TO ANY EASEMENTS, APPURTENANCES THAT MAY BE CONVEYED IN ORV 6351 PG 2211 AND ANY MATTERS THAT ARE ATTACHED TO THAT PARTICULAR PROPERTY BEING MORE PARTICULARLY KNOWN AS 3737 ALADDIN TERRACE JACKSONVILLE, FLORIDA 32223.

August 21, 2020