

# LEGAL DESCRIPTION

September 5, 2024

**RE# 152683-0005**

A PORTION OF SECTION 57, THE J. SUMMERAL GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF SAID SECTION 57; THENCE NORTH 01°56'50" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 701.45 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8513, PAGE 2455 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 89°56'18" WEST, ALONG LAST SAID LINE, 112.51 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°15'59" WEST, ALONG LAST SAID LINE, 289.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD (A VARIABLE WIDTH R/W PER CITY OF JACKSONVILLE RIGHT OF WAY MAP, SECTION 72028, RECORDED IN MAP BOOK C, PAGE 74H, DATED 2-08-84, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE EASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°44'01" EAST, 58.23 FEET; COURSE NO. 2: SOUTH 00°15'59" EAST, 40.00 FEET; COURSE NO. 3: NORTH 89°44'01" EAST, 29.28 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY AND THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°15'59" EAST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°15'59" EAST, CONTINUING ALONG LAST SAID LINE, 225.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.70 ACRES, MORE OR LESS.

LESS AND EXCEPT PARCELS NO. 1 AND 2

EXCEPTION PARCEL NO. 1

A PORTION OF SECTION 57, THE J. SUMMERAL GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF SAID SECTION 57; THENCE NORTH 01°56'50" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 701.45 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8513, PAGE 2455, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°56'18" WEST, ALONG LAST SAID LINE, 112.51 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°15'59" WEST, ALONG LAST SAID LINE, 266.29 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°15'59" WEST, 23.30 FEET, ALONG LAST SAID LINE, TO THE SOUTHERLY RIGHT OF WAY LINE OF BAY MEADOWS ROAD (A VARIABLE WIDTH R/W PER CITY OF JACKSONVILLE RIGHT OF WAY MAP, SECTION 72028, RECORDED IN MAP BOOK C, PAGE 74H, DATED 2-08-84, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE EASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°44'01" EAST, 58.23 FEET; COURSE NO. 2: SOUTH 00°15'59" EAST, 28.93 FEET; THENCE NORTH 83°07'28" WEST, 34.66 FEET; THENCE NORTH 87°06'42" WEST, 23.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES, MORE OR LESS.

EXCEPTION PARCEL NO. 2

A PORTION OF SECTION 57, THE J. SUMMERAL GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF SAID SECTION 57; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 01°56'50" WEST, 701.45 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8513, PAGE 2455, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; COURSE NO. 2: NORTH 00°15'59" WEST, 215.69 FEET, TO THE POINT OF BEGINNING; COURSE NO. 3: CONTINUE NORTH 00°15'59" WEST, 9.31 FEET, TO THE POINT OF CURVATURE OF CURVE LEADING NORTHWESTERLY; COURSE NO. 4: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°12'41" WEST, 32.10 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AN ARC DISTANCE OF 40.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°33'12" EAST, 39.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING 129 SQUARE FEET, MORE OR LESS.

TOTAL CONTAINING 0.67 ACRES, MORE OR LESS.

**RE# 152683-0280**

A PORTION OF SECTION 56, THE FRANCIS RICHARD GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF SAID SECTION 56; THENCE NORTH 68°53'28" EAST, ALONG SAID SOUTHERLY LINE OF SECTION 56, A DISTANCE OF 83.29 FEET TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL S, AN EXCEPTION PARCEL WITHIN RIGHT OF WAY OF SAID FREEDOM COMMERCE PARKWAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6569, PAGE 1273 OF THE CURRENT PUBLIC RECORDS, THE ARC OF A CURVE LEADING NORTHERLY AND THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 482.00 FEET, AN ARC DISTANCE OF 140.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°16'10" WEST, 139.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°56'50" WEST, CONTINUING ALONG LAST SAID LINE, 200.87 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 88°03'09" EAST, ALONG LAST SAID LINE, 27.19 FEET TO THE EASTERLY LINE OF LAST SAID LANDS AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 718.00 FEET, AN ARC DISTANCE OF 100.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°12'43" EAST, 99.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 311.59 FEET, AN ARC DISTANCE OF 75.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°15'54" EAST, 75.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 14°19'29" EAST, 76.29 FEET TO THE POINT OF CURVATURE OF A CURVE

LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1856.00 FEET, AN ARC DISTANCE OF 67.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°21'49" EAST, 67.30 FEET TO THE AFORESAID SOUTHERLY LINE OF SECTION 56; THENCE SOUTH 68°53'28" WEST, ALONG LAST SAID LINE, 107.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.99 ACRES, MORE OR LESS.

**RE# 152683-0290**

A PORTION OF SECTION 56 OF THE FRANCIS P. RICHARD GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS VOLUME 6569, PAGE 1273 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, WITH THE SOUTHERLY LINE OF SAID SECTION 56, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS VOLUME 8513, PAGE 2455 OF SAID PUBLIC RECORDS; THENCE NORTH 68°53'28" EAST, ALONG THE LINE COMMON TO SAID SECTION 56 AND SECTION 57 OF THE RICHARD-SUMMERAL GRANT, SAID TOWNSHIP AND RANGE, 251.22 FEET TO A POINT ON A CURVE LYING ON THE EASTERLY RIGHT OF A LINE OF SAID FREEDOM COMMERCE PARKWAY AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1796.00 FEET, THROUGH A CENTRAL ANGLE OF 01°55'12", AN ARC LENGTH OF 60.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°17'05" WEST, 60.19 FEET; (2) NORTH 14°19'29" WEST, 76.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 371.59 FEET; (3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°52'48", AN ARC LENGTH OF 90.02 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°15'53" WEST, 89.80 FEET; (4) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 658.00 FEET, THROUGH A CENTRAL ANGLE OF 07°59'09", AN ARC LENGTH OF 91.71 FEET TO THE POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°12'43" WEST, 91.64 FEET; (5) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 18°16'18", AN ARC LENGTH OF 58.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°04'59" WEST, 57.79 FEET; (6) NORTH 01°56'50" WEST, 251.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; (7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°40'51", AN ARC LENGTH OF 40.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°53'36" EAST, 35.87 FEET; (8) NORTH 89°44'01" EAST, 48.41 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF DIX ELLIS TRAIL, A 60 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED; THENCE CONTINUE NORTH 89°44'01" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 80.00 FEET TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS RECORDED IN OFFICIAL RECORDS VOLUME 6599, PAGE 511 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°15'59" EAST, 50.00 FEET; (2) SOUTH 44°44'01" WEST, 100.00 FEET; (3) SOUTH 07°29'43" EAST, 107.16; (4) SOUTH 34°30'23" EAST, 400.00 FEET TO A POINT LYING ON SAID COMMON LINE BETWEEN SECTIONS 56 AND 57; THENCE SOUTH 68°53'28" WEST, ALONG SAID COMMON LINE, 213.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.60 ACRES, MORE OR LESS.

