

SUNCAP LEGAL DESCRIPTION

September 24, 2019

PARCEL 1 [Main Parcel]:

All of Government Lots 1 and 2, together with all of the Southeast 1/4, together with the East 1/2 of the Northwest 1/4, together with the east 1/2 of the Southwest 1/4, together with the Northwest 1/4 of the Southwest 1/4, all lying within Section 32, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

Beginning at a 1/2 inch iron pipe at the Southeast corner of said Section 32; thence South 89°03'13" West along the Southerly line of said Section 32, a distance of 3986.74 feet to the Southwest corner of said East 1/2 of the Southwest 1/4; thence North 00°04'51" West along the West line of said East 1/2 of the Southwest 1/4, a distance of 1349.29 feet to the Southeast corner of said Northwest 1/4 of the Southwest 1/4; thence South 88°53'00" West along the Southerly line of said Northwest 1/4 of the Southwest 1/4, a distance of 1341.47 feet to the Southwest corner thereof; thence North 00°02'27" West along the Westerly line of said Northwest 1/4 of the Southwest 1/4, a distance of 1345.32 feet to the Northwest corner thereof thence North 88°42'49" East along the Northerly line of said Northwest 1/4 of the Southwest 1/4, a distance of 1340.23 feet to the Northeast corner thereof and the Southwest corner of said East 1/2 of the Northwest 1/4; thence North 00°08'31" East along the Westerly line of said East 1/2 of the Northwest 1/4, a distance of 2644.86 feet to the Northwest corner thereof; thence North 88°47'54" East along the Northerly line of said Section 32, a distance of 1678.18 feet to its intersection with the Southwesterly line of the Charles Broward Grant, Section 37, Township 1 North, Range 26 East; thence South 67°11'03" East along said last mentioned line and along the Northerly line of said Government Lot 2 and said Government Lot 1, a distance of 2242.62 feet to the most Southerly corner of said Section 37; thence North 23°58'26" East along the Easterly line of said Section 37, and along the Westerly line of said Government Lot 1, a distance of 576.05 feet to the most Northerly corner of said Government Lot 1 and a point situate on the Easterly line of said Section 32; thence South 00°01'41" East along said Easterly line of Section 32, a distance of 2247.26 feet to the Southeast corner of said Government Lot 1, the same being the Northeast corner of said Southeast 1/4 of Section 32; thence South 00°04'41" East along the Easterly line of said Southeast 1/4, a distance of 2722.23 feet to the Point of Beginning. Containing 505.74 acres more or less.

PARCEL 2 [Triangle Parcel]:

A portion of Section 4, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Section 4; thence North 89°35'43" East along the North line of said Section 4, a distance of 804.39 feet to its intersection with the Northwesterly right of way line of Interstate Highway No. 295 (State Road 9-A, a 300 foot right of way as now established) by the State of Florida Department of Transportation right

of way Map Section 72001-2410), said Northwesterly right of way line being a curve concave Southeasterly and having a radius of 5879.58 feet; thence Southwesterly around and along the arc of said curve and along said Northwesterly right of way line, 921.24 feet, said arc being subtended by a chord bearing and distance of South 59°47'50" West, 920.30 feet to its intersection with the West line of said Section 4; thence North 01°07'39" West along said West line of Section 4, a distance of 457.38 feet to the Point of Beginning. Containing 3.97 acres more or less.

Parcel 3 [Access Parcel]:

