

**Exhibit "A"**

<u>Section No. 72170</u>	<u>State Road No. 21</u>	<u>Duval County</u>
F.P. No. 4307601		

Parcel No. 111	Fee Simple
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A Part Of Lot 1, Block 164, As Per Plat Of Section No. 4 Lakeshore, As Recorded In Plat Book 9, Page 28 Of The Current Public Records Of Duval County, Florida, Lying In The John H. McIntosh Grant, Section 42, Township 3 South, Range 26 East, Being More Particularly Described As Follows:

**Commence** At A 1/2" Iron Pipe (No Identification) At The Southwest Corner Lot 5, Block 2, As Per Plat Of Riverdale Gardens, As Recorded In Plat Book 17, Page 9 Of The Current Public Records Of Duval County, Florida, Lying In The John H. McIntosh Grant, Section 42, Township 3 South, Range 26 East, Duval County, Florida; Said Point Of Commencement Also Being The Point Of Intersection Of The Northeasterly Existing Right Of Way Line Of Lake Shore Boulevard (An 80.00 Foot Right Of Way) With The Northwesterly Existing Right Of Way Line Of Riverdale Road (A 60.00 Foot Right Of Way); Thence North 37°09'33" West, Along Said Northeasterly Existing Right Of Way Line, A Distance Of 312.79 Feet To The Baseline Of Survey Of State Road No. 21, Also Known As Blanding Boulevard (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 72170-2539); Thence North 44°57'09" East, Along Said Baseline Of Survey Of State Road No. 21, A Distance Of 610.39 Feet; Thence North 45°02'51" West, A Distance Of 77.89 Feet To The Northwesterly Existing Right Of Way Line Of Said State Road No. 21 And The **Point Of Beginning**; Thence North 45°02'51" West, A Distance Of 5.84 Feet; Thence North 43°36'03" East, A Distance Of 10.08 Feet; Thence South 45°02'51" East, A Distance Of 5.82 Feet To A Point On Said Northwesterly Existing Right Of Way Line Of State Road No. 21; Said Point Also Being A Point On A Curve To The Left, Having A Radius Of 8,589.22 Feet, And A Chord Bearing And Distance Of South 43°26'52" West, 10.08 Feet, Thence Southwesterly, Along Said Northwesterly Existing Right Of Way Line, And Along The Arc Of Said Curve, Through A Central Angle Of 00°04'02", An Arc Distance Of 10.08 Feet To The **Point Of Beginning**.

Containing 59 Square Feet, More Or Less.