**RE# 152683-0580**

PARCEL 4: (JACKSON BUILDING SITE)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, SITUATE AND BEING A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56 AND A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING A PART OF THE LANDS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 762 IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) (VARIABLE R/W) WITH THE CENTERLINE OF INTERSTATE 95 (VARIABLE R/W) AS SAID RIGHTS-OF-WAY NOW EXIST; THENCE ALONG THE CENTERLINE OF INTERSTATE 95 SOUTH 29°17'14" EAST 1,409.20 FEET TO A POINT; THENCE SOUTH 60°42'46" WEST 168.07 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND ALSO BEING THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6749, PAGE 1083 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 31°48'59" EAST 409.52 FEET (REC) SOUTH 31°50'02" EAST 409.77 FEET (ACT), AND 2) SOUTH 29°17'14" EAST 399.06 FEET (REC) SOUTH 29°20'14" EAST 399.24 FEET (ACT) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 SOUTH 29°17'14" EAST 803.15 FEET (REC) SOUTH 29°20'14" EAST 801.67 FEET (ACT) TO THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 762 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 762 OF SAID PUBLIC RECORDS, NORTH 88°18'01" WEST 489.57 FEET (REC) NORTH 88°28'30" WEST 489.81 FEET (ACT) TO THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN SAID DEED; THENCE NORTH 34°30'23" WEST 222.21 FEET TO A POINT, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL (60' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 48°11'23" AND A CHORD WHICH BEARS NORTH 10°24'42" WEST 146.97 FEET, AN ARC DISTANCE OF 151.39 FEET TO A POINT, AND 2) NORTH 34°30'23" WEST 319.13 FEET TO A POINT, SAID POINT BEING A SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6749, PAGE 1083 OF SAID PUBLIC RECORDS; THENCE NORTH 55°29'37" EAST 294.00 FEET (REC) NORTH 55°30'44" EAST 293.98 FEET (ACT) TO A POINT; THENCE SOUTH 45°49'34" EAST 160.70 FEET TO A POINT; THENCE NORTH 60°42'46" EAST 83.00 FEET (REC) NORTH 60°42'02" EAST 83.16 FEET (ACT) TO THE POINT OF BEGINNING.

CONTAINING 324,807 SQUARE FEET OR 7.46 ACRES, MORE OR LESS.

**RE# 152683-0700**

PARCEL 3: (HAMILTON BUILDING SITE)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56 LOCATED IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING A PART OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 762, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) (VARIABLE R/W) WITH THE CENTERLINE OF INTERSTATE 95 (VARIABLE R/W)

AS SAID RIGHTS-OF-WAY NOW EXIST; THENCE ALONG THE CENTERLINE OF INTERSTATE 95 SOUTH 29°17'14" EAST 1,409.20 FEET TO A POINT; THENCE SOUTH 60°42'46" WEST 168.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, SAID POINT ALSO BEING ON THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN SAID DEED; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 31°48'59" EAST 409.52 FEET (REC) SOUTH 31°50'02" EAST 409.77 FEET (ACT), AND 2) SOUTH 29°17'14" EAST 399.06 FEET (REC) SOUTH 29°20'14" EAST 399.24 FEET (ACT) TO A POINT; THENCE SOUTH 60°42'46" WEST 83.00 FEET (REC) SOUTH 60°42'02" WEST 83.16 FEET (ACT) TO A POINT; THENCE NORTH 45°49'34" WEST 160.70 FEET TO A POINT; THENCE SOUTH 55°29'37" WEST 294.00 FEET (REC) SOUTH 55°30'44" WEST 293.98 FEET (ACT) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL (60' R/W); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL NORTH 34°30'23" WEST 641.61 FEET TO THE NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN SAID DEED; THENCE ALONG THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN SAID DEED NORTH 55°28'46" EAST 463.61 FEET (REC) NORTH 55°29'37" EAST 463.41 FEET (ACT) TO THE POINT OF BEGINNING.

CONTAINING 303,672 SQUARE FEET OR 6.97 ACRES, MORE OR LESS.

**RE# 152690-0092**

OFFICIAL RECORDS BOOK 15556, PAGE 1400 - PARCEL E (NASSAU BUILDING SITE)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, SITUATE, AND BEING A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, AND A PORTION OF THE E. HUDNAL GRANT, SECTION 59, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) (VARIABLE R/W) WITH THE CENTERLINE OF INTERSTATE 95 (VARIABLE R/W), AS SAID RIGHTS-OF-WAY NOW EXIST; THENCE ALONG THE CENTERLINE OF BAYMEADOWS ROAD SOUTH 89°44'01" WEST 717.54 FEET TO A POINT; THENCE SOUTH 00°15'59" EAST 90.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 95 AND THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 2799, PAGE 698, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 79°37'08" EAST 321.57 FEET, AND 2) SOUTH 62°51'26" EAST 182.53 FEET TO A POINT; THENCE SOUTH 60°42'46" WEST 48.49 FEET TO A POINT; THENCE SOUTH 29°17'14" EAST 20.00 FEET TO A POINT; THENCE NORTH 60°42'46" EAST 51.51 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 37°51'49" EAST 892.18 FEET, AND 2) SOUTH 31°48'59" EAST 419.45 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 762, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN SAID DEED SOUTH 55°29'37" WEST 463.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL (60 FOOT RIGHT-OF-WAY) AS RECORDED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6258, PAGE 2386, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 55°29'37" WEST 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL SOUTH 34°30'23" EAST 174.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL SOUTH 34°30'23" EAST 785.89 FEET TO A POINT, SAID POINT BEING NORTH 34°30'23" WEST 26.48 FEET FROM THE SOUTHWESTERLY CORNER OF THE SOUTHERLY TERMINUS OF SAID DIX ELLIS TRAIL; THENCE ALONG THE WESTERLY BOUNDARY OF THE PROPOSED EXTENSION OF DIX ELLIS TRAIL WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 46°28'01" AND A

