

LEGAL DESCRIPTION

November 17, 2020

PARCEL 1: (RE # 126071-0120)

A portion of the West one-half of the Northeast one-quarter of Section 31, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of the West one-half of the Northeast quarter of said Section 31; thence South 89 degrees 45 minutes 00 seconds East, along the Northerly line of said West half of said Northeast Quarter, 295.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 45 minutes 00 seconds East, along said North line, 624.88 feet to an intersection with the Southwesterly right-of-way line of Interstate Highway No, 95 as now established; thence South 42 degrees 39 minutes 10 seconds East, along said Southwesterly line, 75.72 feet to the most Northerly corner of lands described and recorded in Official Records Volume 3168, Page 878 of the Current Public Records of Duval County, Florida; thence South 51 degrees 40 minutes 50 seconds West, along the Northwesterly line thereof, 193.87 feet to the most Westerly corner thereof; thence South 38 degrees 19 minutes 10 seconds East along the Southwesterly line thereof, 147.02 feet; thence South 51 degrees 40 minutes 50 seconds West a distance of 342.53 feet: thence North 38 degrees 17 minutes 50 seconds West, 450.89 feet to an intersection with the South line of lands described and recorded in Official Records Volume 4337, Page 1171, of said current Public Records; thence North 51 degrees 42 minutes 10 seconds East, along said South line, 41.89 feet to the East most corner thereof; thence North 38 degrees 17 minutes 50 seconds West, along the Northeasterly line thereof, 161.26 feet to an intersection with aforementioned North line of said West one-half of said Northeast one quarter, and the POINT OF BEGINNING, containing 4.486 acres (195,406 square feet) more or less.

TOGETHER WITH Easement Three contained in Easement Agreements dated June 4, 1987 and recorded in Official Records Volume 6345, page 640 and Official Records Volume 6447, page 1956, of the public records of Duval County, Florida.

PARCEL 2: (RE # 126071-0120)

A portion of the West one-half of the Northeast one-quarter of Section 31, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of the West one-half of the Northeast quarter of said Section 31; thence South 89 degrees 45 minutes 00 seconds East, along the Northerly line of said West half of said Northeast Quarter, 295.00 feet; thence continue South 89 degrees 45 minutes 00 seconds East, along said North line, 624.88 feet to an intersection with the Southwesterly right of way line of Interstate Highway No. 95 as now established; thence South 42 degrees 39 minutes 10 seconds East, along said Southwesterly line, 75.72 feet to the most Northerly corner of lands described and recorded in Official Records Volume 3168, Page 878 of the current Public Records of Duval County, Florida; thence South 51 degrees 40 minutes 50 seconds West, along the Northwesterly line thereof, 193.87 feet to the most Westerly corner thereof; thence South 38 degrees 19 minutes 10 seconds East along the Southwesterly line thereof, 147.02 feet to the POINT OF BEGINNING: thence continue South 38 degrees 19 minutes 10 seconds East along said Southwesterly line, 274.45 feet to the most Southerly corner thereof; thence North 51 degrees 40 minutes 50 seconds East along the Southeasterly line thereof, 205.35 feet to an intersection with the

aforementioned Southwesterly right of way line of Interstate Highway No. 95; thence South 33 degrees 35 minutes 40 seconds East along said right of way line, 125.20 feet to on intersection with the East line of the West one-half of the Northeast one quarter of said Section 31: thence South 01 degrees 07 minutes 50 seconds West, along said East line, 492.09 feet; thence South 51 degrees 42 minutes 10 seconds West, 124.37 feet; thence North 38 degrees 17 minutes 50 seconds West, 45.39 feet; thence South 51 degrees 42 minutes 10 seconds West, 26.37 feet; thence North 38 degrees 17 minutes 50 seconds West, 657.44 feet; thence North 83 degrees 22 minutes 20 seconds West, 78.09 feet; thence South 51 degrees 37 minutes 40 seconds West, 19.16 feet; thence North 38 degrees 17 minutes 50 seconds West, 21.17 feet; thence North 51 degrees 40 minutes 50 seconds East, 342.53 feet to the POINT OF BEGINNING, containing 5.753 acres (250,588 square feet) more or less.

