

Exhibit A

**Part of the William Hendricks Grant, Section 49, Township 1 North, Range 27 East, Duval County, Florida more particularly described as follows:**

**Being at the Southeast corner of said Section 49; thence North  $64^{\circ}-49'-32''$  West 993.57 feet, along the South line of said Section 49, to the East line of Main Street (A 100.0 foot right-of-way); thence North  $00^{\circ}-31'-10''$  West, 435.25 feet, along the East line of said Main Street, to the Southeast corner of Oak Bluff Estates, as recorded in Plat Book 37, pages 81, 81A, 81B, 81C, and 81D of the current public records of said County; thence South  $89^{\circ}-46'-40''$  East, 1308.72 feet, along the South line of said Oak Bluff Estates, to its Southeast corner, in the West line of Yellow Bluff Hideaway, as recorded in Plat Book 62, pages 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, and 159 of the current public records of said County, thence South  $25^{\circ}-26'-07''$  West, 944.30 feet, along the West line of said Yellow Bluff Hideaway and the East line of said Section 49, to the point of beginning.**

**Containing 753,876.47 square feet and /or 17.3066 acres.**