CHORD WHICH BEARS SOUTH 11°16'23" EAST 94.68 FEET, AN ARC DISTANCE OF 97.32 FEET TO A POINT, SAID POINT BEING THE EASTERLY MOST POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED EXTENSION OF FREEDOM CROSSING TRAIL; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED EXTENSION OF FREEDOM CROSSING TRAIL THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN CENTRAL ANGLE OF 46°28'01" AND A CHORD WHICH BEARS SOUTH 35°11'38" WEST 94.68 FEET, AN ARC DISTANCE OF 97.32 FEET, 2) SOUTH 58°25'39" WEST 128.98 FEET, 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20°10'03" AND A CHORD WHICH BEARS SOUTH 68°30'40" WEST 175.09 FEET, AN ARC DISTANCE OF 176.00 FEET, 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 07°50'42" AND A CHORD WHICH BEARS SOUTH 74°40'21" WEST 34.20 FEET, AN ARC DISTANCE OF 34.23 FEET, 5) SOUTH 70°45'00" WEST 46.37 FEET, AND 6) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97°25'56" AND A CHORD WHICH BEARS NORTH 60°32'02" WEST 37.57 FEET, AN ARC DISTANCE OF 42.51 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 743, OF AID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FREEDOM COMMERCE PARKWAY (VARIABLE R/W) AS DESCRIBED IN A DEED RECORDED IN OFFICE RECORDS VOLUME 6569, PAGE 1273, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF PROPERTY DESCRIBED IN SAID DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 743, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FREEDOM COMMERCE PARKWAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 12°23'37" AND A CHORD WHICH BEARS NORTH 05°37'16" WEST 197.75 FEET, AN ARC DISTANCE OF 198.14 FEET, 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 36°22'13" AND A CHORD WHICH BEARS NORTH 17°36'35" WEST 624.18 FEET, AND ARC DISTANCE OF 634.78 FEET, AND 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°35'32" AND A CHORD WHICH BEARS NORTH 07°00'05" EAST 33.97 FEET, AN ARC DISTANCE OF 37.35 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIBERTY RIDGE DRIVE AS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6569, PAGE 1273, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 743, OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,350.00 FEET, A CENTRAL ANGLE OF 05°41'54" AND A CHORD WHICH BEARS NORTH 52°38'40" EAST 134.21 FEET, AN ARC DISTANCE OF 134.26 FEET, AND 2) NORTH 55°29'37" EAST 85.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 308,191 SQUARE FEET, OR 7.075 ACRES, MORE OR LESS.

**RE# 152690-0096**

OFFICIAL RECORDS BOOK 15556, PAGE 1400 - PARCEL E (DESOTO BUILDING SITE)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, SITUATE, AND BEING A PORTION OF THE E. HUDNAL GRANT, SECTION 59, AND A PORTION OF SECTION 60, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) (VARIABLE RIGHT-OF-WAY) WITH THE CENTERLINE OF INTERSTATE 95 (VARIABLE RIGHT-OF-WAY), AS SAID RIGHTS-OF-WAY NOW EXIST; THENCE ALONG THE CENTERLINE OF BAYMEADOWS ROAD SOUTH 89°44'01" WEST 717.54 FEET TO A POINT; THENCE SOUTH 00°15'59" EAST 90.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 95 AND THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 2799, PAGE 698, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF

INTERSTATE 95 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 79°37'08" EAST 321.57 FEET, AND 2) SOUTH 62°51'26" EAST 182.53 FEET TO A POINT, THENCE SOUTH 60°42'46" WEST 48.49 FEET TO A POINT; THENCE SOUTH 29°17'14" EAST 20.00 FEET TO A POINT; THENCE NORTH 60°42'46" EAST 51.51 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95, THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 37°51'49" EAST 892.18 FEET, AND 2) SOUTH 31°48'59" EAST 419.45 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 762, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN SAID DEED SOUTH 55°29'37" WEST 463.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL (60 FOOT RIGHT-OF-WAY) AS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6258, PAGE 2386, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 55°29'37" WEST 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL SOUTH 34°30'23" EAST 987.22 FEET TO A POINT, SAID POINT BEING THE SOUTHERLY TERMINUS OF THE WESTERLY RIGHT-OF-WAY LINE OF DIX ELLIS TRAIL; THENCE SOUTH 34°30'23" EAST 107.68 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING LYING ON THE WESTERLY BOUNDARY OF PROPERTY OWNED BY KOGER PROPERTIES, INC. DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 762, OF SAID PUBLIC RECORDS, AND ON THE EASTERLY BOUNDARY OF PROPERTY OWNED BY KOGER PROPERTIES, INC. DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 743, OF SAID PUBLIC RECORDS AND LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FREEDOM CROSSING TRAIL; THENCE ALONG THE COMMON BOUNDARY SOUTH 34°30'23" EAST 493.02 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 743, OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF PROPERTY DESCRIBED IN SAID DEED SOUTH 55°32'22" WEST 618.14 FEET TO THE MOST SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN SAID DEED; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3,237.50 FEET, A CENTRAL ANGLE OF 01°40'53" AND A CHORD WHICH BEARS NORTH 30°25'41" WEST 95.00 FEET, AN ARC DISTANCE OF 95.00 FEET TO THE SOUTHERLY TERMINUS OF THE EASTERLY RIGHT-OF-WAY LINE OF FREEDOM COMMERCE PARKWAY AS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6569, PAGE 1273, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FREEDOM COMMERCE PARKWAY AND THE WESTERLY BOUNDARY OF PROPERTY DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS VOLUME 6384, PAGE 743, OF SAID PUBLIC RECORDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3,237.50 FEET, A CENTRAL ANGLE OF 05°58'11" AND A CHORD WHICH BEARS NORTH 26°36'09" WEST 337.17 FEET, AN ARC DISTANCE OF 337.32 FEET, 2) SOUTH 66°22'56" WEST 8.50 FEET, AND 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 00°52'32" AND A CHORD WHICH BEARS NORTH 23°08'46" WEST 14.00 FEET, AN ARC DISTANCE OF 14.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FREEDOM CROSSING TRAIL AND THE EASTERLY RIGHT-OF-WAY LINE OF FREEDOM CROSSING TRAIL THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°27'30" AND A CHORD WHICH BEARS NORTH 24°01'15" EAST 36.41 FEET, AN ARC DISTANCE 40.78 FEET, 2) NORTH 70°45'00" EAST 52.24 FEET, 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 26°10'07" AND A CHORD WHICH BEARS NORTH 57°39'56" EAST 113.19 FEET, AN ARC DISTANCE OF 114.18 FEET, 4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 13°50'46" AND A CHORD WHICH BEARS NORTH 51°30'16" EAST 120.54 FEET, AND ARC DISTANCE OF 120.83 FEET, 5) NORTH 58°25'39" EAST 126.76 FEET, AND 6) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 44°44'39" AND A CHORD WHICH BEARS NORTH 36°03'19" EAST 137.02 FEET, AN ARC DISTANCE OF 140.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 269,346 SQUARE FEET, OR 6.183 ACRES, MORE OR LESS.