TOGETHER WITH Easement Three contained in Easement Agreements dated June 4, 1987 and recorded in Official Records Volume 6345, page 640 and Official Records Volume 6447, page 1956, of the Public Records of Duval County, Florida.

PARCEL 3: (RE # 126071-0010)

A portion of the West one half of the Northeast one quarter of Section 31, Township 2 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Beginning at the point of intersection of the Northwesterly right of way line of Emerson Road, (formerly Patton Drive, an 80 foot right of way) with the Easterly boundary of the West 1/2 of the Northeast 1/4 of said Section 31, and run North, 1 degree 07 minutes 50 seconds East along said Easterly boundary, a distance of 719.09 feet to a point located in the Southwesterly right of way line of Interstate Route 95; run thence North 33 degrees 35 minutes 40 seconds West along said right of way line, a distance of 125.20 feet to a point of for the POINT OF BEGINNING. From the point of beginning thus described, run South 51 degrees 40 minutes 50 seconds West, a distance of 205.35 feet to a point: run thence North 38 degrees 19 minutes 10 seconds West, a distance of 421.48 feet to a point; run thence North 51 degrees 40 minutes 50 seconds East, a distance of 193.87 feet to a point in said Southwesterly right of way line: run thence South 42 degrees 39 minutes 10 seconds East, along said right of way line, a distance of 293.21 feet to an angle point: run thence South 33 degrees 35 minutes 40 seconds East, continuing along said right of way line, a distance of 129.57 feet to the Point of Beginning, containing 2.00 acres (87,120 square feet) more or less.

PARCEL 4: (RE # 126071-0060)

A portion of the West Half of the Northeast Quarter, together with a portion of Government Lot 4, all in Section 31, Township 2 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For point of reference, commence at a concrete monument located at the Northwest corner of the West Half of the Northeast Quarter of Section 31, aforementioned and run South 89 degrees 45 minutes East, along the Northerly line of the West Half of the Northeast Quarter of said Section 31, a distance of 295.00 feet; thence South 38 degrees 17 minutes 50 seconds East 161.26 feet: thence South 51 degrees 42 minutes 10 seconds West 41.89 feet to the POINT OF BEGINNING; thence along the Southwesterly boundary of the lands conveyed in Official Records Volume 7718, Page 1575 of the current Public Records of said county, the following seven courses and distances: South 38 degrees 17 minutes 50 seconds East 472.06 feet; North 51 degrees 37 minutes 40 seconds East 19.16 feet; thence South 83 degrees 22 minutes 20

