

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF GOVERNMENT LOT 2 OF SAID SECTION 19, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD (ALSO KNOWN AS MAX LEGGETT PARKWAY, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°15'42" WEST, ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 14.79 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15860, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG THE CURRENT NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2815.00 FEET, AN ARC DISTANCE OF 33.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°59'04" WEST, 33.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 29°19'36" WEST, 21.97 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2915.00 FEET, AN ARC DISTANCE OF 232.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°02'25" WEST, 232.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 24°45'14" WEST, 50.04 FEET; COURSE NO. 5: NORTH 65°14'46" WEST, 25.00 FEET; COURSE NO. 6: SOUTH 24°45'14" WEST, 33.63 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED HOBBY LOBBY MAJOR C PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17007, PAGE 1265 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 90°00'00" WEST, ALONG LAST SAID LINE, 105.31 FEET; THENCE NORTH 00°00'01" WEST, 202.14 FEET; THENCE NORTH 90°00'00" WEST, 278.14 FEET; THENCE SOUTH 00°00'26" EAST, 23.89 FEET; THENCE SOUTH 89°57'57" WEST, 198.89 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15751, PAGE 103 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, NORTHWESTERLY, NORTHEASTERLY, EASTERLY, WESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SEVENTY SIX (76) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°08'40" WEST, 9.54 FEET; COURSE NO. 2: NORTH 38°42'52" WEST, 6.16 FEET; COURSE NO. 3: NORTH 00°00'00" EAST, 2.49 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.66 FEET, AN ARC DISTANCE OF 52.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°25'00" EAST, 51.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4.34 FEET, AN ARC DISTANCE OF 3.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°25'00" EAST, 3.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 00°00'00" WEST, 106.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 7: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.66 FEET, AN ARC DISTANCE OF 13.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°31'36" EAST, 13.61 FEET; COURSE NO. 8: NORTH 54°00'47" EAST, 5.25 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 9: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 49.62 FEET, AN ARC DISTANCE OF 30.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°49'40" EAST, 30.09 FEET TO THE POINT

OF TANGENCY OF SAID CURVE; COURSE NO. 10: NORTH 42°28'41" EAST, 10.54 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 11: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 56.26 FEET, AN ARC DISTANCE OF 30.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°48'02" EAST, 29.73 FEET; COURSE NO. 12: NORTH 28°26'05" EAST, 13.09 FEET; COURSE NO. 13: SOUTH 89°56'45" EAST, 20.00 FEET; COURSE NO. 14: NORTH 00°52'52" EAST, 82.51 FEET; COURSE NO. 15: SOUTH 83°30'48" WEST, 4.04 FEET; COURSE NO. 16: NORTH 00°30'04" WEST, 116.28 FEET; COURSE NO. 17: NORTH 90°00'00" WEST, 2.75 FEET; COURSE NO. 18: NORTH 00°46'47" WEST, 116.64 FEET; COURSE NO. 19: NORTH 90°00'00" WEST, 1.94 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 20: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 613.48 FEET, AN ARC DISTANCE OF 46.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°58'19" EAST, 46.36 FEET; COURSE NO. 21: NORTH 44°00'23" EAST, 3.24 FEET; COURSE NO. 22: SOUTH 88°05'32" EAST, 3.02 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 23: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 91.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°02'01" EAST, 84.