**RE# 152690-0280**

PARCEL 7: (SUWANNEE BUILDING)

A PORTION OF THE J. SUMMERAL GRANT SECTION 57, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID J. SUMMERAL GRANT SECTION 57, SAID NORTHEAST CORNER LYING IN THE WESTERLY LINE OF DIX ELLIS TRAIL AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 5449, PAGE 1038, AND IN OFFICIAL RECORD BOOK 6258, PAGE 2386, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 34°30'23" EAST, ALONG THE EASTERLY LINE OF SAID J. SUMMERAL GRANT SECTION 57, AND ALONG THE WESTERLY LINE OF SAID DIX ELLIS TRAIL, FOR A DISTANCE OF 670.15 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION:

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 34°30'23" EAST ALONG SAID WESTERLY LINE OF DIX ELLIS TRAIL, THE SAME ALSO BEING THE EASTERLY LINE OF SAID J. SUMMERAL GRANT SECTION 57, FOR A DISTANCE OF 374.85 FEET TO THE NORTHWESTERLY LINE OF A PROPOSED ROADWAY TO BE KNOWN AS LIBERTY RIDGE DRIVE; RUN THENCE SOUTH 55°29'37" WEST, ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 85.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1450.00 FEET AND DEFINING SAID NORTHWESTERLY LINE OF PROPOSED LIBERTY RIDGE DRIVE; RUN THENCE 143.66 FEET SOUTHWESTERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 05°40'36", TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 52°39'19" WEST, 143.60 FEET; FROM AFOREMENTIONED POINT OF REVERSE CURVATURE, RUN THENCE NORTHWESTERLY AROUND THE ARC OF A CURVE LYING CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°59'45" FOR AN ARC DISTANCE OF 37.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 87°11'06" WEST, 34.10 FEET; FROM AFOREMENTIONED POINT OF REVERSE CURVATURE, RUN THENCE NORTHWESTERLY AROUND THE ARC OF A CURVE DEFINING THE NORTHEASTERLY LINE OF A PROPOSED ROADWAY TO BE KNOWN AS FREEDOM COMMERCE PARKWAY, SAID CURVE LYING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 18°35'13", FOR AN ARC DISTANCE OF 324.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°28'50" WEST, 322.98 FEET; FROM AFOREMENTIONED POINT OF REVERSE CURVATURE, RUN THENCE 137.68 FEET NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF PROPOSED FREEDOM COMMERCE PARKWAY, AROUND THE ARC OF CURVE LYING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 916.00 FEET AND A CENTRAL ANGLE OF 08°36'44", SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 58°28'05" WEST, 137.55 FEET; DEPARTING FROM THE NORTHEASTERLY LINE OF SAID FREEDOM COMMERCE PARKWAY, RUN THENCE NORTH 34°38'43" EAST, A DISTANCE OF 69.09 FEET; THENCE NORTH 70°29'37" EAST, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.15 ACRES, MORE OR LESS.

**RE# 152690-0290**

PARCEL 10 (C)

A PARCEL OF LAND BEING A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE INTERSECTION OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) AND INTERSTATE ROUTE 95 AND RUN SOUTH 89° 44' 01" WEST, ALONG SAID CENTERLINE OF BAYMEADOWS ROAD, A DISTANCE OF 717.54 FEET; RUN



THENCE SOUTH 00° 15' 59" EAST, A DISTANCE OF 90.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE ROUTE 95 AND THE NORTHEASTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 2799, PAGE 698, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 89° 44' 01" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, A DISTANCE OF 386.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 45° 15' 59" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY; RUN THENCE SOUTH 00° 15' 59" EAST, A DISTANCE OF 225.00 FEET; RUN THENCE SOUTH 01° 56' 50" EAST, A DISTANCE OF 701.45 FEET TO A POINT LYING ON THE LINE COMMON TO THE J. SUMMERAL GRANT, SECTION 57 AND THE FRANCIS RICHARD GRANT, SECTION 56; RUN THENCE ALONG SAID LINE NORTH 68° 53' 28" EAST, A DISTANCE OF 23.22 FEET TO A POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 28° 54' 41"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 273.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 33° 19' 30" EAST, A DISTANCE OF 270.60 FEET TO A POINT OF TANGENCY; RUN THENCE SOUTH 47° 46' 50" EAST, A DISTANCE OF 28.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 916.00 FEET AND A CENTRAL ANGLE OF 34° 46' 06"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 555.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 30° 23' 47" EAST, AND A DISTANCE OF 547.36 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 26° 36' 17"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 464.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 26° 18' 52" EAST, A DISTANCE OF 460.18 FEET TO A POINT LYING ON A CURVE; RUN THENCE NORTH 49° 46' 35" EAST, A DISTANCE OF 88.08 FEET TO A POINT; RUN THENCE NORTH 39° 13' 32" WEST, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95° 22' 03"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 82° 32' 24" WEST, A DISTANCE OF 36.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 21° 50' 39"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 358.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 23° 56' 03" WEST, A DISTANCE OF 356.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 976.00 FEET AND A CENTRAL ANGLE OF 00° 55' 36"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 15.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 13° 28' 31" WEST, A DISTANCE OF 15.78 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86° 50' 54"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 37.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 29° 29' 08" EAST, A DISTANCE OF 34.37 FEET TO A POINT OF TANGENCY; RUN THENCE NORTH 72° 54' 35" EAST, A DISTANCE OF 13.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 17° 24' 58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 54.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 64° 12' 06" EAST, A DISTANCE OF 54.50 FEET TO A POINT OF TANGENCY; RUN THENCE NORTH 55° 29' 37" EAST, A DISTANCE OF 42.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 64° 20' 10"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 28.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 87° 39' 42" EAST, A DISTANCE OF 26.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A

RADIUS OF 976.00 FEET AND A CENTRAL ANGLE OF 02° 36' 14"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 61° 28' 20" EAST, A DISTANCE OF 44.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 18° 06' 35"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 297.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 53° 43' 10" EAST, A DISTANCE OF 295.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94° 26' 27"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 02° 33' 21" WEST, A DISTANCE OF 36.70 FEET TO A POINT OF TANGENCY; RUN THENCE SOUTH 49° 46' 35" WEST, A DISTANCE OF 302.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.45 ACRES, MORE OR LESS.

