

JANUARY 20,2025

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE RICHARD MILL GRANT SECTION, SECTION 56, AND A PORTION OF SECTION 27, ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW;

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE LINE DIVIDING SAID SECTION 27, AND SECTION SECTION 22, TOWNSHIP 3 SOUTH RANGE 27 EAST, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY (A 100 FOOT RIGHT OF WAY ESTABLISHED); THENCE, SOUTH 29'52'00" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY OF WAY LINE; A DISTANCE OF 53.62 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29'52'00" EAST. ALONG THE NORTHEASTERLY RIGHT OF WAY LINE SAID FLORIDA EAST COAST RAILWAY, DISTANCE OF 725.82 FEET, TO A POINT; THENCE SOUTH 86'22'00 EAST, A DISTANCE OF 842.63 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY (AS NOW ESTABLISHED); THENCE NORTH 24'26'15" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 732.56 FEET TO A POINT; THENCE NORTH 45'44'47" WEST, A DISTANCE OF 63.77 FEE, TO THE SOUTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD 9 A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD, RUN THE FOLLOWING FOUR COURSES AND DISTANCES; COURSE NO. 1 SOUTH 87'40'59" WEST, A DISTANCE OF 164.82 FEET. COURSE NO.2 NORTH 89'17'50" WEST, A DISTANCE OF 251.83 FEET; COURSE NO. 4 NORTH 89'17'50" WEST. A DISTANCE OF 138.5 FEET, TO A POINT SITUATED IN THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILWAY, AND THE POINT OF BEGINNING.

THE LAND DESCRIBED ABOVE AND DEPICTED HEREON IS THE SAME LAND DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE FILE NUMBER 15104686 HAVING AN EFFECTIVE DATE OCTOBER 1, 2015.