

Exhibit "A"

Any right of way shown on the Plat, and lying within the following described land:

A PORTION OF BLOCKS 1 AND 2, SECTION 3, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF POW MIA MEMORIAL PARKWAY (A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE CENTERLINE OF WATERWORKS STREET (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 66°32'40" WEST, ALONG SAID CENTERLINE OF WATERWORKS STREET, 521.46 FEET; THENCE SOUTH 23°27'20" WEST, 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID WATERWORKS STREET AND THE POINT OF BEGINNING; THENCE SOUTH 66°32'40" EAST, ALONG LAST SAID LINE, 422.45 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°17'40" EAST, 34.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AFORESAID POW MIA MEMORIAL PARKWAY AND THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2875.00 FEET, AN ARC DISTANCE OF 1083.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°09'19" WEST, 1077.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°21'18" WEST, CONTINUING ALONG LAST SAID LINE, 33.77 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED 76.50' INGRESS/EGRESS/UTILITIES EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14793, PAGE 2209 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°38'42" WEST, ALONG LAST SAID LINE, 570.10 FEET; THENCE NORTH 00°21'18" EAST, CONTINUING ALONG LAST SAID LINE, 20.00 FEET; THENCE NORTH 89°38'42" WEST, 30.00 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14793, PAGE 2200 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°21'18" EAST, ALONG LAST SAID LINE, 10.00 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°38'42" WEST, ALONG LAST SAID LINE, 50.00 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°21'18" WEST, ALONG LAST SAID LINE, 50.00 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17308, PAGE 1923 OF SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°38'42" WEST, 482.22 FEET; COURSE NO. 2: NORTH 00°21'18" EAST, 199.48 FEET; COURSE NO. 3: NORTH 89°38'42" WEST, 869.00 FEET TO THE EASTERLY LINE OF A 200 FOOT WIDE JEA EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10777, PAGE 1525 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°23'43" EAST, ALONG LAST SAID LINE, 1218.93 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF WATERWORKS STREET; THENCE NORTH 89°58'59" EAST, ALONG LAST SAID LINE, 1222.06 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1450.00 FEET, AN ARC DISTANCE OF 594.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°16'50" EAST, 589.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 61.79 ACRES, MORE OR LESS.

