

LEGAL DESCRIPTION

EXHIBIT A

PARCEL C

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF TRACT 1, LAKEWOOD UNIT 2 AS SHOWN ON MAP THEREOF, RECORDED IN PLAT BOOK 20, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, THE SAME BEING THE NORTHWEST CORNER OF UNIVERSITY BOULEVARD WEST (FORMERLY LONGWOOD ROAD FORMERLY LOVE GROVE ROAD) AND STANFORD ROAD AS SHOWN ON SAID MAP OF LAKEWOOD UNIT NO. 2; THENCE NORTH ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STANFORD ROAD A DISTANCE OF 228.2 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES WEST A DISTANCE OF 175.36 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 26 FEET; THENCE ALONG A CHORD BEARING NORTH 56 DEGREES 03 MINUTES WEST A DISTANCE OF 29.1 FEET TO A POINT OF TANGENT; THENCE NORTH 22 DEGREES 01 MINUTES WEST A DISTANCE OF 136.66 FEET; THENCE NORTH 32 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 75.23 FEET TO A POINT; THENCE SOUTH 67 DEGREES 41 MINUTES 10 SECONDS WEST A DISTANCE OF 326.12 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF SAN JOSE BOULEVARD AS NOW ESTABLISHED; THENCE SOUTH 19 DEGREES 08 MINUTES EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD AS NOW ESTABLISHED, A DISTANCE OF 51.25 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1860.08 FEET ALONG A CHORD BEARING SOUTH 22 DEGREES 32 MINUTES 30 SECONDS EAST A DISTANCE OF 286.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID UNIVERSITY BOULEVARD WEST (FORMERLY LONGWOOD ROAD, FORMERLY LOVE GROVE ROAD); THENCE EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST (FORMERLY LONGWOOD ROAD, FORMERLY LOVE GROVE ROAD) A DISTANCE OF 461 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT PARCEL NUMBER 101 AS DESCRIBED IN THE AMENDED ORDER TAKING RECORDED IN OFFICIAL RECORDS BOOK 8869. PAGE 1702, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL D

TRACT 2, EXCEPT THE NORTH 65 FEET THEREOF, LAKEWOOD, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 26, CURRENT PUBLIC RECORDS. DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL G

A PARCEL OF LAND, BEING PART OF TRACT 2, AS SHOWN ON THE PLAT OF LAKEWOOD

UNIT NO.2 AS RECORDED IN PLAT BOOK 20, PAGE 26, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (AN 80.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF STANFORD ROAD (A 60.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) RUN THENCE DUE NORTH 300.0 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DUE EAST 33.5 FEET; THENCE DUE SOUTH 22.0 FEET; THENCE DUE WEST 33.5 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STANFORD ROAD; THENCE DUE NORTH 22.0 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STANFORD ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL I

TRACT 1(EXCEPT PART RECORDED IN THE OFFICIAL RECORD BOOK VOLUME 3255, PAGE 1171, VOLUME 4358, PAGE 716, AND VOLUME 6140, PAGE 1022), LAKEWOOD UNIT NUMBER 2, PLAT BOOK 20, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.