

## LEGAL DESCRIPTION

February 5, 2024

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A PARCEL OF LAND, COMPRISED OF PORTIONS OF GOVERNMENT LOT 1, SECTION 12, SECTION 37 HIERS OF J. PEAVETT GRANT; SECTION 41 THE J. PEAVETT GRANT, AND SECTION 42 THE J. PEAVETT GRANT, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT THE POINT OF INTERSECTION OF THE LINE DIVIDING SAID GOVERNMENT LOT 1, SECTION 12 FROM SAID SECTION 42 J. PEAVETT GRANT, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAN PABLO ROAD (AN 80-FOOT RIGHT-OF-WAY, DUVAL COUNTY ROAD NO. 291), AND RUN SOUTH 00°57'18" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,962.90 FEET TO A POINT IN THE SOUTHWESTERLY BOUNDARY OF SAID GOVERNMENT LOT 1, SECTION 12 AND THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AS FOLLOWS: FIRST COURSE, ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID GOVERNMENT LOT 1, NORTH 61°10'20" WEST, A DISTANCE OF 92.17 FEET TO A POINT; SECOND COURSE, SOUTH 00°57'18" EAST, A DISTANCE OF 670.57 FEET; THIRD COURSE, SOUTH 52°00'13" WEST, A DISTANCE OF 391.27 FEET TO A POINT; FOURTH COURSE, SOUTH 71°44'05" WEST, A DISTANCE OF 1,065.35 FEET TO A POINT OF CURVATURE; FIFTH COURSE, ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 4,041.72 FEET, A CHORD DISTANCE OF 496.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 68°52'54" WEST; SIXTH COURSE, SOUTH 65°21'52" WEST, A DISTANCE OF 142.28 FEET TO A POINT; RUN THENCE NORTH 00°57'18" WEST, A DISTANCE OF 3,368.54 FEET TO A POINT; RUN THENCE NORTH 89°02'42" EAST, A DISTANCE OF 2,005.00 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 136.976 ACRES, MORE OR LESS.

### TOGETHER WITH

A PARCEL OF LAND, COMPRISED OF A PORTION OF SECTION 41, THE PEAVETT GRANT AND SECTION 42, THE J. PEAVETT GRANT, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE LINE DIVIDING GOVERNMENT LOT 1, SECTION 12 FROM SAID SECTION 42, J. PEAVETT GRANT, TOWNSHIP AND RANGE AFOREMENTIONED, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAN PABLO ROAD (DUVAL COUNTY ROAD NO. 291), AND RUN SOUTH 89°02'42" WEST, ALONG THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6287, PAGE 239, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF THE W.M. DAVIS PARKWAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 6479, PAGE 357, SAID PUBLIC RECORDS, A DISTANCE OF 2,005.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 6287, PAGE 239 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE DEPARTING FROM SAID NORTHERLY AND SOUTHERLY BOUNDARY, RUN SOUTH 00°57'18" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6287, PAGE 239, A DISTANCE OF 3,368.54 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD, AS SAID RIGHT-OF-WAY IS NOW ESTABLISHED; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO COURSES: FIRST COURSE, SOUTH 65°21'52" WEST A DISTANCE OF 2,894.94 FEET TO THE POINT OF CURVATURE OF A CURVE; SECOND COURSE, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3,669.72 FEET, AN ARC DISTANCE OF 596.16 FEET TO THE SOUTHEAST CORNER OF CYPRESS VILLAGE, AS SAID PLAT IS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, IN PLAT BOOK 45, PAGES 77, 77A, 77B, 77C, AND 77D, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°01'06" WEST, 595.50 FEET; RUN THENCE NORTH 01°21'00" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID CYPRESS VILLAGE AND ITS NORTHERLY PROLOGATION THEREOF, SAID EASTERLY BOUNDARY ALSO BEING THE WESTERLY LINE OF A 100-FOOT J.E.A. EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 3690, PAGE 776, (PARCEL "A"), AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 2,871.48 FEET TO THE POINT OF INTERSECTION OF THE LINE DIVIDING SAID SECTIONS 11, 12, AND 42, SAID POINT OF INTERSECTION ALSO LYING ON THE SOUTHERLY BOUNDARY OF SAID W.M. DAVIS PARKWAY; RUN THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING THREE COURSES: FIRST COURSE, NORTH 48°52'56" EAST A DISTANCE OF 2,703.66 FEET TO A POINT OF CURVATURE OF A CURVE; SECOND COURSE, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 468.00 FEET, AN ARC DISTANCE OF 328.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°57'49" EAST, 321.38 FEET; THIRD COURSE, NORTH 89°02'42" EAST A DISTANCE OF 865.93 FEET TO THE POINT OF BEGINNING.

