

LEGAL DESCRIPTION

12/8/22

EXHIBIT A

BEING A PART OF LOT 8, BLOCK 1, BON-AIR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF HECKSCHER DRIVE, BEING A 100 FOOT RIGHT -OF-WAY, AND THE EXISTING PROPERTY LINE OF JACKSONVILLE, EXPRESSWAY BEING 100 FEET EAST OF CENTER LINE OF PARKER AVENUE, THENCE NORTH 00' -06' -29" EAST, ALONG THE EXISTING PROPERTY LINE OF BEING 1 00 FEET EAST OF CENTER LINE OF PARKER AVENUE, A DISTANCE OF 116.37 FEET TO THE SOUTHERLY RIGHT

-OF-WAY OF JACKSONVILLE EXPRESSWAY BEING A 200 FOOT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY BEING A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1054.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82'-37'-12" WEST 29.24 FEET; THENCE SOUTH 00'-06' -29" WEST A DISTANCE OF 143.57 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HECKSCHER DRIVE; THENCE NORTH 51 '-05' -41" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 37.32 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOTS 7 AND 8, BLOCK 1, BON-AIR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN .AT THE SOUTHEASTERLY LINE OF SAID LOT 7, SAID POINT BEING 12.98 FEET SOUTH-WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 51'-05' -41" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE A DISTANCE OF 174.36 FEET TO THE NEW RIGHT-OF-WAY LINE OF PARKER AVENUE; THENCE NORTH 00'-06' -29" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 116.37 FEET TO THE RIGHT-OF-WAY LINE OF JACKSONVILLE EXPRESSWAY; THENCE EASTERLY ALONG SAID RIGHT -OF WAY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1054.93 FEET, AN ARC DISTANCE OF 136.03 FEET TO THE POINT OF BEGINNING.

AND

JACKSONVILLE TRANSPORTATION AUTHORITY PART -1:

A PORTION OF LOT 8, BLOCK 1, BON-AIR ACCORDING TO PLAT RECORDED IN PLAT BOOK 21, PAGE 80 OF THE CURRENT PUBLICS RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT -OF-WAY LINE OF OLD HECKSCHER DRIVE (A 100 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF A JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEET EASTERLY OF THE CENTERLINE OF PARKER AVENUE AND RUN SOUTH 51 "-05' -41" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE, A DISTANCE OF 9.14 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 523.69 FEET, AN ARC DISTANCE- OF 1.75 FEET TO A POINT OF COMPOUND CURVE, AND BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 51'-11'-25" WEST, 1.75 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE,

LEGAL DESCRIPTION

12/8/22

EXHIBIT A

SAID CURVE BEING CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 44.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°-18'-11" WEST, 36.08 FEET; RUN THENCE NORTH 00°-06'-29" EAST, PARALLEL TO AND 30 FEET EASTERLY OF SAID CENTERLINE OF PARKER AVENUE, WHEN MEASURED AT RIGHT ANGLES THERETO, A DIM NEE OF 141.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE JACKSONVILLE EXPRESSWAY (A 200 FOOT WIDE JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY) RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CUR E, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS O 1,054.93 FEET; AN ARE DISTANCE OF 41.54 FEET TO A POINT, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH

80°-41'-41" EAST, 41.53 FEET; RUN THENCE SOUTH 00°-06'-29" WEST ALONG PREVIOUSLY MENTIONED EASTERLY LINE OF JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEE EASTERLY OF SAID CENTERLINE OF PARKER AVENUE, A DISTANCE O 143.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,309 SQUARE FEET.