**RE# 152690-0600**

PARCEL 9 (K)

A PARCEL OF LAND BEING A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, AND THE E. HUDNAL GRANT, SECTION 59, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE INTERSECTION OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) AND INTERSTATE ROUTE 95 AND RUN SOUTH 89° 44' 01" WEST, ALONG SAID CENTERLINE OF BAYMEADOWS ROAD, A DISTANCE OF 717.54 FEET; RUN THENCE SOUTH 00° 15' 59" EAST, A DISTANCE OF 90.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE ROUTE 95 AND THE NORTHEASTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 2799, PAGE 698, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 89° 44' 01" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, A DISTANCE OF 386.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 45° 15' 59" EAST, A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY; RUN THENCE SOUTH 00° 15' 59" EAST, A DISTANCE OF 225.00 FEET; RUN THENCE SOUTH 01° 56' 50" EAST, A DISTANCE OF 701.45 FEET TO A POINT LYING ON THE LINE COMMON TO THE J. SUMMERAL GRANT, SECTION 57 AND THE FRANCIS RICHARD GRANT, SECTION 56; RUN THENCE ALONG SAID LINE NORTH 68° 53' 28" EAST, A DISTANCE OF 23.22 FEET TO A POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 28° 54' 41"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 273.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 33° 19' 30" EAST, A DISTANCE OF 270.60 FEET TO A POINT OF TANGENCY; RUN THENCE SOUTH 47° 46' 50" EAST, A DISTANCE OF 28.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 916.00 FEET AND A CENTRAL ANGLE OF 34° 46' 06"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 555.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING BEARING OF SOUTH 30° 23' 47" EAST, A DISTANCE OF 547.36 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 26° 36' 17"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 464.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 26° 18' 52" EAST, A DISTANCE OF 460.18 FEET TO A POINT LYING ON A CURVE; RUN THENCE NORTH 49° 46' 35" EAST, A DISTANCE OF 88.08 FEET TO A POINT; RUN THENCE SOUTH 39° 13' 32" EAST, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

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**Exhibit 1  
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FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 49° 46' 35" EAST, A DISTANCE OF 303.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94° 57' 45"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 82° 44' 33" EAST, A DISTANCE OF 36.85 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 35° 50' 12"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 587.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 17° 20' 34" EAST, A DISTANCE OF 578.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 976.00 FEET AND A CENTRAL ANGLE OF 08° 24' 04"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 143.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 03° 37' 30" EAST, A DISTANCE OF 142.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 161° 51' 01"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 28.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 73° 05' 58" WEST, A DISTANCE OF 19.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 976.00 FEET AND A CENTRAL ANGLE OF 28° 19' 53"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 482.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 40° 08' 28" WEST, A DISTANCE OF 477.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 10° 02' 48"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 164.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 49° 17' 00" WEST, A DISTANCE OF 164.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94° 02' 11"; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 02° 45' 29" EAST, A DISTANCE OF 36.58 FEET TO A POINT OF TANGENCY AND TO THE POINT OF BEGINNING.

CONTAINING 3.25 ACRES, MORE OR LESS.

**RE# 152690-0650**

A PORTION OF SECTION 57, THE J. SUMMERAL GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF SAID SECTION 57; THENCE NORTH 68°53'28" EAST, ALONG SAID NORTHERLY LINE OF SECTION 57, A DISTANCE OF 83.29 FEET TO WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL S, AN EXCEPTION PARCEL WITHIN RIGHT OF WAY OF SAID FREEDOM COMMERCE PARKWAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6569, PAGE 1273 OF THE CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 68°53'28" EAST, CONTINUING ALONG SAID NORTHERLY LINE OF SECTION 57, A DISTANCE OF 107.72 FEET TO THE EASTERLY LINE OF SAID PARCEL S AND THE ARC 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 1856.00 FEET, AN ARC DISTANCE OF 212.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°41'23" EAST, 212.86 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 976.00 FEET, AN ARC DISTANCE OF 517.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°10'12" EAST, 511.56 FEET TO THE SOUTHEASTERLY LINE OF LAST SAID LANDS AND THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG LAST SAID

LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 49.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°32'49" WEST, 41.89 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 31.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°20'02" WEST, 31.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 72°54'35" WEST, 13.06 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 4: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°39'51" WEST, 34.37 FEET TO THE WESTERLY LINE OF LAST SAID LANDS AND THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID WESTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 976.00 FEET, AN ARC DISTANCE OF 469.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°00'33" WEST, 464.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 47°46'50" WEST, 28.18 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 482.00 FEET, AN ARC DISTANCE OF 245.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°11'10" WEST, 242.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.84 ACRES, MORE OR LESS.

**RE# 152690-0700**

A PORTION OF SECTION 57, THE J. SUMMERAL GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF SAID SECTION 57; THENCE NORTH 68°53'28" EAST, ALONG SAID NORTHERLY LINE OF SECTION 57, A DISTANCE OF 251.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LINE OF SAID FREEDOM COMMERCE PARKWAY, THE ARC OF A CURVE LEADING SOUTHERLY AND THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1796.00 FEET, AN ARC DISTANCE OF 211.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°36'39" EAST, 210.90 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 916.00 FEET, AN ARC DISTANCE OF 498.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°34'10" EAST, 492.43 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED "PARCEL G" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16169, PAGE 1954 OF THE CURRENT PUBLIC RECORDS; THENCE NORTH 34°38'43" EAST, ALONG LAST SAID LINE, 69.09 FEET; THENCE NORTH 70°29'37" EAST, CONTINUING ALONG LAST SAID LINE, 364.87 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DIX ELLIS TRAIL (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 34°30'23" WEST, ALONG LAST SAID LINE, 410.13 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5754, PAGE 195 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 55°29'37" WEST, ALONG LAST SAID LINE, 190.00 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 34°30'23" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16185, PAGE 2068 OF SAID CURRENT PUBLIC RECORDS, 305.26 FEET TO THE AFORESAID NORTHERLY LINE OF SECTION 57,

ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED "CONSERVATION EASEMENT NO. 1" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 14587, PAGE 1792 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 68°53'28" WEST, ALONG LAST SAID LINE, 213.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.65 ACRES, MORE OR LESS.