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### TOGETHER WITH

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF PABLO BAY PHASE ONE, RECORDED IN PLAT BOOK 53, PAGES 89, 89A THROUGH 89I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°11'01" EAST, ALONG THE SOUTHERLY LINE OF SAID PABLO BAY PHASE ONE, 1034.38 FEET; THENCE SOUTH 57°19'01" EAST, CONTINUING ALONG LAST SAID LINE, 633.35 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 824, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 02°57'43" EAST, ALONG LAST SAID LINE AND ALONG SAID WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 824, A DISTANCE OF 74.38 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTHEASTERLY, EASTERLY, NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG THE SOUTHWESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID PARCEL 824, RUN THE FOLLOWING TWENTY NINE (29) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 39°18'06" EAST, 180.00 FEET; COURSE NO. 2: SOUTH 31°29'49" EAST, 175.00 FEET; COURSE NO. 3: SOUTH 36°25'24" EAST, 145.00 FEET; COURSE NO. 4: SOUTH 22°54'49" EAST, 75.00 FEET; COURSE NO. 5: SOUTH 46°34'25" EAST, 125.00 FEET; COURSE NO. 6: SOUTH 53°32'53" EAST, 105.00 FEET; COURSE NO. 7: SOUTH 38°06'13" EAST, 140.00 FEET; COURSE NO. 8: SOUTH 62°56'07" EAST, 140.00 FEET; COURSE NO. 9: SOUTH 69°19'12" EAST, 175.00 FEET; COURSE NO. 10: SOUTH 65°33'00" EAST, 200.00 FEET; COURSE NO. 11: SOUTH 77°16'04" EAST, 20.00 FEET; COURSE NO. 12: NORTH 82°45'47" EAST, 48.00 FEET; COURSE NO. 13: NORTH 00°43'44" EAST, 20.00 FEET; COURSE NO. 14: NORTH 34°44'35" WEST, 85.00 FEET; COURSE NO. 15: NORTH 26°34'31" WEST, 55.00 FEET; COURSE NO. 16: NORTH 03°59'49" EAST, 20.00 FEET; COURSE NO. 17: NORTH 32°56'05" EAST, 30.00 FEET; COURSE NO. 18: NORTH 56°07'54" EAST, 40.00 FEET; COURSE NO. 19: NORTH 76°26'18" EAST, 50.00 FEET; COURSE NO. 20: SOUTH 80°06'32" EAST, 35.00 FEET; COURSE NO. 21: SOUTH 49°29'42" EAST, 50.00 FEET; COURSE NO. 22: SOUTH 32°22'34" EAST, 65.00 FEET; COURSE NO. 23: SOUTH 16°15'28" EAST, 75.00 FEET; COURSE NO. 24: SOUTH 29°51'15" EAST, 40.00 FEET; COURSE NO. 25: SOUTH 57°52'19" EAST, 30.00 FEET; COURSE NO. 26: SOUTH 69°33'11" EAST, 50.00 FEET; COURSE NO. 27: NORTH 71°44'06" EAST, 61.70 FEET; COURSE NO. 28: NORTH 73°19'51" EAST, 55.00 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 29: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1615.00 FEET, AN ARC DISTANCE OF 100.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°02'25" WEST, 100.93 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 820, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY, EASTERLY, NORTHERLY, WESTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PARCEL 820, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: NORTH 57°57'51" EAST, 14.44 FEET; COURSE NO. 2: SOUTH 89°40'01" EAST, 14.97 FEET; COURSE NO. 3: SOUTH 76°32'06" EAST, 2.43 FEET; COURSE NO. 4: NORTH 18°59'44" WEST, 20.25 FEET; COURSE NO. 5: NORTH 71°22'14" EAST, 5.00 FEET; COURSE NO. 6: NORTH 17°14'58" WEST, 76.10 FEET; COURSE NO. 7: SOUTH 69°44'48" WEST, 20.45 FEET; COURSE NO. 8: SOUTH 00°20'40" EAST, 23.78 FEET; COURSE NO. 9: SOUTH 29°02'37" WEST, 11.53 FEET TO THE AFORESAID EASTERLY LINE OF PARCEL 824 AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG LAST SAID LINE AND THE NORTHERLY PROLONGATION THEREOF AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1615.00 FEET, AN ARC DISTANCE OF 338.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°01'59" WEST, 337.39 FEET TO THE AFORESAID SOUTHERLY LINE OF PABLO BAY PHASE ONE; THENCE NORTH 65°50'36" EAST, ALONG LAST SAID LINE, 18.77 FEET; THENCE NORTH 84°19'29" EAST, CONTINUING ALONG LAST SAID LINE, 25.46 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAN PABLO PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1570.00 FEET, AN ARC DISTANCE OF 441.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°05'49" EAST, 440.49 FEET; COURSE NO. 2: SOUTH 11°19'58" EAST, 53.44 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1580.00 FEET, AN ARC DISTANCE OF 362.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°38'10" EAST, 361.30 FEET TO THE THREAD OF THE SOUTHERLY BRANCH OF OPEN CREEK, ALSO BEING THE NORTHERLY LINE OF SAN PABLO OFFICE PARK, RECORDED IN PLAT BOOK 50, PAGES 72 AND 72A OF SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY, NORTHWESTERLY AND NORTHERLY, ALONG LAST SAID LINE AND ALONG THE NORTHERLY

