

## **Legal Description**

### **Exhibit A**

A portion of section 24 township 2, range 27, east, Duval County, Florida, being more particularly described as follows: Commencing at the intersection of the northerly right of way of Atlantic Boulevard and/or US Highway No. 90 (as formerly established as a 100 foot right of way) with the easterly right of way line of southside boulevard (and/or state road No. 115); thence north 00° 13' 10" west, along said easterly right of way of Southside Boulevard; thence north 00° 13' 10" west, along said easterly right of way line of Swelo Road and/or County Road No 3796 (a 60 foot right of way) as recorded on official records of volume 1902 page 68 of the current public records of said county and a point herein after referred to as referent point "a"; thence continue north 00° 13' 10" west. Along said present easterly right of way line of Southside Boulevard, 203.40 feet to an angle point in said easterly right of way line; thence north 07° 06' 41" west and continuing along said easterly right of way line, 126.60 feet to an angle point in said easterly right of way line, 126.60 feet to its intersection with the northwesterly line of those certain lands described in official records volume 4250, page 96 (area 1); thence north 56° 45' 20" east, along said last mentioned line and the northwesterly line of said lands in official records volume 4250, page 86 (area2), a distance of 499.74 feet to a point situate in the southerly right of way line of the Jacksonville expressway; thence south 79° 32' 40" east, along said southerly right of way line 476.06 feet to its intersection with the northwesterly right of way line of said Swelo road and a point hereinafter referred as reference point "B"; thence continue south 79° 32' 40" east, along said southerly right of way line, 532.65 feet; thence south 56° 45' 20" west, parallel to and 600 feet from, when measured at right angles to said northwesterly right of way line of Atlantic boulevard 169.90 feet to the point of beginning.

Together with the following described easement for surface water drainage as outlined in that certain easement agreement dated February 4, 1963, recorded in official records volume 1799 page 16 more particularly described as follows: an easement for surface water drainage over, through and across portions of section 24 township 2 south range 27 east, Duval County, Florida, said easement being twenty (20.0) feet in width, the 1-a and distance six hundred (600.0) feet northwesterly therefrom when measured at right angles thereto said point of beginning being distant fifteen (15.0) feet southwesterly from the southwesterly right of way line of the Jacksonville expressway connection to said Atlantic Boulevard, when measured at right angles to expressway right of way.

From the point of beginning this described, run south fifty seven degrees, fifty minutes east (S-57° 50 E), a distance of six hundred fifty (650) feet, more or less, to a point in the northwesterly right of way line of the aforesaid Atlantic Boulevard; run thence south thirty three degrees, fourteen minutes, fifty seconds west (S-33°-14' 40"W), at right angles to said Atlantic Boulevard right of way line and across said Boulevard, a distance of six hundred (600.0) feet to a point in a bay swamp and the termination of said easement; excepting from the above described that portion which lies within the right-of-way of Atlantic Boulevard.

Also, together with the certain mutual reciprocal easement and development agreement between Food Fair Stores, Inc and Big Daddy Lounges, Inc. Dated September 21, 1976 and recorded October 12, 1976 in official records book 4250 page 39 as joined and consented to pursuant to that certain joinder and consent to mutual parking reciprocal easement and development agreement dated September 21, 1976 and recorded October 12, 1976 in official records book 4250 page 55 as amended pursuant to that certain amendment to mutual parking reciprocal easement and development agreement dated June 1, 1989 and recorded January 4, 1991 in official records book 7024, page 429, of all the public records of Duval County, Florida.

Together with the beneficial easement rights contained in the certain ingress and egress easement recorded January 4, 191 in official records book 7024, page 493 of all the public records of Duval County, Florida.

August 15, 2025