

**LEGAL DESCRIPTION**  
**May 31, 2022**

*Parcel 1*

A part of Section 13, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the Northeast corner of said Section 13; thence South 00°36'08" East along the East line of said Section 13, 40.00 feet to a point on the Southerly right-of-way line of Lone Star Road (an 80.00 foot right-of-way as now established); thence North 89°49'41" West along said Southerly right-of-way line, 1579.69 feet to the Point of Beginning, said point lying on a curve, concave Southeasterly, having a radius of 50.00 feet; thence Southwesterly, leaving said Southerly right-of-way line and along the arc of said curve, an arc distance of 78.69 feet, said arc being subtended by a chord bearing and distance of South 45°05'10" West 70.82 feet to the point of tangency of said curve; thence South 00°00'00" West, 186.94 feet; thence South 08°32'30" West, 133.32 feet; thence South 20°34'41" West, 178.60 feet; thence South 32°03'21" West, 111.12 feet; thence South 34°21'26" West, 137.76 feet; thence South 16°10'30" West, 106.28 feet; thence South 00°32'04" East, 180.00 feet; thence South 24°10'54" East, 215.81 feet; thence South 07°12'28" East, 98.92 feet; thence South 00°23'32" East, 118.69 feet; thence South 10°05'33" East, 116.74 feet; thence South 79°54'27" West, 48.50 feet; thence South 10°05'33" East, 36.99 feet; thence South 87°12'45" West, 19.00 feet; thence South 03°18'51" East, 27.51 feet to a point on the Easterly extension of the northerly line of Commerce Center Drive, as recorded in Plat Book 51, pages 93 and 93A of the current public records of Duval County, Florida; thence North 89°26'00" West, along said Easterly extension and along said Northerly line and its Westerly extension, a distance of 486.66 feet to the centerline of said Commerce Center Drive (a 60 foot private right-of-way as per Plat Book 51, pages 93 through 93A inclusive of the current public records of said county); thence Southerly along said centerline run the following three courses and distances; Course No. (1) thence along and around the arc of a curve concave Southeasterly and having a radius of 300.00 feet, an arc distance of 11.66 feet, said arc being subtended by a chord bearing and distance of South 44°31'55" West 11.66 feet to the point of compound curvature; Course No. (2) thence along and around the arc of a curve concave Southeasterly and having a radius of 200.00 feet, an arc distance of 164.64 feet, said arc being subtended by a chord bearing and distance of South 22°03'44" West 160.03 feet; Course No. (3) South 01°31'15" East 82.12 feet; thence South 89°46'05" West 33.16 feet; thence North 00°13'55" West 81.69 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Easterly and having a radius of 1353.30 feet, an arc distance of 158.68 feet, said arc being subtended by a chord bearing and distance of North 04°54'29" East 158.59 feet to the point of tangency of said curve; thence North 08°47'37" East 327.13 feet; thence North 00°02'44" West 1094.68 feet; thence South 90°00'00" West 195.84 feet to the Easterly right-of-way line of Southside Connector (a variable width right-of-way as now established); thence North 00°28'45" West along said right-of-way line, 141.48 feet; thence North 41°29'46" East along said right-of-way line, 87.42 feet to the aforesaid Southerly right-of-way line of Lone Star Road; thence South 89°49'41" East along said Southerly right-of-way line, 896.58 feet to the Point of Beginning.

Containing 22.90 acres, more or less.