A portion of the North 1/2 of Government Lots 1 and 2, Section 33, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Lem Turner Road (State Road N. 115, a 66 foot right of way at this location), with the Northerly right of way line of Cypress Street (a 32 foot right of way as per Dahl's Addition to Garden City, as recorded in Plat Book 6, page 16 of the current public records of said Duval County), also being the Southerly line of said North 1/2 of Government Lot 1, Section 33; thence South 89°32'45" West along last said line, a distance of 42.00 feet; thence North 00°47'36" West along a line 42.00 feet Westerly and parallel with the aforementioned Westerly right of way line of Lem Turner Road, a distance of 543.65 feet to the point of curve of a curve concave Westerly and having a radius of 1834.86 feet; thence Northerly along said curve an arc distance of 407.62 feet and subtended by a chord bearing of North 07°09'27" West and chord distance of 406.78 feet to a point of compound curve and said point also being the Point of Beginning, said compound curve being concave Southwesterly and having a radius of 50.00 feet; thence Northwesterly along said curve an arc distance of 81.62 feet and subtended by a chord bearing of North 60°17'18" West and chord distance of 72.86 feet to the point of tangency of said curve; thence South 72°56'42" West, a distance of 442.49 feet to the point of curve of a curve concave Northerly and having a radius of 560.00 feet; thence Westerly along said curve an arc distance of 291.95 feet and subtended by a chord bearing of South 87°52'49" West and chord distance of 288.65 feet to the point of tangency of said curve; thence North 77°11'04" West, a distance of 282.83 feet to the point of curve of a curve concave Southerly and having a radius of 1000.00 feet; thence Westerly along said curve an arc distance of 76.82 feet and subtended by a chord bearing of North 79°23'07" West and a chord distance of 76.80 feet to the point of tangency of said curve; thence North 81°35'09" West, a distance of 580.80 feet to the point of curve of a curve concave Southeasterly and having a radius of 400.00 feet; thence Southwesterly along said curve an arc distance of 519.65 feet and subtended by a chord bearing of South 61°11'48" West and a chord distance of 483.87 feet to the point of tangency of said curve; thence South 23°58'45" West, a distance of 297.39 feet to the intersection with the Westerly line of said North 1/2 of Government Lot 2, Section 33; thence North 00°01'01" West along said Westerly line, a distance of 295.07 feet; thence North 23°58'45" East, a distance of 27.82 feet to the point of curve of a curve concave Southeasterly and having a radius of 520.00 feet; thence Northeasterly along said curve an arc distance of 461.23 feet and subtended by a chord bearing of North 49°23'21" East and a chord distance of 446.26 feet to a point of reverse

curve of a curve concave Northwesterly and having a radius of 50.00 feet; thence Northeasterly along said curve an arc distance of 69.72 feet and subtended by a chord bearing of North 34°51'04" East and chord distance of 64.21 feet to a point on said curve; thence North 84°54'12" East, a distance of 100.00 feet to a point on a curve of a curve concave Northeasterly and having a radius of 50.00 feet; thence Southeasterly along said curve an arc distance of 69.72 feet and subtended by a chord bearing of South 45°02'41" East and a chord distance of 64.21 feet to a point of a reverse curve of a curve concave Southerly and having a radius of 520.00 feet; thence Easterly along said curve an arc distance of 30.92 feet and subtended by a chord bearing of South 83°17'21" East and a chord distance of 30.91 feet to the point of tangency of said curve; thence South 81°35'09" East, a distance of 472.41 feet to the point of curve of a curve concave Northwesterly and having a radius of 50.00 feet; thence Northeasterly along said curve an arc distance of 74.95 feet and subtended by a chord bearing of North 55°28'23" East and a chord distance of 68.12 feet to a point on said curve; thence South 81°35'09" East, a distance of 100.13 feet to a point on a curve of a curve concave Northeasterly and having a radius of 50.00 feet; thence Southeasterly along said curve an arc distance of 74.70 feet and subtended by a chord bearing of South 34°23'07" East and a chord distance of 67.94 feet to the point of tangency of said curve; thence South 77°11'04" East, a distance of 281.00 feet to the point of tangency of a curve of a curve concave Northerly and having a radius of 440.00 feet; thence Easterly along said curve an arc distance of 229.39 feet and subtended by a chord bearing of North 87°52'49" East and a chord distance of 226.80 feet to the point of tangency of said curve; thence North 72°56'42" East, a distance of 442.49 feet to the point of curve of a curve concave Northwesterly and having a radius of 50.00 feet; thence Northeasterly along said curve an arc distance of 81.62 feet and subtended by a chord bearing of North 26°10'42" East and a chord distance of 72.86 feet to a point of cusp of a curve concave Southwesterly and having a radius of 1834.86 feet; thence Southeasterly along said curve an arc distance of 226.31 feet and said curve also being 42.00 feet Westerly and parallel with said Westerly right of way line of Lem Turner Road, and said curve being subtended by a chord bearing of South 17°03'18" East and a chord distance of 226.16 feet to a point on said curve and also being the Point of Beginning. Containing 7.05 acres more or less.

Parcel 4 [Lem Turner Road Future Accel/Deccel Parcel]:

A portion of the North 1/2 of Government Lot 1, Section 33, and Government Lot 1, Section 28, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the intersection of the Westerly right of way line of Lem Turner Road (State Road N. 115, a 66 foot right of way at this location), with the Northerly right of way line of Cypress Street (a 32 foot right of way as per Dahl's Addition to Garden City, as recorded in Plat Book 6, page 16 of the current public records of said Duval County), also being the Southerly line of said North 1/2 of Government 1, Section 33; thence South 89°32'45" West along last said line, a distance of 42.00 feet; thence Northerly along a line 42.00 feet Westerly and parallel with the aforementioned Westerly right of way

