

Exhibit A

Legal Description of Property

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

A PORTION OF THE FOLLOWING:

PARCEL 1:

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF ABESS BOULEVARD EAST, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 52, PAGES 38 THROUGH 38B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF GIRVIN ROAD (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 06°11'16" WEST, ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, 543.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 06°11'16" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF GIRVIN ROAD, 488.92 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5363, PAGE 1092; THENCE SOUTH 65°53'02" WEST, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS, 200.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 06°11'16" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5363, PAGE 1092, 195.35 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD / STATE ROAD NO.10 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2197.18 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 81°55'38" WEST, 957.21 FEET TO THE WESTERLY LINE OF A 25-FOOT EASEMENT FOR UTILITIES AND SEWERS AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7026, PAGE 511; THENCE NORTH 06°02'05" EAST, ALONG SAID WESTERLY LINE, 737.21 FEET; THENCE NORTH 81°53'38" EAST, TO AND ALONG THE SOUTHERLY LINE OF AN EASEMENT FOR DRAINAGE, UTILITIES AND RETENTION, AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9157, PAGE 1225, AND ALONG THE EASTERLY PROLONGATION THEREOF, 928.01 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 822.55 FEET, A CHORD BEARING AND DISTANCE OF NORTH 88°01'58" EAST, 175.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°26'42" EAST, 41.47 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF ABESS BOULEVARD EAST. ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 52, PAGES 38 THROUGH 38B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF GIRVIN ROAD (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A WESTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID ABESS BOULEVARD EAST, THE FOLLOWING 3 COURSES, COURSE NO.1: IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE

SOUTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40°03'34" WEST, 43.34 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO.2: IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 718.27 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 87°31'28" WEST, 154.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.3: SOUTH 81°21'20" WEST, 211.01 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 06°48'29" EAST, 136.91 FEET; THENCE SOUTH 19°00'07" WEST, 101.84 FEET; THENCE SOUTH 07°57'43" WEST, 100.00 FEET; THENCE SOUTH 13°25'12" EAST, 94.96 FEET; THENCE SOUTH 18°20'11" EAST, 99.73 FEET; THENCE SOUTH 12°24'42" EAST, 62.88 FEET TO THE SOUTHERLY LINE OF AN EASEMENT FOR DRAINAGE, UTILITIES AND RETENTION AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9157, PAGE 1225; THENCE SOUTH 81°53'38" WEST, ALONG LAST SAID SOUTHERLY EASEMENT LINE AND THE WESTERLY PROLONGATION THEREOF, 838.86 FEET TO THE WESTERLY LINE OF A 25-FOOT WIDE EASEMENT FOR UTILITIES AND SEWERS ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7026, PAGE 511; THENCE NORTH 08°02'05" EAST, ALONG SAID WESTERLY EASEMENT LINE, 589.94 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ABESS BOULEVARD EAST; THENCE NORTH 81°21'20" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 740.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER (1" IRON PIPE) OF SAID SECTION 22; THENCE SOUTH 00°04'26" WEST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 22, A DISTANCE OF 2318.17 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 10 (ATLANTIC BOULEVARD); (THE NEXT TWO COURSES ARE ALONG THE CENTERLINE OF SURVEY OF SAID STATE ROAD 10); THENCE SOUTH 65°53'39" WEST, A DISTANCE OF 345.61 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 28°40'36"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1147.07 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF A 25.00 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7026, PAGE 511, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 06°01'10" EAST, ALONG THE EXISTING SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID UTILITY EASEMENT, A DISTANCE OF 94.70 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 10; THENCE CONTINUE NORTH 06°01'10" EAST, ALONG THE EXISTING WESTERLY BOUNDARY OF SAID UTILITY EASEMENT, A DISTANCE OF 1037.98 FEET; THENCE SOUTH 83°58'50" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 06°01'10" EAST, A DISTANCE OF 311.98 FEET TO THE SOUTHERLY LINE OF A 100.00 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7026, PAGE 511, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 81°20'25" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 665.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81°20'25" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 69.70 FEET; THENCE SOUTH 09°59'45" WEST, A DISTANCE OF 380.03 FEET; THENCE SOUTH 14°05'27" EAST, A DISTANCE OF 234.42 FEET; THENCE SOUTH 07°44'45" WEST, A DISTANCE OF 462.56 FEET TO THE EASTERLY LINE OF A 50.00 FOOT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8124, PAGE 1800, OF SAID PUBLIC RECORDS; THENCE NORTH 04°06'32" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 464.88 FEET; THENCE NORTH 17°43'40" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 234.42 FEET; THENCE NORTH 06°21'32" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 364.75 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER (1" IRON PIPE) OF SAID SECTION 22; THENCE SOUTH

