

LEGAL DESCRIPTION

March 6, 2026

PART OF TRACT "I", BUSCH DRIVE BUSINESS PARK - UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 97, 97A AND 97B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE SOUTH 71°43'36" EAST, 70.0 FEET, ALONG THE LINE OF SAID TRACT "I"; THENCE SOUTH 18°16'24" WEST, 70.0 FEET; THENCE SOUTH 65°30'59" EAST, 277.32 FEET; THENCE SOUTH 02°26'18" EAST, 250.48 FEET; THENCE SOUTH 31°31'22" EAST, 87.46 FEET; THENCE NORTH 89°26'28" EAST, 40.0 FEET, TO THE CENTER OF AN EXISTING 20.0 FOOT EASEMENT; THENCE SOUTH 00°33'32" EAST, 50.0 FEET, ALONG THE CENTER OF SAID EASEMENT, TO THE NORTH LINE OF DUNDAS DRIVE (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°26'28" WEST, 54.74 FEET, ALONG THE NORTH LINE OF SAID DUNDAS DRIVE, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 190.0 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE NORTH LINE OF SAID DUNDAS DRIVE, THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 99.48 FEET (CHORD BEARING AND DISTANCE OF NORTH 75°33'32" WEST, 98.35 FEET), TO ITS POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH LINE OF SAID DUNDAS DRIVE, NORTH 60°33'32" WEST, 314.33 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 120.0 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EASTERLY LINE OF BALMORAL CIRCLE WEST (A 60.0 FOOT RIGHT-OF-WAY), THROUGH A CENTRAL ANGLE OF 78°49'56", AN ARC DISTANCE OF 165.11 FEET (CHORD BEARING AND DISTANCE OF NORTH 21°08'34" WEST, 152.39 FEET), TO ITS POINT OF TANGENCY; THENCE NORTH 18°16'24" EAST, 270.8 FEET, ALONG THE EAST LINE OF SAID BALMORAL CIRCLE WEST, TO THE POINT OF BEGINNING.

Parcel Identification Number: 044279-1010