

EXHIBIT "A"

**LEGAL DESCRIPTION OF LANDS ORIGINALLY SUBJECT TO THIS
DECLARATION:**

PART OF GOVERNMENT LOT 11, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE F. RICHARD GRANT, SECTION 52, TOWNSHIP 1 SOUTH, RANGE 27 EAST; THENCE SOUTH 74°-04'-17" WEST, 125.37 FEET, ALONG THE NORTHERLY LINE OF SAID GRANT; THENCE DEPARTING SAID GRANT LINE, NORTH 01°-01'-20" WEST, 280.45 FEET, TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13968, PAGE 494; THENCE NORTH 89°-16'-09" EAST, 650.51 FEET, ALONG SAID SOUTH LINE, TO THE WEST LINE OF UNIVERSITY CLUB BOULEVARD (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 00°-57'-15" EAST, 60.00 FEET, ALONG SAID WEST LINE; THENCE SOUTH 89°-23'-45" WEST, 268.25 FEET; THENCE SOUTH 00°-56'-24" EAST, 358.53 FEET, TO A POINT IN THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 17315, PAGE 1934; THENCE SOUTH 89°-26'-28" WEST, 217.05 FEET, ALONG SAID NORTH LINE, TO THE EASTERLY LINE OF SAID F. RICHARD GRANT, SECTION 51; THENCE NORTH 15°-22'-24" WEST, 175.40 FEET, ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING.
CONTAINING 153,219.08 SQUARE FEET AND/OR 3.5174 ACRES.