

AS SURVEYED LEGAL DESCRIPTION

December 22, 2023

A parcel of land lying in the Southeast & Northeast One-Quarter, Section 24, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Begin at a set 5/8" capped rebar (L.B. #8365) lying at the southeastern end of the mitered corner intersection of the southerly right-of-way of Gurtler Road (variable right-of-way) and the westerly right-of-way of Chaffee Road (variable right-of-way); thence leaving said mitered corner intersection run South 03 degrees 09 minutes 04 seconds West along said westerly right-of-way of Chaffee Road for a distance of 98.58 feet to a set 5/8" capped rebar (L.B. #8365); thence run South 31 degrees 37 minutes 07 seconds West along said right-of-way for a distance of 56.68 feet to a set 5/8" capped rebar (L.B. #8365); thence run South 03 degrees 28 minutes 41 seconds West along said right-of-way for a distance of 137.93 feet to a set 5/8" capped rebar (L.B. #8365) lying at the intersection of said right-of-way and the northerly right-of-way of Interstate 10 (A.K.A. State Road #8)(variable right-of-way; thence run South 23 degrees 39 minutes 31 seconds West along said northerly right-of-way of Interstate 10 for a distance of 62.48 feet to a set 5/8" capped rebar (L.B. #8365), said point lying on a curve to the right, said curve having a radius of 100.00 feet, a central angle of 42 degrees 10 minutes 37 seconds, a chord bearing of South 67 degrees 15 minutes 11 seconds West, and a chord length of 71.96 feet; thence run along the arc of said curve and said right-of-way for a distance of 73.61 feet to a found 1/2" rebar; thence run North 89 degrees 22 minutes 00 seconds West along said right-of-way for a distance of 312.99 feet to a found 5/8" capped rebar (F.DOT R/W), said point lying on a curve to the left, said curve having a radius of 316.00 feet, a central angle of 56 degrees 30 minutes 59 seconds, a chord bearing of South 62 degrees 05 minutes 47 seconds West, and a chord length of 299.22 feet; thence run along the arc of said curve and said right-of-way for a distance of 311.70 feet to a found 1/2" open top pipe; thence run South 33 degrees 54 minutes 22 seconds West along said right-of-way for a distance of 351.60 feet to a set 5/8" capped rebar (L.B. #8365), said point lying on a curve of rights, said curve having a radius of 380.00 feet, a central angle of 26 degrees 37 minutes 39 seconds, a chord bearing of South 47 degrees 13 minutes 50 seconds West, and a chord length of 175.02 feet; thence run along the arc of said curve and said right-of-way for a distance of 176.60 feet to a set 5/8" capped rebar (L.B. #8365), said point lying on a compound curve to the right, said curve having a radius of 640.00 feet, a central angle of 06 degrees 43 minutes 14 seconds, a chord bearing of South 63 degrees 57 minutes 35 seconds West, and a chord length of 75.03 feet; thence run along the arc of said curve and said right-of-way for a distance of 75.07 feet to a set 5/8" capped rebar (L.B. #8365); thence run South 85 degrees 30 minutes 46 seconds West along said right-of-way for a distance of 851.42 feet to a found 5/8" capped rebar (PSM 5712); thence leaving said right-of-way run North 00 degrees 56 minutes 33 seconds East for a distance of 1,193.23 feet to a set 5/8" capped rebar (L.B. #8365) lying on the line common to the Northeast One-Quarter and the Southeast One-Quarter of section 24; thence run North 89 degrees 21 minutes 46 seconds East along said common line for a distance of 651.42 feet to a 1/2" open top pipe; thence run North 00 degrees 00 minutes 14 seconds West for a distance of 312.79 feet to a found 1/2" open top pipe lying on the southerly right-of-way of CSX Transportation Rail Road (variable right-of-way); thence leaving said common line run North 83 degrees 36 minutes 14 seconds East along said right-of-way for a distance of 464.81 feet to a set 5/8" capped rebar (L.B. #8365); thence leaving said right-of-way run South 00 degrees 30 minutes 24 seconds West for a

distance of 252.68 feet to a found 5/8" capped rebar (L.B. #5189); thence run North 89 degrees 03 minutes 46 seconds East for a distance of 210.47 feet to a point being witnessed by a found 1/2" open top pipe with plastic cap 3.66' northeast and on line with the previous call; thence run North 00 degrees 24 minutes 42 seconds East for a distance of 7.44 feet to a point being witness by a 1/2" open top pipe 3.65' northeast and on line with the following call; thence run North 89 degrees 45 minutes 30 seconds East for a distance of 199.96 feet to a found 5/8" capped rebar (Miller 5189); thence run South 00 degrees 48 minutes 07 seconds West for a distance of 5.01 feet to a found 5/8" capped rebar (Miller 5189); thence run North 89 degrees 03 minutes 46 seconds East for a distance of 420.55 feet to a set 5/8" capped rebar (L.B. #8365) lying on the aforementioned westerly right-of-way of Chaffee Road; thence run South 00 degrees 21 minutes 33 seconds West along said right-of-way; for a distance of 227.48 feet to a set 5/8" capped rebar (L.B. #8365) lying at the intersection of said right-of-way and the northerly right-of-way of the aforementioned Gurtler Road; thence leaving said intersection run South 89 degrees 02 minutes 20 seconds West along said northerly right-of-way of Gurtler Road for a distance of 627.77 feet to a found 1/2" open top pipe; thence leaving said right-of-way run South 00 degrees 40 minutes 50 seconds West for a distance of 60.02 feet to a set 5/8" capped rebar (L.B. 8365) lying on the aforementioned southerly right-of-way of Gurtler Road; thence run North 89 degrees 02 minutes 20 seconds East along said right-of-way for a distance of 600.90 feet to a set 5/8" capped rebar (L.B. #8365) lying at the northwest end of the aforementioned corner intersection of said right-of-way and the aforementioned westerly right-of-way of Chaffee road; thence run South 43 degrees 37 minutes 11 seconds East along said mitered corner for a distance of 29.92 feet to the Point of Beginning.

Said parcel contains 1,961,031 square feet, or 45.019 acres.