

MARCH 18, 2024

EXHIBIT 'A'  
LEGAL DESCRIPTION

**A OF LAND IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED BELOW.**

**For a point of reference, commence at the point of intersection of the Westerly right of way line of Southside Boulevard (Alternate U. S. Highway No. 1, State Road No. 115, a 300 foot right of way) with the Southerly right of way line of Baymeadows Road (a 100 foot right of way), said point being the Northeast corner of lands described in Public Records of said county, In Official Records Volume 3675, page 1109; run thence north 88°34'20" West, along said Southerly right of way line of Records Volume 3675, Baymeadows Road and along the Northerly boundary line of said property described In Official Records Volume 3675, Page 1109, a distance of 340.00 feet to the Northwest corner of the aforementioned property and the Point of Beginning.**

**From the Point of Beginning thus described, run South 01°25'40" West, along the Westerly boundary line of said property described In Official Records Volume 3675, Page 1109, a distance of 705.40 feet to the Southwest corner thereof, said point being located on a curve in the Northerly Right of way of Baymeadows Bypass (a 100 foot right of way) as said road is described In Official Records Volume 3310, Page 1194. Public Records of said County; run thence along said Northerly right of way and along the arc of a curve concave Northeasterly having a radius of 1859.86 feet, a chord distance of 357.41 feet to a point, the bearing of the aforementioned chord being North 81°00'42" West; run thence North 01°25'40" East, a distance of 323.72 feet to a point; run thence South 88°34'20" East, a distance of 34.30 feet to a point; run thence North 01°25'40" East, a distance of 334.66 feet to a point in the aforementioned Southerly right of way of Baymeadows Road; run thence South 88°34'20" East, along said right of way line, a distance of 320.00 feet to the point of beginning.**

**The lands thus described contain 232,155 square feet, more or less, or 5,3298 acres, more or less.**

THENCE SOUTH 89°-56'-30" WEST, 31.80 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FURMAN ROAD TO A POINT OF CURVATURE OF A CURVE CONCAVE, TO THE SOUTH HAVING A RADIUS OF 488.39 FEET, A CENTRAL ANGLE OF 28°-39'-30" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75°-36'-45" WEST, 241.75 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 244.28 FEET TO ITS POINT OF TANGENCY, THENCE CONTINUE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FURMAN ROAD, SOUTH 61°-17'-00" WEST, 175.00 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 13; THENCE NORTH 28°-43'-00" WEST; 497.07 ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.13; THENCE NORTH 30°-38'-30" EAST, 178.38 FEET TO THE POINT OF BEGINNING.  
CONTAINING 9.32 ACRES MORE OF LESS.

**PARCEL "H"**

PART OF THE J.M. SANCHEZ GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGIN AT THE MOST WESTERLY CORNER OF TRACT "B" LAKEWOOD UNIT NO. 14, AS RECORDED IN PLAT BOOK 23 PAGES 70 AND 71A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 28°-42'-00" WEST, 62.89 FEET, ALONG THE NORTHEASTERLY LINE OF SAN JOSE BOULEVARD (A 100.00 FOOT RIGHT-OF-WAY); THENCE NORTH 30°-13'-33" EAST, 113.76 FEET, TO THE SOUTH LINE OF UNIVERSITY BOULEVARD WEST, (AN 80.00 FOOT RIGHT-OF-WAY); THENCE DUE EAST, 63.85 FEET, ALONG THE SOUTH LINE OF SAID UNIVERSITY BOULEVARD WEST, TO THE WESTERLY LINE OF SAID TRACT "B"; THENCE SOUTH 30°-38'-30" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "B" TO THE POINT OF BEGINNING.