

LEGAL DESCRIPTION

October 5, 2021

(PARCEL 4 AND PARCEL 5 - BELL)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 89°31'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 500.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 1509.26 FEET; THENCE DEPARTING SAID EAST LINE AND FOLLOWING THE NEXT (12) COURSES AND DISTANCES:

COURSE (1) SOUTH 89°50'08" EAST, A DISTANCE OF 13.03 FEET;

COURSE (2) SOUTH 62°19'26" EAST, A DISTANCE OF 157.29 FEET;

COURSE (3) NORTH 87°20'08" EAST, A DISTANCE OF 94.07 FEET;

COURSE (4) NORTH 84°59'54" EAST, A DISTANCE OF 110.59 FEET;

COURSE (5) SOUTH 51°54'21" EAST, A DISTANCE OF 72.56 FEET;

COURSE (6) SOUTH 81°24'59" EAST, A DISTANCE OF 66.57 FEET;

COURSE (7) SOUTH 68°57'45" EAST, A DISTANCE OF 66.67 FEET;

COURSE (8) SOUTH 50°31'39" EAST, A DISTANCE OF 153.39 FEET;

COURSE (9) SOUTH 87°57'17" EAST, A DISTANCE OF 124.58 FEET;

COURSE (10) SOUTH 34°26'56" EAST, A DISTANCE OF 9.99 FEET;

COURSE (11) NORTH 62°16'47" EAST, A DISTANCE OF 28.04 FEET;

COURSE (12) SOUTH 67°59'50" EAST, A DISTANCE OF 11.71 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6268, PAGE 1662 OF SAID COUNTY; THENCE SOUTH 00°19'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 1280.27 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,328,229 SQ. FT. / 53.45 ACRES MORE OR LESS

TOGETHER WITH:

(PARCEL 6)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 89°31'40" EAST, A DISTANCE OF 500.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE, A DISTANCE OF 1632.51 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°31'40" WEST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9655, PAGE 786, A DISTANCE OF 380.00 FEET, THENCE NORTH 00°09'52" WEST, A DISTANCE OF 458.42 FEET; THENCE NORTH 19°03'37" WEST TO THE SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (ALSO KNOWN AS STATE ROAD 228) (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 155.85 FEET; THENCE SOUTH 56°29'05" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 82.53 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°09'52" EAST, A DISTANCE OF 2193.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 883,602 SQ. FT. / 20.28 ACRES MORE OR LESS

TOGETHER WITH:

(PARCEL 7)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY;

THENCE NORTH 89°31'40" EAST, A DISTANCE OF 500.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE, A DISTANCE OF 1742.51 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°31'40" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL

RECORDS BOOK 9655, PAGE 786, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE OF LANDS DESCRIBED IN OFFICIAL
RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY, A DISTANCE OF 605.78 FEET TO SAID
SOUTHERLY RIGHT OF WAY OF NORMANDY BOULEVARD; THENCE SOUTH 56°29'05" WEST
ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 201.06 FEET; THENCE
DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 19°03'37" EAST ALONG THE EAST
LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY, A
DISTANCE OF 155.85 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°9'52"
WEST, A DISTANCE OF 348.42 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL
RECORDS BOOK 9655, PAGE 786 OF SAID COUNTY; THENCE ALONG SAID NORTH LINE, NORTH
89°31'40" EAST, A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING.
CONTAINING: 70,512 SQ. FT. / 1.62 ACRES MORE OR LESS