

LEGAL DESCRIPTION

March 1, 2023

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF UNSURVEYED SECTIONS 13, 24 AND A PORTION OF THE BARTOLEMEO DE CASTRO Y FERRO GRANT, SECTION 38; ALL IN TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF THE BARTOLEMEO DE CASTRO Y FERRO GRANT, SECTION 38, SAID TOWNSHIP AND RANGE, AS ESTABLISHED ON THAT CERTAIN RETRACEMENT SURVEY OF THE GENERAL LAND OFFICE MARSH MEANDER LINE FOR SAID SECTION 38 BY ROBERT M. ANGAS, DATED: AUGUST 20, 1963 AND RUN SOUTH 55°21'14" WEST, ALONG THE FIRST COURSE OF SAID GENERAL LAND OFFICE MARSH MEANDER LINE, 1103.66 FEET TO THE FIRST ANGLE POINT; THENCE SOUTH 19°25'55" WEST, ALONG THE SECOND COURSE OF SAID GENERAL LAND OFFICE MARSH MEANDER LINE, 62.20 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 4762, PAGE 677, AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8032, PAGE 2024 AND AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6428, PAGE 2290; THENCE NORTH 84°55'01" EAST, ALONG THE LINE COMMON TO SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 4762, PAGE 677 AND SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8032, PAGE 2024 AND VOLUME 6428, PAGE 2290, 1373.17 FEET TO THE WESTERLY LINE OF THE INTRACOASTAL WATERWAY (500 FEET WIDE AS ESTABLISHED BY PLAT BOOK 14, PAGES 65 THROUGH 74 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY) AT THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 4762, PAGE 677 AND THE NORTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8032, PAGE 2024; RUN THENCE THE FOLLOWING 3 COURSES ALONG LAST MENTIONED WESTERLY LINE, THE SAME BEING THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8032, PAGE 2024: COURSE NO.1 – SOUTH 12°34'19" WEST, 268.00 FEET TO AN ANGLE POINT; COURSE NO.2 – SOUTH 00°21'40" EAST, 1152.04 FEET TO A SECOND ANGLE POINT; COURSE NO.3 – SOUTH 15°15'40" EAST, 317.91 FEET TO A POINT ON THE LINE COMMON TO SAID UNSURVEYED SECTIONS 13 AND 24 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 15°15'40" EAST, ALONG SAID WESTERLY LINE 676.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD/ STATE ROAD NO.10 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8032, PAGE 2024; THENCE SOUTH 74°44'40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF LAST MENTIONED LANDS, 384.49 FEET TO THE EASTERN MOST POINT OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE JACKSONVILLE EXPRESSWAY AUTHORITY BY DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2237, PAGE 446; THENCE SOUTH 83°59'53" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, 310.94 FEET TO AN ANGLE POINT; THENCE SOUTH 74°44'40" WEST, CONTINUING ALONG LAST MENTIONED NORTHERLY LINE, 396.49 FEET TO THE EASTERN MOST POINT OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY ORDER OF TAKING FOR PARCEL NO. 106 RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8395, PAGE 783; THENCE SOUTH 77°02'52" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LADS, 50.76 FEET TO THE NORTHWESTERLY CORNER THEREOF ON THE WESTERLY

LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8032, PAGE 2024; THENCE NORTH 15°15'20" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, THE SAME BEING THE EASTERLY LINE OF LANDS DESCRIBED IN DEEDS RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2793, PAGE 1092 AND VOLUME 4714, PAGE 377, 148.73 FEET TO A POINT ON THE FOURTH COURSE OF SAID GENERAL LAND OFFICE MARSH MEANDER LINE AT THE NORTHEASTERLY CORNER OF LAST MENTIONED LANDS, THE SAME BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8032, PAGE 2024 AND A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 207, PAGE 44 AND VOLUME 2126, PAGE 417; THENCE NORTH 89°34'13" WEST, ALONG SAID FOURTH COURSE, THE SAME BEING THE LINE COMMON TO LAST MENTIONED LANDS, 214.39 FEET TO THE INTERSECTION OF SAID FOURTH COURSE AND THE SOUTHWESTERLY CORNER OF UPLAND AREA "A" AS SHOWN ON THAT CERTAIN SPECIFIC PURPOSE SURVEY PREPARED BY: PRIVETT AND ASSOCIATES OF FLORIDA, INC. AND HAVING DRAWING NO. C-02-003, DATED JUNE 11, 2002; THENCE GENERALLY IN A NORTHWESTERLY AND NORTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINE OF SAID UPLAND AREA "A" THE FOLLOWING BEARINGS AND DISTANCES: THENCE NORTH 25°23'12" WEST, DEPARTING SAID FOURTH COURSE, 52.89 FEET; THENCE NORTH 26°31'59" WEST, 64.45 FEET; THENCE SOUTH 69°52'58" WEST, 14.55 FEET; THENCE SOUTH 81°07'28" WEST, 32.46 FEET; THENCE NORTH 86°00'45" WEST, 21.17 FEET; THENCE NORTH 45°33'59" WEST, 52.08 FEET; THENCE NORTH 35°26'56" WEST; 35.24 FEET; THENCE NORTH 31 °36'43" WEST, 43.68 FEET; THENCE NORTH 37°12'54" WEST, 39.51 FEET; THENCE NORTH 03°51'19" WEST, 9.13 FEET; THENCE NORTH 10°13'51" WEST, 41.09 FEET; THENCE SOUTH 82°06'28" WEST, 80.90 FEET; THENCE NORTH 31°06'11" WEST, 1901 FEET; THENCE NORTH 12°33'46" EAST, 29.04 FEET; THENCE NORTH 22°21'17" EAST, 48.61 FEET; THENCE NORTH 40°29'01" EAST, 37.32 FEET; THENCE NORTH 53°52'17" EAST, 25.30 FEET; THENCE NORTH 44°33'30" EAST, 55.54 FEET; THENCE NORTH 37°26'34" EAST, 45.81 FEET; THENCE NORTH 24°12'44" EAST, 35.63 FEET; THENCE NORTH 48°09'59" EAST, 31.00 FEET; THENCE NORTH 31 °14'23" EAST, 41.70 FEET; THENCE NORTH 24°53'14" EAST, 43.74 FEET; THENCE NORTH 27°02'13" EAST, 95.85 FEET; THENCE NORTH 90°00'00" WEST, DEPARTING SAID NORTHWESTERLY LINE OF UPLAND PARCEL "A" 15.67 FEET TO THE SOUTHERLY END OF LINE 87 OF THAT CERTAIN MEAN HIGH WATER LINE SURVEY PREPARED BY PRIVETT AND ASSOCIATES OF FLORIDA, INC. DATED JULY 3, 2002 AND REVISED AUGUST 24, 2005 AND HAVING DRAWING NO. B-02-030, SAID MEAN HIGH WATER LINE SURVEY BEING FILED IN THE BUREAU OF SURVEY AND MAPPING PUBLIC REPOSITORY, FILE NO. 2977 AND REVISED IN FILE NO. 3715; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG LAST MENTIONED MEAN HIGH WATER LINE: THENCE NORTH 15°42'33" EAST, 37.65 FEET; THENCE NORTH 32°06'38" EAST, 30.34 FEET; THENCE NORTH 24°15'47" EAST, 60.75 FEET; THENCE NORTH 16°20'44" EAST, 84.75 FEET; THENCE NORTH 05°07'17" EAST, 42.92 FEET; THENCE NORTH 29°49'01" WEST, 71.95 FEET; THENCE NORTH 27°47'17" WEST, 70.64 FEET; THENCE NORTH 25°28'59" WEST, 75.97 FEET; THENCE NORTH 20°59'44" WEST, 65.18 FEET; THENCE NORTH 18°17'12" WEST, 89.00 FEET; THENCE NORTH 08°57'55" WEST, 38.87 FEET; THENCE NORTH 07°35'03" EAST, 33.08 FEET; THENCE NORTH 16°14'22" WEST, 50.47 FEET; THENCE NORTH 17°57'39" WEST, 83.38 FEET; THENCE NORTH 45°04'35" WEST, 57.96 FEET; THENCE NORTH 20°49'38" WEST, 69.99 FEET; THENCE NORTH 00°41'49" EAST, 66.28 FEET; THENCE NORTH 16°00'17" EAST, 52.02 FEET; THENCE NORTH 03°03'11" EAST, 32.51 FEET; THENCE NORTH 04°39'27" WEST, 21.80 FEET; THENCE NORTH 61°31'07" EAST, 19.16 FEET; THENCE SOUTH 84°22'44" EAST, 14.09 FEET; THENCE SOUTH 26°13'13" EAST, 124.13 FEET; THENCE SOUTH 85°23'23" EAST, 41.85 FEET; THENCE NORTH 84°53'18" EAST, 50.34 FEET; THENCE SOUTH 89°42'15" EAST, 74.88 FEET; THENCE NORTH 81°55'00" EAST, 55.14 FEET; THENCE NORTH 81°55'40" EAST, 63.19 FEET; THENCE NORTH 77°54'24" EAST, 66.10 FEET; THENCE NORTH 61°58'05" EAST, 56.69 FEET; THENCE NORTH 42°22'29" EAST, 99.92 FEET; THENCE NORTH 22°09'32" EAST, 92.87 FEET; THENCE NORTH 37°37'11" EAST, 30.78 FEET; THENCE NORTH 82°37'47" EAST, 71.93 FEET; THENCE NORTH 83°43'24" EAST, 64.60 FEET; THENCE SOUTH 88°49'13" EAST, 84.77 FEET; THENCE SOUTH