**RE# 152690-0800**

A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS ROAD, (FORMERLY SAN CLERC ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE CENTERLINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°44'01" WEST, ALONG SAID CENTERLINE OF BAYMEADOWS ROAD, 717.54 FEET; THENCE SOUTH 00°15'59" EAST, 90.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT OF WAY OF INTERSTATE 95; THENCE SOUTH 89°44'01" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD, 386.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, PER OFFICIAL RECORDS BOOK 6569, PAGE 1273 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTHEASTERLY, SOUTHERLY AND NORTHEASTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°15'59" EAST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 00°15'59" EAST, 225.00 FEET; COURSE NO. 3: SOUTH 01°56'50" EAST, 701.45 FEET; COURSE NO. 4: NORTH 68°53'28" EAST, 23.22 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 542.00 FEET, AN ARC DISTANCE OF 221.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°35'19" EAST, 220.18 FEET TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 6: SOUTHEASTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 542.00 FEET, AN ARC DISTANCE OF 51.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°02'40" EAST, 51.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: SOUTH 47°46'50" EAST, 28.18 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 8: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 916.00 FEET, AN ARC DISTANCE OF 151.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°02'34" EAST, 151.32 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL B, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16169, PAGE 1954 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 51°02'13" WEST, ALONG LAST SAID LINE, 272.02 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6857, PAGE 2410 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16501, PAGE 453; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 25°43'08" WEST, 52.15 FEET; COURSE NO. 2: NORTH 07°26'36" EAST, 143.80 FEET; COURSE NO. 3: NORTH 20°21'14" EAST, 157.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.91 ACRES, MORE OR LESS.

**RE# 152690-0900**

PARCEL 6: (OSBORN BUILDING SITE)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, AND THE E. HUDNAL GRANT, SECTION 59, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF BAYMEADOWS ROAD, (FORMERLY SAN CLERC ROAD) (VARIABLE R/W), AND INTERSTATE 95 (VARIABLE R/W); THENCE ALONG THE CENTERLINE OF BAYMEADOWS ROAD SOUTH 89°44'01" WEST 717.54 FEET TO A POINT; THENCE SOUTH 00°15'59" EAST 90.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT OF WAY OF INTERSTATE 95; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF BAYMEADOWS ROAD SOUTH 89°44'01" WEST 386.96 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY {VARIABLE R/W} AS RECORDED IN OFFICIAL RECORD BOOK 6569, PAGES 1273 TO 1285, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS SOUTH 45°15'59" EAST 35.36 FEET, AN ARC DISTANCE OF 39.27 FEET; (2) SOUTH 00°15'59" EAST 225.00 FEET; (3) SOUTH 01°56'50" EAST, 701.45 FEET; (4) NORTH 68°53'28" EAST, 23.22 FEET; (5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET, A CENTRAL ANGLE OF 28°54'41" AND A CHORD WHICH BEARS SOUTH 33°19'30" EAST, 270.60 FEET, AN ARC DISTANCE OF 273.49 FEET; (6) SOUTH 47°46'50" EAST, 28.18 FEET; (7) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 34°46'06" AND A CHORD WHICH BEARS SOUTH 30°23'47" EAST, 547.36 FEET, AN ARC DISTANCE OF 555.85 FEET; AND (8) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 26°36'15" AND A CHORD WHICH BEARS SOUTH 26°18'51" EAST, 460.17 FEET, AN ARC DISTANCE OF 464.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 14°41'25" AND A CHORD WHICH BEARS SOUTH 46°57'42" EAST 255.69 FEET, AN ARC DISTANCE OF 256.39 FEET; 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 866.14 FEET, A CENTRAL ANGLE OF 34°22'49" AND A CHORD WHICH BEARS SOUTH 37°06'59" EAST 511.96 FEET, AN ARC DISTANCE OF 519.73 FEET, AND 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°01'28" AND A CHORD WHICH BEARS SOUTH 25°14'41" WEST 35.67 FEET, AN ARC DISTANCE OF 39.71 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FREEDOM CROSSING TRAIL (125' R/W) AS RECORDED IN OFFICIAL RECORDS VOLUME 6569, PAGES 1286 TO 1288, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FREEDOM CROSSING TRAIL SOUTH 70°45'00" WEST 810.17 FEET TO A POINT; THENCE NORTH 20°18'02" WEST 137.14 FEET TO A POINT; THENCE NORTH 17°29'38" EAST 46.31 FEET TO A POINT; THENCE NORTH 18°17'54" WEST 70.86 FEET TO A POINT; THENCE NORTH 07°12'17" EAST 164.32 FEET TO A POINT; THENCE NORTH 45°46'51" EAST 16.05 FEET TO A POINT; THENCE SOUTH 83°55'02" EAST 15.98 FEET TO A POINT; THENCE NORTH 48°30'48" EAST 84.61 FEET TO A POINT; THENCE NORTH 42°16'54" WEST 2.71 FEET TO A POINT; THENCE NORTH 47°43'06" EAST 43.55 FEET TO A POINT; THENCE NORTH 42°16'54" WEST 111.51 FEET TO A POINT; THENCE NORTH 10°38'11" EAST 82.77 FEET TO A POINT; THENCE NORTH 49°46'35" EAST 338.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.94 ACRES, MORE OR LESS.

**RE# 152690-0950**

PARCEL 2: (GUNTI BUILDING SITE)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING, AND BEING A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, AND THE F. HUDNAL GRANT, SECTION 59, TOWNSHIP 3

SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF BAYMEADOWS ROAD, (FORMERLY SAN CLERC ROAD) (VARIABLE R/W), AND INTERSTATE 95 (VARIABLE R/W); THENCE ALONG THE CENTERLINE OF BAYMEADOWS ROAD SOUTH 89°44'01" WEST 717.54 FEET TO A POINT; THENCE SOUTH 00°15'59" EAST 90.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 95; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, SOUTH 89°44'01" WEST 386.96 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF FREEDOM COMMERCE PARKWAY (VARIABLE R/W) AS RECORDED IN OFFICIAL RECORDS VOLUME 6569, PAGES 1273 TO 1285 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FREEDOM COMMERCE PARKWAY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS SOUTH 45°15'59" EAST, 35.36 FEET, AN ARC DISTANCE OF 39.27 FEET; 2) SOUTH 00°15'59" EAST, 225.00 FEET; 3) SOUTH 01°56'50" EAST, 701.45 FEET; 4) NORTH 68°53'28" EAST, 23.22 FEET; 5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 542.00 FEET, A CENTRAL ANGLE OF 28°54'41" AND A CHORD WHICH BEARS SOUTH 33°19'30" EAST, 270.60 FEET, AN ARC DISTANCE OF 273.49 FEET; 6) SOUTH 47°46'50" EAST, 28.18 FEET; AND 7) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 09°28'32" AND A CHORD WHICH BEARS SOUTH 43°02'34" EAST 151.32 FEET, AND ARC DISTANCE OF 151.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FREEDOM COMMERCE PARKWAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 25°17'34" AND A CHORD WHICH BEARS SOUTH 25°39'31" EAST 401.08 FEET, AN ARC DISTANCE OF 404.36 FEET, AND 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 26°36'15" AND A CHORD WHICH BEARS SOUTH 26°18'51" EAST 460.17 FEET, AN ARC DISTANCE OF 464.33 FEET TO A POINT; THENCE SOUTH 49°46'35" WEST 338.08 FEET TO A POINT; THENCE SOUTH 10°38'11" WEST, 82.77 FEET TO A POINT; THENCE SOUTH 42°16'54" EAST 111.51 FEET TO A POINT; THENCE SOUTH 47°43'06" WEST 43.55 FEET TO A POINT; THENCE SOUTH 42°16'54" EAST 2.71 FEET TO A POINT; THENCE SOUTH 48°30'48" WEST 84.61 FEET TO A POINT; THENCE NORTH 83°55'02" WEST 15.98 FEET TO A POINT; THENCE SOUTH 45°46'51" WEST 16.05 FEET TO A POINT; THENCE NORTH 34°18'40" WEST 63.25 FEET TO A POINT; THENCE NORTH 46°51'57" WEST 109.24 FEET TO A POINT; THENCE NORTH 09°27'12" WEST 51.86 FEET TO A POINT; THENCE NORTH 10°52'20" EAST 99.52 FEET TO A POINT; THENCE NORTH 65°13'50" WEST 276.24 FEET TO A POINT; THENCE NORTH 00°18'53" WEST 186.21 FEET TO A POINT; THENCE NORTH 76°51'48" EAST 28.46 FEET TO A POINT; THENCE SOUTH 72°15'39" EAST 127.32 FEET TO A POINT; THENCE NORTH 66°59'24" EAST 21.49 FEET TO A POINT; THENCE NORTH 31°11'31" WEST 137.61 FEET TO A POINT; THENCE SOUTH 43°04'58" WEST 24.10 FEET TO A POINT; THENCE NORTH 84°10'26" WEST 72.56 FEET TO A POINT; THENCE NORTH 01°20'47" EAST 92.77 FEET TO A POINT; THENCE NORTH 34°07'18" EAST 63.10 FEET TO A POINT; THENCE NORTH 81°22'59" EAST 102.28 FEET TO A POINT; THENCE NORTH 74°21'08" EAST 137.49 FEET TO A POINT; THENCE NORTH 41°50'28" EAST 40.69 FEET TO A POINT; THENCE NORTH 00°29'23" EAST 26.23 FEET TO A POINT; THENCE NORTH 54°59'02" WEST 193.62 FEET TO A POINT; THENCE NORTH 47°46'54" WEST 83.03 FEET TO A POINT; THENCE NORTH 51°04'37" EAST 272.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 409,232 SQUARE FEET OR 9.395 ACRES, MORE OR LESS.

**ROADWAY TO BE VACATED**

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, THE J. SUMMERAL GRANT, SECTION 57, AND THE E. HUDNALL GRANT, SECTION 59, ALL LYING IN

TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE INTERSECTION OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) AND INTERSTATE ROUTE 95; THENCE S89°44'01"W, ALONG SAID CENTERLINE OF BAYMEADOWS ROAD, FOR 717.54 FEET; THENCE S00°15'59"E, FOR 90.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE ROUTE 95 AND THE NORTHEASTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 2799, PAGE 698, PUBLIC RECORDS OF SAID COUNTY; THENCE S89°44'01"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, FOR 386.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF S45°15'59"E, FOR 35.36 FEET TO THE POINT OF TANGENCY; THENCE S00°15'59"E, FOR 225.00 FEET; THENCE S01°56'50"E, FOR 701.45 FEET TO A POINT LYING ON THE LINE COMMON TO THE J. SUMMERAL GRANT, SECTION 57 AND THE FRANCIS RICHARD GRANT, SECTION 56; THENCE ALONG SAID LINE, N68°53'28"E, FOR 23.22 FEET TO A POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 28°54'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 273.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF S33°19'30"E, FOR 270.60 FEET TO THE POINT OF TANGENCY; THENCE S47°46'50"E, FOR 28.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 916.00 FEET AND A CENTRAL ANGLE OF 34°46'06"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 555.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING BEARING OF S30°23'47"E, FOR 547.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 21°51'11"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 381.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF S23°56'19"E, FOR 379.10 FEET; THENCE N55°08'05"E, FOR 60.00 FEET TO THE POINT OF BEGINNING, SAME BEING A POINT ON THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON THE RIGHT OF WAY SKETCH PREPARED BY SUNSHINE STATE SURVEYORS, INC., ORDER NUMBER 587-613, FILE NUMBER 870-2357, DATED MAY 5, 1987, LAST REVISED ON JULY 6, 1988 AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE LANDS OF SAID PARCEL "C", THE FOLLOWING NINE (9) COURSES: COURSE 1 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°21'35", AN ARC LENGTH OF 41.61 FEET AND A CHORD BEARING S82°32'38"E, FOR 36.97 FEET TO THE POINT OF TANGENCY; COURSE 2 THENCE N49°46'35"E, FOR 302.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; COURSE 3 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°26'27", AN ARC LENGTH OF 41.21 FEET AND A CHORD BEARING N02°33'21"E, FOR 36.70 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; COURSE 4 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 18°06'35", AN ARC LENGTH OF 297.11 FEET AND A CHORD BEARING N53°43'10"W, FOR 295.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; COURSE 5 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 976.00 FEET, A CENTRAL ANGLE OF 02°36'14", AN ARC LENGTH OF 44.36 FEET AND A CHORD BEARING N61°28'20"W, FOR 44.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; COURSE 6 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°20'10", AN ARC LENGTH OF 28.07 FEET AND A CHORD BEARING S87°39'42"W, FOR 26.62 FEET TO THE POINT OF TANGENCY; COURSE 7 THENCE S55°29'37"W, FOR 42.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; COURSE 8 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 17°24'58", AN ARC LENGTH OF 54.71 FEET AND A CHORD BEARING S64°12'06"W, FOR 54.50 FEET TO THE POINT OF TANGENCY; COURSE 9 THENCE S72°54'35"W, FOR 13.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; COURSE 10 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°50'30", AN ARC LENGTH OF 37.89 FEET AND A