line of Lem Turner Road the following three courses: North $00^{\circ}47'36''$ West, a distance of 543.65 feet to the point of curve of a curve concave Westerly and having a radius of 1834.86 feet, an arc distance of 899.48 feet and subtended by a chord bearing of North $14^{\circ}50'13''$ West and chord distance of 890.50 feet to the point of tangency of said curve; thence North $28^{\circ}52'51''$ West, a distance of 864.39 feet; thence North $61^{\circ}07'09''$ East, a distance of 42.00 feet to the intersection with said right of way line of Lem Turner Road; thence Southerly along said right of way line the following three courses: South $28^{\circ}52'51''$ East, a distance of 864.39 feet to the point of curve of a curve concave Westerly and having a radius of 1876.86 feet, an arc distance of 920.07 feet and subtended by a chord bearing of South $14^{\circ}50'13''$ East and a chord distance of 910.89 feet to the point of tangency of said curve; thence South $00^{\circ}47'36''$ East, a distance of 543.90 feet to the Point of Beginning. Containing 2.23 acres more or less.

Parcel 5 [Across Lem Turner Road Parcel]:

A portion of the North 1/2 of Government Lot 1, Section 33, and Government Lot 1, Section 28, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Lem Turner Road (State Road N. 115, a 66 foot right of way at this location), with the Northerly right of way line of Cypress Street (a 32 foot right of way as per Dahl's Addition to Garden City, as recorded in Plat Book 6, page 16 of the current public records of said Duval County), also being the Southerly line of said North 1/2 of Government Lot 1, Section 33; thence North $00^{\circ}47'36''$ West along said Westerly right of way line, a distance of 172.07 feet; thence North $89^{\circ}12'24''$ East, a distance of 66.00 feet to the intersection with the Easterly right of way line of said Lem Turner Road and said point also being the Point of Beginning; thence Northerly along said Easterly right of way line of Lem Turner Road the following three courses: North $00^{\circ}47'36''$ West, a distance of 371.83 feet to the point of curve of a curve concave Westerly and having a radius of 1942.86 feet, an arc distance of 952.43 feet and subtended by a chord bearing of North $14^{\circ}50'13''$ West and chord distance of 942.92 feet to the point of tangency of said curve; thence North $28^{\circ}52'51''$ West, a distance of 864.39 feet; thence North $61^{\circ}07'09''$ East, a distance of 42.00 feet to the intersection with a line 42.00 feet Easterly and parallel with said Easterly right of way line of Lem Turner Road; thence Southerly along said line the following three courses: South $28^{\circ}52'51''$ East, a distance of 864.39 feet to the point of curve of a curve concave Westerly and having a radius of 1984.86 feet, an arc distance of 973.02 feet and subtended by a chord bearing of South $14^{\circ}50'13''$ East and a chord distance of 963.30 feet to the point of tangency of said curve; thence South $00^{\circ}47'36''$ East, a distance of 371.83 feet; thence South $89^{\circ}12'24''$ West, a distance of 42.00 feet to the Point of Beginning. Containing 2.12 acres more or less.

Parcel 6 [Mini Triangle Parcel]:

A portion of Section 5, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Section 5, thence South 89°03'13" West, along the North line of said Section 5, a distance of 56.30 feet; thence South 46°02'13" East along the Northwesterly line of those certain lands recorded in Official Records Book 11411, Page 98, of the current public records of said county, 79.75 feet to the East line of said Section 5; thence North 01°07'39" West along said East line of Section 5, a distance of 56.30 feet to the Point of Beginning. Containing 0.04 acres more or less.

Less and Except:

A portion of Section 32, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 32; Thence North 00°05'48" West, along the Easterly line of said Section 32, a distance of 250.03 feet to the Northerly line of a 100 foot wide JEA Easement as described and recorded in Official Records Book 5791, Page 764 of the current Public Records of said County; Thence South 89°03'45" West, along last said line, 50.01 feet to the Point of Beginning; Thence North 00°05'48" West, 1084.24 feet; Thence North 00°04'06" West, 573.10 feet; Thence South 89°47'24" West, 399.78 feet; Thence South 00°01'15" East, 308.03 feet; Thence North 89°47'53" West, 249.10 feet; Thence North 35°54'08" West, 130.75 feet; Thence South 89°36'57" West, 261.63 feet; Thence South 00°40'35" East, 268.21 feet; Thence South 89°23'50" West, 279.67 feet; Thence South 00°00'00" East, 109.53 Feet; Thence North 89°59'53" West, 966.88 feet; Thence South 00°20'45" East, 1108.70 feet to the aforesaid Northerly Line of a 100 foot wide JEA Easement; Thence North 89°03'45" East, along last said line, 2226.55 feet to the Point of Beginning. Containing 66.30 acres more or less.