

NEXTOWER DEVELOPMENT GROUP II, LLC
GARDEN STREET NXFL-375

PARENT TRACT DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 18232, PAGE 1050 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE S. 00°26'36 W., ALONG THE EAST LINE OF SAID SECTION, 40.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID POINT BEING THE NORTHWESTERLY CORNER OF "TROUT RIVER BLUFF UNIT 1", A SUBDIVISION AS RECORDED IN PLAT BOOK 64, PAGES 48 THROUGH 53 OF SAID CURRENT PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE S. 00°26'36 W., ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF "TROUT RIVER BLUFF UNIT 1" AND ALONG THE WESTERLY BOUNDARY LINE OF THE PLAT OF "TROUT RIVER BLUFF UNIT 2", AS RECORDED IN PLAT BOOK 70, PAGES 140 THROUGH 146, OF SAID CURRENT PUBLIC RECORDS, 878.78 FEET TO THE NORTHEASTERLY CORNER OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 10682, PAGE 263 OF SAID CURRENT PUBLIC RECORDS; THENCE S. 89°07'30" W., ALONG THE NORTHERLY LINE OF LAST SAID LAND, 287.51 FEET TO THE SOUTHEASTERLY CORNER OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 13278, PAGE 129 OF SAID CURRENT PUBLIC RECORDS; THENCE N. 00°26'36" E., ALONG THE EASTERLY LINE OF LAST SAID LAND, 363.41 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S. 89°07'30" W., ALONG THE NORTHERLY LINE OF LAST SAID LAND, 61.75 FEET TO THE SOUTHEASTERLY CORNER OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 16522, PAGE 1523 OF SAID CURRENT PUBLIC RECORDS; THENCE N. 00°26'36" E., ALONG THE EASTERLY LINE OF LAST SAID LAND, 373.53 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LAND, SAID CORNER BEING ON THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 12649, PAGE 597 OF SAID CURRENT PUBLIC RECORDS; THENCE N. 89°07'30" E., ALONG LAST SAID SOUTHERLY LINE, 139.26 FEET TO THE SOUTHEASTERLY CORNER OF LAST SAID LAND, SAID CORNER BEING ON THE WESTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 8973, PAGE 1801 OF SAID CURRENT PUBLIC RECORDS; THENCE S. 00°26'36" W., ALONG LAST SAID WESTERLY LINE, 130.41 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8973, PAGE 1801; THENCE N. 89°07'30" E., ALONG THE SOUTHERLY LINE OF LAST SAID LAND, 160.00 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE N. 00°26'36" E., ALONG THE EASTERLY LINE OF LAST SAID LAND, 272.25 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID GARDEN STREET; THENCE N. 89°07'30" E., ALONG SAID SOUTHERLY RIGHT OF WAY, 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 5.08 ACRES, MORE OR LESS.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND THE SOUTH RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80' RIGHT-OF-WAY); THENCE S00° 24' 17"W ALONG SAID EAST SECTION LINE FOR 698.55 FEET; THENCE N89° 35' 16"W FOR 104.20 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N89° 35' 16"W FOR 80.00 FEET; THENCE S00° 24' 44"W FOR 80.00 FEET; THENCE S89° 35' 16"E FOR 80.00 FEET; THENCE N00° 24' 44"E FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITY EASEMENT DESCRIPTION

AN EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND THE SOUTH RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80' RIGHT-OF-WAY); THENCE S00° 24' 17"W ALONG SAID EAST SECTION LINE FOR 698.55 FEET; THENCE N89° 35' 16"W FOR 104.20 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE CONTINUE N89° 35' 16"W FOR 80.00 FEET; THENCE N00° 24' 44"E FOR 30.00 FEET; THENCE N57° 36' 52"E FOR 87.60 FEET; THENCE N00° 24' 44"E FOR 67.42 FEET; THENCE N52° 11' 16"E FOR 92.39 FEET; THENCE N00° 24' 45"E FOR 495.63 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF GARDEN STREET; THENCE N89° 05' 11"E ALONG SAID RIGHT-OF-WAY LINE FOR 30.01 FEET; THENCE S00° 24' 45"W FOR 510.89 FEET; THENCE S52° 11' 16"W FOR 92.39 FEET; THENCE S00° 24' 44"W FOR 70.08 FEET; THENCE S57° 36' 52"W FOR 28.12 FEET; THENCE S00° 24' 44"W FOR 45.00 FEET TO THE POINT OF BEGINNING.

October 21, 2025