

## LEGAL DESCRIPTION

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### PARCEL A (FEE SIMPLE):

A PART OF GOVERNMENT LOTS 6 AND 7, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD (U.S. HIGHWAY 90, STATE ROAD NO. 212) A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED WITH THE WEST RIGHT-OF-WAY LINE OF EUNICE ROAD (COUNTY ROAD NO. 2606) A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 89°02'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 945.46 FEET; THENCE SOUTH 01°18'00" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°02'00" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°18'00" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°02'00" WEST, A DISTANCE OF 30 FEET; THENCE SOUTH 01°18'00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°02'00" WEST, A DISTANCE OF 150.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAN PABLO ROAD SOUTH (COUNTY ROAD NO. 291), AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 01°18'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SAN PABLO ROAD SOUTH, A DISTANCE OF 800.00 FEET; THENCE NORTH 89°02'00" EAST, A DISTANCE OF 1095.02 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID EUNICE ROAD; THENCE NORTH 01°16'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID EUNICE ROAD, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

### LESS AND EXCEPT:

#### OUTPARCEL "A1":

A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD (U.S. HIGHWAY 90, STATE ROAD NO. 212) A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED WITH THE WEST RIGHT-OF-WAY LINE OF EUNICE ROAD (COUNTY ROAD NO. 2606) A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 89°02'00" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BEACH BOULEVARD, A DISTANCE OF 400.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°58'00" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 170.00 FEET TO THE SOUTH BOUNDARY OF OUTPARCEL "A", AS RECORDED IN OFFICIAL RECORDS BOOK 9532, PAGE 1712, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°02'00" WEST, ALONG THE SOUTH BOUNDARY OF OUTPARCEL "A", A DISTANCE OF 172.50 FEET TO THE WEST BOUNDARY LINE OF SAID OUTPARCEL "A"; THENCE NORTH 00°58'00" WEST, ALONG THE WEST BOUNDARY LINE OF SAID OUTPARCEL "A" A DISTANCE OF 170.00 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°02'00" EAST, A DISTANCE OF 172.50 FEET TO

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THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

OUTPARCEL "B":

A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD (U.S. HIGHWAY 90, STATE ROAD NO. 212) A 200 FOOT RIGHT-OF WAY AS NOW ESTABLISHED WITH THE EAST RIGHT-OF-WAY LINE OF SAN PABLO ROAD SOUTH (COUNTY ROAD NO. 291) AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 01°18'00" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°02'00" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 01°18'00" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89°02'00" WEST, A DISTANCE OF 180.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF AFORESAID SAN PABLO ROAD SOUTH; THENCE NORTH 01°18'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SAN PABLO ROAD SOUTH, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL B (EASEMENT):

BENEFICIAL, NONEXCLUSIVE EASEMENT RIGHTS SET FORTH IN MITIGATION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6639, PAGE 1864; AND DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 6639, PAGE 1870, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL C (EASEMENT):

BENEFICIAL, NONEXCLUSIVE EASEMENT RIGHTS SET FORTH IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 10197, PAGE 2043; AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10233, PAGE 1463, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL D (EASEMENT):

BENEFICIAL, NONEXCLUSIVE EASEMENT RIGHTS SET FORTH IN SIGN AND ACCESS RESTRICTIONS AND EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 10197, PAGE 2069, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL E (EASEMENT):

BENEFICIAL, NONEXCLUSIVE EASEMENT RIGHTS SET FORTH IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 10233, PAGE 1474, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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