CHORD BEARING S29°29'20"W, FOR 34.37 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF FREEDOM COMMERCE PARKWAY, SAME BEING THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.12 FEET, A CENTRAL ANGLE OF 07°53'04", AN ARC LENGTH OF 134.87 FEET AND A CHORD BEARING N17°52'58"W, FOR 134.77 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE N21°41'14"E, FOR 477.28 FEET, TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 39°47'50", AN ARC LENGTH OF 636.25 FEET AND A CHORD BEARING S42°52'24"E, FOR 623.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 18°35'13", AN ARC LENGTH OF 324.40 FEET AND A CHORD BEARING S53°28'42"E, FOR 322.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°59'45", AN ARC LENGTH OF 37.52 FEET AND A CHORD BEARING S87°10'58"E, FOR 34.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 05°40'36", AN ARC LENGTH OF 143.66 FEET AND A CHORD BEARING N52°39'27"E, FOR 143.60 FEET TO THE POINT OF TANGENCY; THENCE N55°29'45"E, FOR 85.58 FEET TO THE SOUTHERLY LINE OF DIX ELLIS TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6258, PAGE 2386 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE S34°30'15"E, ALONG LAST SAID LINE, FOR 100.00 FEET; THENCE S55°29'45"W, DEPARTING LAST SAID LINE, FOR 85.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 05°41'54", AN ARC LENGTH OF 134.26 FEET AND A CHORD BEARING S52°38'48"W, FOR 134.21 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°35'32", AN ARC LENGTH OF 37.35 FEET AND A CHORD BEARING S07°00'05"W, FOR 33.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 36°22'13", AN ARC LENGTH OF 634.78 FEET AND A CHORD BEARING S17°36'34"E, FOR 624.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 12°23'52", AN ARC LENGTH OF 198.21 FEET AND A CHORD BEARING S05°37'24"E, FOR 197.82 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.15 FEET, A CENTRAL ANGLE OF 96°55'21", AN ARC LENGTH OF 42.54 FEET AND A CHORD BEARING S60°38'07"E, FOR 37.65 FEET TO THE POINT OF CUSP; THENCE S70°45'00"W, FOR 38.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 86°37'43", AN ARC LENGTH OF 75.60 FEET AND A CHORD BEARING N65°56'08"W, FOR 68.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 976.00 FEET, A CENTRAL ANGLE OF 03°21'14", AN ARC LENGTH OF 57.13 FEET AND A CHORD BEARING N24°17'54"W, FOR 57.12 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL "D", AS SHOWN ON AFORSAID RIGHT OF WAY SKETCH; THENCE ALONG THE LANDS OF SAID PARCEL "D", THE FOLLOWING SIX (6) COURSES: COURSE 1 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 161°51'01", AN ARC LENGTH OF 28.25 FEET AND A CHORD BEARING N73°05'58"E, FOR 19.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; COURSE 2 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 976.00 FEET, A CENTRAL ANGLE OF 08°24'04", AN ARC LENGTH OF 143.11 FEET AND A CHORD BEARING N03°37'30"W, FOR 142.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; COURSE 3 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A

CENTRAL ANGLE OF 35°50'12", AN ARC LENGTH OF 587.94 FEET AND A CHORD BEARING N17°20'34"W, FOR 578.40 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH; COURSE 4 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°57'45", AN ARC LENGTH OF 41.44 FEET AND A CHORD BEARING N82°44'32"W, FOR 36.85 FEET TO THE POINT OF TANGENCY; COURSE 5 THENCE S49°46'35"W, FOR 303.64 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST; COURSE 6 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°02'40", AN ARC LENGTH OF 41.04 FEET AND A CHORD BEARING S02°45'15"W, FOR 36.58 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 09°24'15", AN ARC LENGTH OF 154.29 FEET AND A CHORD BEARING N39°33'58"W, FOR 154.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4.11 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE E. HUDNALL GRANT, SECTION 59, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE INTERSECTION OF BAYMEADOWS ROAD (FORMERLY SAN CLERC ROAD) AND INTERSTATE ROUTE 95; THENCE S89°44'01"W, ALONG SAID CENTERLINE OF BAYMEADOWS ROAD, FOR 717.54 FEET; THENCE S00°15'59"E, FOR 90.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BAYMEADOWS ROAD, SAID POINT BEING THE END OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE ROUTE 95 AND THE NORTHEASTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 2799, PAGE 698, PUBLIC RECORDS OF SAID COUNTY; THENCE S89°44'01"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD, FOR 386.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF S45°15'59"E, FOR 35.36 FEET TO THE POINT OF TANGENCY; THENCE S00°15'59"E, FOR 225.00 FEET; THENCE S01°56'50"E, FOR 701.45 FEET TO A POINT LYING ON THE LINE COMMON TO THE J. SUMMERAL GRANT, SECTION 57 AND THE FRANCIS RICHARD GRANT, SECTION 56; THENCE ALONG SAID LINE, N68°53'28"E, FOR 23.22 FEET TO A POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 542.00 FEET AND A CENTRAL ANGLE OF 28°54'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 273.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF S33°19'30"E, FOR 270.60 FEET TO THE POINT OF TANGENCY; THENCE S47°46'50"E, FOR 28.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 916.00 FEET AND A CENTRAL ANGLE OF 34°46'06"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 555.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING BEARING OF S30°23'47"E, FOR 547.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 41°17'39"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC LENGTH OF 720.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF S33°39'33"E, FOR 705.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 32°37'29", AN ARC LENGTH OF 521.58 FEET AND A CHORD BEARING S37°58'59"E, FOR 514.56 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°00'38", AN ARC LENGTH OF 39.71 FEET AND A CHORD BEARING S25°15'21"W, FOR 35.67 FEET; THENCE S18°55'30"E, FOR 124.99 FEET TO THE POINT OF BEGINNING; THENCE N69°45'06"E, FOR 166.89 FEET TO THE POINT OF CUSP WITH A CURVE CONCAVE TO THE

SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.12 FEET, A CENTRAL ANGLE OF 93°03'24", AN ARC LENGTH OF 40.80 FEET AND A CHORD BEARING S24°06'09"W, FOR 36.46 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 916.00 FEET, A CENTRAL ANGLE OF 00°52'12", AN ARC LENGTH OF 13.91 FEET AND A CHORD BEARING S23°08'56"E, FOR 13.91 FEET; THENCE N66°22'56"E, FOR 8.50 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3237.50 FEET, A CENTRAL ANGLE OF 05°58'11", AN ARC LENGTH OF 337.32 FEET AND A CHORD BEARING S26°36'10"E, FOR 337.17 FEET; THENCE S60°24'45"W, FOR 125.00 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3362.50 FEET, A CENTRAL ANGLE OF 06°21'51", AN ARC LENGTH OF 373.49 FEET AND A CHORD BEARING N26°24'20"W, FOR 373.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°01'36", AN ARC LENGTH OF 37.54 FEET AND A CHORD BEARING N66°14'12"W, FOR 34.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 1.11 ACRES, MORE OR LESS.