ETM SURVEYING & MAPPING
14775 Old St. Augustine Road, Jacksonville, Florida 32258
etminc.com | 904.642.8550

Revised March 12, 2026
January 15, 2026

Work Order No. 26-011.00
File No. 131E-27.00A

BTI Parcel

A portion of Sections 7, 8, 9, 16, 17, 18, 20 and 21, Township 3 South, Range 23 East, Duval County, Florida, being a portion of Southern Parcel: Parcel 1, as described and recorded in Official Records Book 18162, page 1115, together with a portion of those lands described and recorded in Official Records Book 20361, page 1585, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 18; thence North 89°55'43" West, along the Southerly line of said Section 18, a distance of 617.13 feet to an angle point lying on the boundary line of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence North 00°54'53" East, departing said Southerly line and along said boundary line, 4625.67 feet; thence North 89°40'53" West, continuing along said boundary line, 3359.74 feet; thence North 00°19'07" East, departing said boundary line, 251.01 feet; thence North 42°19'21" East, 502.75 feet; thence North 14°10'30" East, 1521.19 feet; thence North 03°45'59" West, 51.22 feet; thence North 47°21'55" East, 3597.47 feet; thence South 40°36'42" East, 3360.02 feet; thence South 58°23'11" East, 379.63 feet; thence North 79°30'14" East, 601.43 feet; thence North 45°46'56" East, 1151.24 feet; thence North 61°30'09" East, 2231.23 feet; thence North 82°35'02" East, 873.12 feet; thence South 22°04'50" East, 954.63 feet; thence South 34°37'19" East, 667.92 feet; thence South 88°44'32" East, 1533.14 feet; thence South 28°58'27" East, 2372.53 feet; thence South 88°43'38" East, 397.81 feet; thence South 18°44'24" West, along a line 100 feet Westerly of and parallel with the Westerly line of Florida Power and Light Company Easement Parcel G, as described and recorded in Official Records Volume 4097, page 273, of said current Public Records, a distance of 2197.98 feet; thence North 70°18'14" West, 1425.38 feet; thence South 27°49'30" West, 1219.22 feet to a point on a non-tangent curve concave Northerly having a radius of 1220.00 feet; thence Easterly along the arc of said curve, through a central angle of 25°21'27", an arc length of 539.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 74°51'14" East, 535.54 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 1380.00 feet, through a central angle of 17°37'46", an arc length of 424.62 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°43'04" East, 422.94 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 1220.00 feet, through a central angle of 31°02'32", an arc length of 660.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°25'27" East, 652.93 feet; thence North 79°03'17" East, 92.84 feet to the point of curvature of a curve concave Southerly having a radius of 1380.00 feet; thence Easterly along the arc of said curve, through a central angle of 29°52'30", an arc length of 719.56 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a variable width right of way as presently established, said arc being subtended by a chord bearing and distance of South 86°00'28" East, 711.44 feet; thence South 18°57'05" West, along said Westerly right of way line and along a non-tangent line, 150.00 feet to a point on a non-tangent curve concave Southerly having a radius of

Exhibit 2
Metes & Bounds Legal Description

BTI Parcel (continued)

1230.00 feet; thence Westerly, departing said Westerly right of way line and along the arc of said curve, through a central angle of 29°52'21", an arc length of 641.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 86°00'33" West, 634.05 feet; thence South 79°03'17" West, 92.84 feet to the point of curvature of a curve concave Northerly having a radius of 1370.00 feet; thence Westerly along the arc of said curve, through a central angle of 31°02'32", an arc length of 742.25 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 85°25'27" West, 733.21 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 1230.00 feet, through a central angle of 17°37'46", an arc length of 378.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 78°43'04" West, 376.97 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 1370.00 feet, through a central angle of 34°43'58", an arc length of 830.49 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 70°09'58" West, 817.84 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 1230.00 feet, through a central angle of 32°09'05", an arc length of 690.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°52'32" West, 681.19 feet; thence North 84°57'04" West, 93.10 feet; thence South 12°06'41" West, 1416.00 feet; thence South 15°17'40" East, 648.28 feet; thence North 76°54'25" East, 658.28 feet; thence North 19°37'42" East, 399.66 feet; thence North 72°57'21" East, 602.64 feet; thence South 17°35'12" East, 240.67 feet; thence North 72°22'29" East, 871.76 feet; thence South 71°02'55" East, 204.73 feet; thence South 18°44'24" West, along said line 100 feet Westerly of and parallel with the Westerly line of Florida Power and Light Company Easement Parcel G, a distance of 4324.19 feet; thence North 71°15'44" West, 945.41 feet; thence North 77°13'05" West, 715.52 feet; thence North 76°13'26" West, 530.36 feet; thence North 76°56'30" West, 171.19 feet; thence South 28°39'57" West, 456.05 feet to a point lying on said boundary line of Official Records Volume 7245, page 1751; thence North 58°48'48" West, along said boundary line, 1512.45 feet; thence North 69°39'43" West, continuing along said boundary line, 995.46 feet; thence North 21°40'29" East, departing said boundary line, 997.22 feet; thence North 79°12'17" West, 3054.97 feet to the Point of Beginning.

Containing 2091.18 acres, more or less.