

**Legal Description**

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A portion of parcel #044939-0000, specifically that certain tract or parcel of land being a part of Lots 2, 3, 6, 7, 8, 9, 12, 17, and 18 together with part of closed alley lying westerly of and adjacent to Lots 2 and 3 and easterly of and adjacent to Lots 6 and 18 and part of closed alley lying westerly of and adjacent to Lot 9 and easterly of and adjacent to Lot 12, all lying within Block 53, according to plat of New Springfield, as recorded in Plat Book 2, Pages 69 and 70 of the current public records of Duval County, Florida and being more particularly described as commencing at the northeast corner of Lot 1, Block 53 of said New Springfield, said corner being situated at the intersection of the southerly right of way line of 14<sup>th</sup> Street (a 60 foot right of way) with the westerly right of way line of Liberty Street (a 66 foot right of way); thence South 01°38'47" East along said westerly right of way line, 90.00 feet to a point for the point of beginning; thence continue South 01°38'47" East, along said westerly right of way line, 30.00 feet; thence South 88° 41'13" West and parallel with said southerly right of way line of 14<sup>th</sup> Street, 420.34 feet to a point in the easterly right of way line of Market Street (a 66 foot right of way); then North 01°38'47" West, along said easterly right of way line, 15.00 feet; thence North 88°41'13" East and parallel with the said southerly right of way line of 14<sup>th</sup> Street, 210.00 feet to a point in the westerly line of said Lot 7; then North 01°38'47" West, along said westerly line of Lot 7 and along the westerly line of said Lot 17, a distance of 15.00 feet; thence North 88°41'13" East, and parallel with said southerly right of way line of 14<sup>th</sup> Street, 210.34 feet to the point of beginning.

Together with Parcel #044938-0000

Lot 1, North 40 feet of Lot 2, North 90 feet of Lots 17 and 18 and a 10 foot alley which formerly separated Lot 1 and the North 40 feet of Lot 2 from the North 90 feet of Lots 17 and 18, Block 53, New Springfield, as recorded in Plat Book 2, pages 69 and 70 of the current public records of Duval County, Florida.

Together with Parcel #044940-0000

The South 30 feet of Lot 3, all of Lot 4, and all of Lot 5, in Block 53, New Springfield, according to the plat thereof, recorded in Plat Book 2, pages 69 and 70, of the current public records of Duval County, Florida, and also a strip of land 10 feet wide, lying West of and adjoining the above described property, and extending from the North line of the Seaboard Air Line Railway Company right-of-way as presently located, which strip of land formally was an alley but by City Ordinance has been closed.

Together with Parcel #044941-0000

Lots 6, 7, 8, 9 and 12 (except the North 20 feet of said lots), and Lots 10 and 11, and the vacated alley lying between Lot 9 and Lots 10, 11 and 12, all being in Block 53, according to the plat of New Springfield as recorded in Plat Book 2, Page 70 of the current public records of Duval, County, Florida.