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A portion of Sections 1 and 12, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a point of Reference, commence at the centerline intersection of San Pablo Road, an 80 foot right of way as presently established, and W. M. Davis Parkway, a variable width right of way as presently established; thence South 89°11 '34" West, along said centerline of W. M. Davis Parkway, 2913.27 feet; thence North 00°48'26" West, departing said centerline, 52.50 feet to a point lying on the Northerly right of way line of said W. M. Davis Parkway; thence Westerly, along said Northerly right of way line and along the arc of a curve concave Southerly, having a radius of 573.00 feet, through a central angle of 11°30'29", an arc length of 115.09 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 83°26'20" West, 114.89 feet.

From said Point of Beginning, thence continue Westerly, along said Northerly right of way line of W. M. Davis Parkway and along the arc of a curve concave Southerly, having a radius of 573.00 feet, through a central angle of 28°36'19", an arc length of 286.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 63°22'56" West, 283.11 feet; thence South 49°04'46" West, continuing along said Northerly right of way line, 2615.96 feet to its intersection with the Westerly line of said Section 12; thence North 01°10'47" West, departing said Northerly right of way line and along said Westerly line, 2041.05 feet to the Northwest corner of said Section 12, said corner also being the Southwest corner of said Section 1; thence North 01°38'42" West, along the Westerly line of said Section 1, a distance of 2564.27 feet to the Southwest corner of Pablo Bay Phase Three, as recorded in Plat Book 54, pages 62 and 62A of the current Public Records of said county; thence North 88°10' 57" East, departing said Westerly line, along the Southerly line of said Pablo Bay Phase Three, a distance of 64.53 feet; thence South 08°03'34" East, departing said Southerly line of Pablo Bay Phase Three, 212.58 feet; thence South 88°22'25" East, 61.03 feet; thence North 73°06'53" East, 49.63 feet; thence North 63°43'05" East, 84.12 feet; thence North 85°35'27" East, 48.74 feet; thence North 85°36'17" East, 47.63 feet; thence North 79°46'59" East, 58.92 feet; thence North 89°48'03" East, 48.09 feet; thence North 38°10'06" East, 29.85 feet; thence North 75°31'27" East, 54.88 feet; thence North 47°16'33" East, 64.74 feet; thence South 59°13'08" East, 69.79 feet; thence North 33°20'56" East, 34.86 feet; thence South 79°03'39" East, 60.27 feet; thence North 21°06'42" East, 35.75 feet; thence South 76°17'03" East, 21.08 feet; thence South 69°05'33" East, 34.52 feet; thence North 76°26'08" East, 47.91 feet; thence South 85°55'32" East, 54.00 feet; thence South 33°00'24" East, 28.07 feet; thence South 55°06'25" East, 42.60 feet; thence North 19°12'17" East, 61.07 feet; thence South 89°22'58" East, 64.22 feet; thence South 88°44'10" East, 42.32 feet; thence South 63°30'14" East, 37.46 feet; thence South 82°50'27" East, 46.29 feet; thence North 72°57'24" East, 47.31 feet; thence North 89°13'46" East, 89.43 feet; thence North 86°58'50" East, 50.11 feet; thence South 67°22'50" East, 40.35 feet; thence South 87°31'13" East, 48.42 feet; thence North 24°08'22" East, 64.00 feet; thence South 85°01'30" East, 20.15 feet; thence South 03°22'23" West, 31.80 feet; thence South 33°28'35" East, 92.98 feet; thence North 88°55'21" East, 83.15 feet; thence South 67°52'31" East, 54.09 feet; thence South 12°08'10" East, 43.47 feet; thence North 86°31'16" East, 53.43 feet; thence North 04°47'28" West, 39.88 feet; thence North 72°49'41" East, 30.09 feet; thence North 73°39'15" East, 79.44 feet; thence South 87°42'19" East, 39.10 feet; thence South 75°06'04" East, 65.22 feet; thence North 51°05'13" East, 71.34 feet; thence South 76°37'34" East, 43.58 feet; thence South 52°29'54" East, 53.62 feet; thence South 75°13'45" East, 54.71 feet; thence South 72°56'06" East, 34.29 feet; thence South 50°52'47" East, 32.35 feet; thence South 14°38'29" East, 46.88 feet; thence South 44°33'33" East, 84.24 feet; thence South 19°16'35" East, 53.23 feet; thence South 03°54'44" East, 32.76 feet; thence South 08°08'24" West, 39.75 feet; thence South 89°32'15" East, 47.00 feet; thence South 39°31'47" East, 29.03 feet; thence South 19°06'20" West, 29.23 feet; thence South 43°08'10" East, 42.34 feet; thence South 43°16'19" East, 52.13 feet; thence South 00°49'16" West, 73.81 feet; thence South 25°56'44" East, 60.93 feet; thence South 01°21'21" East,

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22.37 feet; thence South 19°17'05" East, 64.91 feet; thence South 61°13'04" East, 45.12 feet; thence South 52°24'04" East, 47.55 feet; thence South 58°39'02" East, 48.28 feet; thence South 32°43'10" East, 50.79 feet; thence South 48°12'23" East, 29.36 feet; thence South 01°50'37" West, 35.60 feet; thence South 19°47'35" West, 39.25 feet; thence South 23°39'30" West, 42.24 feet; thence South 18°02'57" West, 64.10 feet; thence South 38°57'29" East, 61.57 feet; thence South 14°40'19" East, 33.11 feet; thence South 47°43'27" West, 35.66 feet; thence South 14°44'43" West, 43.55 feet; thence South 39°59'00" West, 37.34 feet; thence North 82°36'55" West, 40.39 feet; thence South 40°30'02" West, 51.14 feet; thence South 29°48'51" West, 36.04 feet; thence South 49°11'54" East, 41.54 feet; thence South 00°54'30" West, 18.91 feet, to a point lying on the boundary line of Parcel 813, as described and recorded in Official Records Book 9367, page 292 of said current Public Records; thence South 76°36'38" West, along said boundary line, 58.10 feet; thence South 03°22'51" East, continuing along said boundary line, 337.73 feet; thence North 89°50'33" West, departing said boundary line, 113.64 feet to a point lying on the Northerly prolongation of the Westerly line of those lands described and recorded in Official Records Book 13550, page 2301 of said current Public Records; thence South 01°13'47" East, along said Northerly prolongation and along said Westerly line, 1089.76 feet to the Southwest comer thereof and the Point of Beginning.

Containing 189.05 acres, more or less.