55°01'20" EAST, 26.26 FEET; THENCE SOUTH 10°21'48" EAST, 21.62 FEET; THENCE SOUTH 03°35'55" WEST, 70.92 FEET; THENCE SOUTH 00°58'08" WEST, 63.95 FEET; THENCE SOUTH 09°46'26" WEST, 82.48 FEET; THENCE SOUTH 12°27'02" WEST, 97.59 FEET; THENCE SOUTH 25°01'55" WEST, 108.48 FEET; THENCE SOUTH 26°56'40" WEST, 60.71 FEET; THENCE SOUTH 29°15'46" WEST, 95.05 FEET; THENCE SOUTH 28°25'45" WEST, 97.98 FEET; THENCE SOUTH 28°18'03" WEST, 73.33 FEET; THENCE SOUTH 25°54'35" WEST, 52.01 FEET; THENCE SOUTH 22°33'21" WEST, 41.76 FEET; THENCE SOUTH 63°22'32" EAST, 23.78 FEET; THENCE NORTH 63°31'57" EAST, 29.10 FEET; THENCE NORTH 88°53'32" EAST, 34.33 FEET; THENCE NORTH 24°39'21" EAST, 71.07 FEET; THENCE NORTH 27°21'58" EAST, 40.80 FEET; THENCE NORTH 27°58'45" EAST, 110.38 FEET; THENCE NORTH 25°32'25" EAST, 106.72 FEET; THENCE NORTH 32°23'01" EAST, 76.58 FEET; THENCE NORTH 21°51'59" EAST, 120.51 FEET TO THE INTERSECTION OF SAID MEAN HIGH WATER LINE AND THE APPROXIMATE EDGE OF FILL AS DESCRIBED IN CERTIFICATE RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 12196, PAGE 1652; THENCE GENERALLY IN A SOUTHERLY, EASTERLY AND SOUTHERLY DIRECTION THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID APPROXIMATE EDGE OF FILL: THENCE SOUTH 11°24'15" EAST, 76.69 FEET; THENCE SOUTH 06°10'29" WEST, 62.37 FEET; THENCE SOUTH 18°08'00" WEST, 97.00 FEET; THENCE SOUTH 10°45'29" WEST, 154.32 FEET; THENCE SOUTH 08°08'14" EAST, 20.20 FEET; THENCE SOUTH 29°45'40" EAST, 11.52 FEET; THENCE SOUTH 75°32'22" EAST, 45.77 FEET; THENCE SOUTH 88°01'32" EAST, 41.48 FEET; THENCE NORTH 78°19'05" EAST, 42.34 FEET; THENCE NORTH 87°08'24" EAST, 28.63 FEET; THENCE SOUTH 66°49'02" EAST, 21.77 FEET; THENCE SOUTH 10°09'13" EAST, 70.06 FEET; THENCE SOUTH 18°33'46" EAST, 163.24 FEET; THENCE SOUTH 33°25'35" EAST, 110.40 FEET TO THE AFOREMENTIONED MEAN HIGH WATER LINE; THENCE IN GENERALLY A SOUTHERLY DIRECTION THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID MEAN HIGH WATER: THENCE SOUTH 15°52'37" WEST, 40.33 FEET; THENCE SOUTH 12°36'43" WEST, 26.78 FEET TO A POINT ON THE LINE COMMON TO SAID UNSURVEYED SECTIONS 13 AND 24; THENCE NORTH 89°14'49" EAST, DEPARTING SAID MEAN HIGH WATER LINE, ALONG SAID COMMON LINE, 305.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART THEREOF LYING WITHIN THE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 207, PAGE 44, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.