

## EXHIBIT A

### Legal Description

The land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

A PART OF THE FRANCIS RICHARD GRANT, SECTIONS 50 AND 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SOUTHPOINT PARKWAY, A 70 FOOT RIGHT OF WAY AS ESTABLISHED BY OFFICIAL RECORDS VOLUME 6170, PAGE 1255 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SALISBURY AVENUE, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 14 DEGREES 39 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 467.57 FEET; THENCE SOUTH 75 DEGREES 20 MINUTES 50 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE, 755.70 FEET; THENCE SOUTH 14 DEGREES 39 MINUTES 10 SECONDS EAST, 95.53 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.62 FEET AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62 DEGREES 18 MINUTES 44 SECONDS, AN ARC DISTANCE OF 90.94 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 31 MINUTES 01 SECONDS WEST, 86.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 67 DEGREES 51 MINUTES 43 SECONDS, AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 09 MINUTES 16 SECONDS WEST, 22.33 FEET; THENCE SOUTH 75 DEGREES 16 MINUTES 57 SECONDS WEST, 494.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 71.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 07 MINUTES 51 SECONDS, AN ARC DISTANCE OF 108.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31 DEGREES 43 MINUTES 02 SECONDS WEST, 98.68 FEET; THENCE SOUTH 11 DEGREES 50 MINUTES 54 SECONDS EAST, 51.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 132.76 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 48 MINUTES 47 SECONDS, AN ARC DISTANCE OF 76.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 15 MINUTES 17 SECONDS EAST, 75.00 FEET; THENCE SOUTH 44 DEGREES 39 MINUTES 41 SECONDS EAST, 216.97 FEET; THENCE SOUTH 42 DEGREES 03 MINUTES 37 SECONDS EAST, 325.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 652.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 22 MINUTES 09 SECONDS AN ARC DISTANCE OF 118.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES 52 MINUTES 32 SECONDS EAST, 117.95 FEET; THENCE SOUTH 31 DEGREES 41 MINUTES 28 SECONDS EAST, 15.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 333.14 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 28 MINUTES 26 SECONDS, AN ARC DISTANCE OF 124.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 25 MINUTES 41 SECONDS EAST, 124.13 FEET;

THENCE SOUTH 53 DEGREES 09 MINUTES 54 SECONDS EAST, 26.83 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 39 SECONDS EAST, 91.63 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99 DEGREES 37 MINUTES 37 SECONDS, AN ARC DISTANCE OF 90.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 39 MINUTES 54 SECONDS WEST, 79.45 FEET; THENCE NORTH 50 DEGREES 31 MINUTES 18 SECONDS WEST, 21.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91 DEGREES 24 MINUTES 48 SECONDS, AN ARC DISTANCE OF 79.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 48 MINUTES 54 SECONDS WEST, 71.58 FEET; THENCE NORTH 40 DEGREES 53 MINUTES 30 SECONDS EAST, 75.33 FEET; THENCE NORTH 20 DEGREES 37 MINUTES 58 SECONDS EAST, 63.12 FEET; THENCE NORTH 07 DEGREES 38 MINUTES 19 SECONDS EAST, 57.51 FEET; THENCE NORTH 22 DEGREES 18 MINUTES 53 SECONDS EAST, 36.75 FEET; THENCE NORTH 33 DEGREES 28 MINUTES 25 SECONDS EAST, 69.98 FEET; THENCE NORTH 10 DEGREES 35 MINUTES 05 SECONDS EAST, 70.47 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 25 SECONDS WEST, 89.25 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 144.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 31 MINUTES 20 SECONDS, AN ARC DISTANCE OF 74.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 04 MINUTES 35 SECONDS WEST, 73.60 FEET; THENCE NORTH 30 DEGREES 20 MINUTES 50 SECONDS EAST, 56.71 FEET; THENCE NORTH 59 DEGREES 39 MINUTES 10 SECONDS WEST, 125.77 FEET; THENCE NORTH 30 DEGREES 20 MINUTES 50 SECONDS EAST, 30.00 FEET; THENCE NORTH 59 DEGREES 39 MINUTES 10 SECONDS WEST, 70.00 FEET; THENCE SOUTH 30 DEGREES 20 MINUTES 50 SECONDS WEST, 30.00 FEET; THENCE NORTH 59 DEGREES 39 MINUTES 10 SECONDS WEST, 81.11 FEET; THENCE NORTH 30 DEGREES 20 MINUTES 50 SECONDS EAST, 14.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 166.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 12 MINUTES 38 SECONDS, AN ARC DISTANCE OF 105.48 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES 16 MINUTES 20 SECONDS EAST, 103.73 FEET; THENCE NORTH 79 DEGREES 47 MINUTES 33 SECONDS EAST, 49.51 FEET; THENCE SOUTH 83 DEGREES 41 MINUTES 02 SECONDS EAST, 44.25 FEET; THENCE SOUTH 71 DEGREES 12 MINUTES 43 SECONDS EAST, 41.31 FEET; THENCE NORTH 86 DEGREES 11 MINUTES 38 SECONDS EAST, 32.69 FEET; THENCE NORTH 14 DEGREES 28 MINUTES 54 SECONDS WEST, 5.97 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR DRAINAGE AS CREATED IN THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS 95 CORPORATE CENTER RECORDED IN OFFICIAL RECORDS BOOK 9490, PAGE 2051 AND AMENDED BY FIRST AMENDMENT DECLARATION OF COVENANTS AND EASEMENTS 95 CORPORATE CENTER RECORDED IN OFFICIAL RECORDS BOOK 9572, PAGE 1966, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA OVER POND PARCELS 1, 2 AND 3 OF SAID DOCUMENT.

AND TOGETHER WITH EASEMENTS FOR UTILITIES INGRESS, EGRESS AND ACCESS AS CREATED IN THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS 95 CORPORATE CENTER RECORDED IN OFFICIAL RECORDS BOOK 9490, PAGE 2051 AND AMENDED BY FIRST AMENDMENT DECLARATION OF COVENANTS AND EASEMENTS 95 CORPORATE CENTER RECORDED IN OFFICIAL RECORDS BOOK 9572, PAGE 1966, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA OVER 35 FOOT INGRESS/EGRESS EASEMENTS 1 AND 2 AND PROPOSED 75' ACCESS PARCEL OF SAID DOCUMENT.