

**EXHIBIT "A"**

**"LAND"**

PARCEL A:

SITUATED IN SECTIONS 17 AND 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, COUNTY OF DUVAL, STATE OF FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 45 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 17, 127.97 FEET TO A POINT ON THE SOUTHERLY LINE THE YELLOW WATER PARCEL; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID YELLOW WATER PARCEL THE FOLLOWING ELEVEN (11) COURSES: NORTH 84 DEGREES 15 MINUTES 18 SECONDS EAST, 498.36 FEET; NORTH 71 DEGREES 34 MINUTES 46 SECONDS EAST, 144.68 FEET; NORTH 57 DEGREES 51 MINUTES 54 SECONDS EAST, 67.81 FEET; NORTH 24 DEGREES 52 MINUTES 15 SECONDS EAST, 57.36 FEET; NORTH 09 DEGREES 28 MINUTES 16 SECONDS EAST, 62.69 FEET; NORTH 21 DEGREES 11 MINUTES 09 SECONDS WEST, 80.89 FEET; THENCE NORTH 23 DEGREES 13 MINUTES 05 SECONDS WEST, 73.26 FEET; NORTH 41 DEGREES 19 MINUTES 55 SECONDS WEST, 163.57 FEET; NORTH 38 DEGREES 11 MINUTES 45 SECONDS WEST, 47.94 FEET; NORTH 00 DEGREES 26 MINUTES 09 SECONDS WEST, 52.60 FEET; NORTH 37 DEGREES 42 MINUTES 57 SECONDS WEST, 11.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE BICENTENNIAL DRIVE PARCEL; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWELVE (12) COURSES: NORTH 52 DEGREES 26 MINUTES 21 SECONDS EAST, 844.28 FEET; SOUTH 37 DEGREES 30 MINUTES 14 SECONDS EAST, 365.48 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 05 SECONDS; SOUTHEASTERLY ALONG SAID CURVE, 508.56 FEET TO A POINT OF TANGENCY; SOUTH 76 DEGREES 21 MINUTES 17 SECONDS EAST, 518.97 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET AND A CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 31 SECONDS; EASTERLY ALONG SAID CURVE, 202.35 FEET TO A POINT OF TANGENCY; SOUTH 87 DEGREES 23 MINUTES 46 SECONDS EAST, 797.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 54 DEGREES 37 MINUTES 31 SECONDS; SOUTHEASTERLY ALONG SAID CURVE, 238.35 FEET TO A POINT OF TANGENCY; SOUTH 32 DEGREES 46 MINUTES 36 SECONDS EAST, 11.96 FEET; SOUTH 57 DEGREES 13 MINUTES 24 SECONDS WEST, 40.00 FEET; SOUTH 32 DEGREES 46 MINUTES 36 SECONDS EAST, 26.00 FEET; NORTH 57 DEGREES 13 MINUTES 24 SECONDS EAST, 40.00 FEET; SOUTH 32 DEGREES 46 MINUTES 36 SECONDS EAST, 56.27 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORMANDY DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 56 DEGREES 30 MINUTES 37 SECONDS WEST 1624.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 40 DEGREES 48 MINUTES 47 SECONDS WEST, 954.89 FEET TO THE SOUTH LINE OF SECTION 17; THENCE ALONG THE SAID SOUTH LINE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS WEST, 1475.20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SADDLEBROOK LANDINGS ANNEX, LLC 0 NORMANDY BLVD. JACKSONVILLE, FL. 32221

-3-

4845-7888-3396.1

January 11, 2023

Exhibit 1  
Page 1 of 1