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LINE OF PABLO PROFESSIONAL PARK, RECORDED IN PLAT BOOK 61, PAGE 53 THROUGH 56, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, 2890 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PABLO PROFESSIONAL PARK; THENCE SOUTH 01°13'25" EAST, ALONG LAST SAID LINE, 449 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 813, RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 76°38'06" WEST, ALONG LAST SAID LINE, 285.62 FEET TO THE NORTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 03°21'54" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 337.82 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19496, PAGE 371 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°49'36" WEST, ALONG LAST SAID LINE, 113.64 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 01°12'50" EAST, ALONG LAST SAID LINE AND THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19063, PAGE 1316 AND OFFICIAL RECORDS BOOK 13550, PAGE 2301, BOTH OF SAID CURRENT PUBLIC RECORDS, 1090.59 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 573.00 FEET, AN ARC DISTANCE OF 285.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°25'16" WEST, 282.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°08'14" WEST, CONTINUING ALONG LAST SAID LINE, 1440.35 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19582, PAGE 959 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 40°51'46" WEST, ALONG LAST SAID LINE, 355.58 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°52'25" WEST, ALONG LAST SAID LINE, 576.96 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 01°08'28" EAST, ALONG LAST SAID LINE, 941.82 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY; THENCE SOUTH 49°08'14" WEST, ALONG LAST SAID LINE, 130.01 FEET TO THE WESTERLY LINE OF SAID SECTION 12; THENCE NORTH 01°08'28" WEST, ALONG LAST SAID LINE, 2040.94 FEET TO THE WESTERLY LINE OF SAID SECTION 1; THENCE NORTH 01°36'29" WEST, ALONG LAST SAID LINE, 2561.85 FEET TO THE SOUTHERLY LINE OF PABLO BAY PHASE THREE, RECORDED IN PLAT BOOK 54, PAGES 62 AND 62A OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°11'01" EAST, ALONG LAST SAID LINE, 1089.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 210 ACRES, MORE OR LESS.