seconds East 78.09 feet; thence South 38 degrees 17 minutes 50 seconds East 657.44 feet; thence North 51 degrees 42 minutes 10 seconds East 26.37 feet; thence South 38 degrees 17 minutes 50 seconds East 45.39 feet; thence North 51 degrees 42 minutes 10 seconds East 124.37 feet to the Westerly boundary of Unit 1, Rodney Subdivision, as recorded in Plat Book 21, Page 70 of said Public Records of Duval County, Florida; thence South 01 degrees 07 minutes 50 seconds West along said Westerly line, 227.00 feet to the Northwesterly right of way line of County Road No. 595 (Emerson Road or Patton Drive); thence South 43 degrees 13 minutes 40 seconds West, along said right of way line a distance of 402.76 feet to a point of curvature in said right of way line; thence along the arc of a curve, concave Northwesterly and having a radius of 1,870.08 feet, continuing along said County right of way line, an arc distance of 289.38 feet to a point on the boundary of that certain tract described in deed recorded at Official Records Volume 6345, Page 635, Public Records of said county, said arc being subtended by a chord bearing and distance of South 47 degrees 39 minutes 39 seconds West, 289.09 feet; thence along the boundary of said tract, as follows: first course, North 40 degrees 04 minutes 30 seconds West 70.59 feet; second course, North 49 degrees 55 minutes 30 seconds East, a distance of 118.50 feet; third course, North 38 degrees 17 minutes 50 seconds West, a distance of 163.75 feet; fourth course, South 51 degrees 42 minutes 10 seconds West, a distance of 303.22 feet to a point on the Northeasterly right of way line of PHILIPS Highway (State Road No. 5, U.S. Highway No. 1); thence Northwesterly along said right of way line, as follows: first course, along the arc of a curve, concave Southwesterly with a radius of 11,546.70 feet, an arc distance of 724.90 feet to a point, said arc being subtended by a chord bearing and distance of North 34 degrees 56 minutes 18 seconds West, 724.78 feet; second course, South 53 degrees 15 minutes 00 seconds West, along a line radial to last mentioned curve, a distance of 25.00 feet to a point; third course, Northwesterly, along the arc of a curve, concave Southwesterly with a radius of 11,521.70 feet, an arc distance of 159.20 feet to a point on the Westerly line of the West Half of the Northeast Quarter of said Section 31, said arc being subtended by a chord bearing and distance of North 37 degrees 08 minutes 50 seconds West, 159.20 feet; thence North 01 degrees 08 minutes 00 seconds East, along the Westerly boundary line of the West Half of the Northeast Quarter of said Section 31, a distance of 272.47 feet to a corner of the lands described in Official Records Volume 5923 Page 918; thence South 54 degrees 22 minutes 52 seconds West along the Southerly boundary of said lands, 170.08 feet to the Northeasterly right of way line of said PHILIPS Highway. thence along said Northeasterly right of way line of said PHILIPS Highway 61.4 feet, along the arc of a curve, concave Southwesterly and having a radius of 11,521.70 feet, a chord distance of 61.4 feet, the bearing of the aforementioned chord being North 38 degrees 46 minutes 25 seconds West to the point of tangency, thence continue along the Northeasterly right of way line of said PHILIPS Highway North 38 degrees 55 minutes 35 seconds West a distance of 94.52 feet to the southeasterly line of the lands conveyed In Official Records Volume 11964, Page 292 of said public records, thence along said southeasterly boundary the following four courses and distances: 1) North 54 degrees 17 minutes 00 seconds East, 30.00 feet; 2) thence North 35 degrees 43 minutes 00 seconds West, 4.00 feet; 3) thence North 54 degrees 17 minutes 00 seconds East, 301.05 feet; 4) thence North 51 degrees 08 minutes 20 seconds East, 80.98 feet to a corner of the lands conveyed in Official Records Volume 8996 page 514 of said public records; thence North 51 degrees 42 minutes 10 seconds East along the Northwesterly line of said lands, a distance of 360.32 to the POINT Of BEGINNING, containing 26.064 acres (1,135,329 square feet) more or less.

TOGETHER WITH those certain easements for the benefit of the insured Land as described and set forth in the Easement Agreement dated June 4, 1987, filed June 10, 1987, and recorded in Official Records Book 6345, Page 640, and Official Records Volume 6447, Page 1956, of the current Public Records of Duval County, Florida.

ALSO TOGETHER WITH the sewer easement granted in Warranty Deed recorded in Official Records Book 549, page 362, of the public records of Duval County, Florida.

ALSO TOGETHER WITH those certain easements for the benefit of the insured land as set forth in the Reciprocal Easements and Rights of Way for Storm Water Drainage and Potable Water System Easement as set forth in instrument recorded February 3, 1977, in Official Records Book 4320, Page 775, as modified by Agreement by and between Market Square Limited and Sencit-Jacksonville Company, LTD., as contained in Instrument recorded June 26, 1986, in Official Records Book 6151, Page 2033, of the Public Records of Duval County, Florida.