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 24: SOUTH 89°27'14" EAST, 327.10 FEET; COURSE NO. 25: SOUTH 01°29'19" EAST, 4.84 FEET; COURSE NO. 26: SOUTH 88°33'05" EAST, 57.81 FEET; COURSE NO. 27: SOUTH 00°00'00" EAST, 4.88 FEET; COURSE NO. 28: NORTH 89°54'30" EAST, 84.87 FEET; COURSE NO. 29: NORTH 29°43'47" EAST, 4.07 FEET; COURSE NO. 30: NORTH 18°12'17" WEST, 31.96 FEET; COURSE NO. 31: NORTH 13°22'44" WEST, 57.02 FEET; COURSE NO. 32: NORTH 29°44'10" WEST, 47.12 FEET; COURSE NO. 33: NORTH 46°27'44" WEST, 59.43 FEET; COURSE NO. 34: NORTH 59°58'28" WEST, 57.96 FEET; COURSE NO. 35: NORTH 81°29'29" WEST, 54.27 FEET; COURSE NO. 36: NORTH 71°09'23" WEST, 59.40 FEET; COURSE NO. 37: NORTH 53°40'41" EAST, 7.20 FEET; COURSE NO. 38: SOUTH 82°42'48" WEST, 54.41 FEET; COURSE NO. 39: NORTH 07°17'12" WEST, 20.00 FEET; COURSE NO. 40: NORTH 82°42'48" EAST, 91.34 FEET; COURSE NO. 41: NORTH 55°24'52" EAST, 36.97 FEET; COURSE NO. 42: NORTH 27°13'31" EAST, 47.63 FEET; COURSE NO. 43: NORTH 17°41'23" EAST, 47.33 FEET; COURSE NO. 44: NORTH 06°54'33" WEST, 56.10 FEET; COURSE NO. 45: NORTH 15°43'09" EAST, 43.94 FEET; COURSE NO. 46: SOUTH 88°56'20" EAST, 34.16 FEET; COURSE NO. 47: NORTH 80°01'57" EAST, 8.35 FEET; COURSE NO. 48: NORTH 00°59'18" WEST, 199.74 FEET; COURSE NO. 49: NORTH 01°41'10" EAST, 4.58 FEET; COURSE NO. 50: NORTH 70°29'28" WEST, 26.69 FEET; COURSE NO. 51: NORTH 51°17'27" WEST, 36.71 FEET; COURSE NO. 52: NORTH 24°22'01" WEST, 67.63 FEET; COURSE NO. 53: NORTH 17°04'39" WEST, 55.26 FEET; COURSE NO. 54: NORTH 41°26'06" WEST, 50.00 FEET; COURSE NO. 55: NORTH 34°07'15" WEST, 49.74 FEET; COURSE NO. 56: NORTH 07°45'15" WEST, 51.71 FEET; COURSE NO. 57: NORTH 66°50'25" WEST, 29.68 FEET; COURSE NO. 58: NORTH 21°11'45" WEST, 31.85 FEET; COURSE NO. 59: SOUTH 61°22'47" WEST, 56.77 FEET; COURSE NO. 60: SOUTH 69°05'10" WEST, 39.84 FEET; COURSE NO. 61: NORTH 81°47'41" WEST, 47.10 FEET; COURSE NO. 62: SOUTH 58°16'41" WEST, 54.79 FEET; COURSE NO. 63: SOUTH 51°04'55" WEST, 34.26 FEET; COURSE NO. 64: SOUTH 45°16'30" WEST, 47.45 FEET; COURSE NO. 65: SOUTH 64°18'42" WEST, 40.32 FEET; COURSE NO. 66: NORTH 18°39'33" WEST, 59.75 FEET; COURSE NO. 67: NORTH 64°16'41" WEST, 38.09 FEET; COURSE NO. 68: NORTH 02°33'22" WEST, 60.29 FEET; COURSE NO. 69: NORTH 65°28'49" WEST, 56.03 FEET; COURSE NO. 70: NORTH 09°43'53" WEST, 45.39 FEET; COURSE NO. 71: NORTH 05°59'25" EAST, 41.03 FEET; COURSE NO. 72: NORTH 39°36'41" WEST, 41.50 FEET; COURSE NO. 73: NORTH 03°28'14" WEST, 30.68 FEET; COURSE NO. 74: NORTH 75°52'32" WEST, 46.45 FEET; COURSE NO. 75: NORTH 50°46'05" WEST, 31.93 FEET; COURSE NO. 76: NORTH 15°53'39" WEST, 27.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OWENS ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 88°04'35" EAST, ALONG LAST SAID LINE, 780.68 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 1113.00 FEET, AN ARC DISTANCE OF 123.79 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 88°43'56" EAST, 123.73 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 19; THENCE SOUTH 01°15'42" EAST, ALONG LAST SAID LINE AND ALONG THE AFORESAID EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 19, A DISTANCE OF 309.55 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15504, PAGE 1203 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°50'24" WEST, ALONG LAST SAID LINE, 100.13 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 01°15'42" EAST, ALONG LAST SAID LINE, 100.43 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°50'24" EAST, ALONG LAST SAID LINE, 100.13 FEET TO SAID EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 19; THENCE SOUTH 01°15'42" EAST, ALONG LAST SAID LINE, 931.70 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 3, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18020, PAGE 382 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 67°14'15" EAST, ALONG LAST SAID LINE, 185.26 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD; THENCE SOUTH 24°45'14" WEST, ALONG LAST SAID LINE, 120.86 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, PAGE 17924, PAGE 71 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 67°38'51" WEST, ALONG LAST SAID LINE, 126.82 FEET TO THE AFORESAID EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 19; THENCE SOUTH 01°15'42" EAST, ALONG LAST SAID LINE, 274.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.52 ACRES, MORE OR LESS.