00°04'26" WEST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 22, A DISTANCE OF 2318.17 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 10 (ATLANTIC BOULEVARD); (THE NEXT TWO COURSES ARE ALONG THE CENTERLINE OF SURVEY OF SAID STATE ROAD 10); THENCE SOUTH 65°53'39" WEST, A DISTANCE OF 345.61 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2291.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 04°38'46", A DISTANCE OF 185.84 FEET; THENCE NORTH 06°10'21" EAST, A DISTANCE OF 105.53 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 10 AND THE POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,197.16 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°06'01", A DISTANCE OF 3.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°23'58" WEST, 3.85 FEET, TO THE EASTERLY LINE OF A 50.00 FOOT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8124, PAGE 1800, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 19°45'52" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 198.11 FEET; THENCE NORTH 04°06'32" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 30.95 FEET; THENCE SOUTH 19°45'15" EAST, A DISTANCE OF 208.59 FEET; THENCE SOUTH 06°10'21" WEST, A DISTANCE OF 19.76 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF GIRVIN ROAD (AN 80.00 FOOT RIGHT OF WAY), WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (ATLANTIC BOULEVARD) (A 185.00 FOOT RIGHT OF WAY); THENCE RUN SOUTH 65°53'02" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 64.98 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,197.16 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 03°27'43", A DISTANCE OF 132.75 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 67°36'53" WEST, 132.73 FEET, TO THE END OF SAID CURVE; THENCE NORTH 06°10'02" EAST, A DISTANCE OF 4.62 FEET; THENCE SOUTH 67°44'48" WEST, A DISTANCE OF 3.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19°45'52" WEST, A DISTANCE OF 198.22 FEET; THENCE NORTH 04°06'32" EAST, A DISTANCE OF 465.53 FEET TO A POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 965.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 03°00'44", A DISTANCE OF 50.76 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 84°13'44" WEST, 50.75 FEET; THENCE SOUTH 04°06'32" WEST, A DISTANCE OF 467.39 FEET; THENCE SOUTH 19°45'52" EAST, A DISTANCE OF 208.91 FEET; THENCE NORTH 70°05'53" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 5 LANDS CONVEYED BY HOME DEPOT U.S.A., INC., IN OFFICIAL RECORDS BOOK 10500, PAGE 1081 AND OFFICIAL RECORDS BOOK 10594, PAGE 1670.

ALL OF THE ABOVE DESCRIBED LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (ALSO KNOWN AS STATE ROAD NO. 10, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WEST RIGHT-OF-WAY LINE OF GIRVIN ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 06°10'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65°53'00" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 06°10'00" WEST, A DISTANCE OF 195.44 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF SAID ATLANTIC BOULEVARD, BEING A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2197.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 143.08 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71°11'10" WEST, 143.05 FEET; THENCE NORTH 08°09'53" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 337.21 FEET; THENCE NORTH 81°49'07" EAST, A DISTANCE OF 398.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST RIGHT-OF-WAY LINE OF GIRVIN ROAD; THENCE SOUTH 06°10'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 68.70 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

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Exhibit 1
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