

PARCEL "A":

PART OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°-10'-57" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 300.00 FEET; THENCE SOUTH 01°-08'-14" EAST, 500.00 FEET; THENCE SOUTH 89°-10'-57" WEST, 300.00 FEET TO THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 01°-08'-14" WEST, ALONG LAST DESCRIBED LINE, 500.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

AN EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES OVER A PART OF LOT 5, BLOCK 6, PHILLIPS HIGHWAY SOUTH UNIT THREE AS RECORDED IN PLAT BOOK 42, PAGES 22, 22A, 22B AND 22C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 88°-51'-46" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 260.00 FEET; THENCE NORTH 70°-34'-52" WEST, 42.72 FEET TO THE WEST LINE OF SAID LOT 5, ALSO BEING THE EAST RIGHT OF WAY LINE OF DISTRIBUTION AVENUE EAST (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 01°-08'-14" WEST, ALONG LAST SAID LINE, 35.00 FEET; THENCE SOUTH 70°-34'-52" EAST, 42.72 FEET; THENCE NORTH 88°-51'-46" EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 260.00 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 01°-08'-14" WEST, ALONG SAID EAST LINE A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.