

EXHIBIT "A"
LEGAL DESCRIPTION

That certain piece, parcel or tract of land, lying in and being a part of the North one half of the West one half of lot 26, Diven's Subdivision, according to the plat thereof, recorded in Deed Book AH page 709 of the former public records of Duval County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Lot 25, Keystone Unit No. 2, according to the plat thereof, recorded in Plat Book 26 page 2 of the public records of said County; thence South 05 degrees 05 minutes 00 seconds West along the Westerly line of the lands described in Official Records Volume 3957 page 902, a distance of 86.72 feet to the Southwest corner of said lands; thence South 85 degrees 05 minutes 05 seconds East along the Southerly line of said lands, and continuing along the Northerly line of the lands described in Official Records Volume 3957 page 901 of said public records, a distance of 72.29 feet; thence South 04 degrees 42 minutes 20 seconds West along the Easterly line of said lands, 86.94 feet to the Northerly line of Barker's Subdivision at Spring Glen, according to the plat thereof, recorded in Plat Book 6 page 13 of said public records; thence North 85 degrees 18 minutes 22 seconds West along said Northerly line, 940.00 feet to the Northwest corner of said subdivision; thence North 04 degrees 49 minutes 36 seconds East along the Easterly right of way line of Spring Glen Avenue (a 30 foot right of way), 179.83 feet to its intersection with the Westerly extension of the Southerly line of said Keystone Unit No. 2, said point lying 15 feet westerly of the Southwest corner of Lot 36 of said Keystone Unit No. 2; thence South 84 degrees 55 minutes 00 seconds East along said extension and continue along the Southerly line of said Keystone Unit No. 2, 867.92 feet to the POINT OF BEGINNING, containing 3.668 acres (159,769 square feet) more or less, being the same lands as described in Official Records Volume 5942 page 33 (parcel 5) of said public records.