

Legal Description Dated June 18, 2020

Parcel A

BEGINNING 320 FEET EAST OF NW CORNER OF THE WEST ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST RUNNING THENCE SOUTH 210 FEET; THENCE EAST 210 FEET; THENCE NORTH 210 FEET; THENCE WEST 210 FEET TO THE PLACE OF BEGINNING, AS RECORDED IN DEED BOOK 977, PAGE 82 OF THE PUBLIC RECORD OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART DESCRIBED IN OFFICIAL RECORDS VOLUME 3665, PAGE 567, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel B

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF EAST LINE OF THE NORTHEWEST ¼, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST AND THE CENTER LINE OF THE 120.0 FOOT RIGHT OF WAY OF THE SEABOARD COASTLINE R.R. THENCE CONTINUE NORTH 82°29'50" EAST ALONG SAID LINE 915.0 FEET; THENCE NORTH 0°16'26" WEST 324.0 TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°16'26" WEST 341.0 FEET; THENCE SOUTH 82°29'50" WEST 410.0 FEET; THENCE SOUTH 0°16'26" EAST 341.0 FEET TO A POINT; THENCE NORTH 82°29'50" EAST 410.0 FEET TO THE POINT OF BEGINNING.

Parcel C

A PART OF THE NORTHEWEST ¼ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SEABOARD AIRLINE RAILROAD RIGHT OF WAY AND THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 27, RUN THENCE NORTH 0°19'30" WEST A DISTANCE OF 84.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°19'30" WEST, A DISTANCE OF 664.90 FEET; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 321.87; THENCE NORTH 0°08'58" WEST, A DISTANCE OF 416 FEET; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 210 FEET; THENCE SOUTH 0°08'58" EAST, A DISTANCE OF 416 FEET; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 373.12 FEET; THENCE SOUTH 0°05' EAST, A DISTANCE OF 40.03 FEET; THENCE SOUTH 82°55'30" WEST, A DISTANCE OF 410 FEET; THENCE SOUTH 0°05' EAST, A DISTANCE OF 341 FEET; THENCE NORTH 82°55'30" EAST, A DISTANCE OF 43 FEET; THENCE SOUTH 0°05' EAST, A DISTANCE OF 236.96 FEET; THENCE SOUTH 89°3'10" WEST, A DISTANCE OF 537.10 FEET TO THE POINT OF BEGINNING, AND ALSO A PART OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 27 AND THE NORTHERLY LINE OF THE SEABOARD AIRLINE RAILROAD; RUN THENCE NORTH 0°19'30" WEST A DISTANCE OF 84.86 FEET; THENCE NORTH 89°03'10" EAST A DISTANCE OF 537.10 FEET; THENCE SOUTH 0°05' EAST, A DISTANCE OF 27.04 FEET; THENCE SOUTH 82°55'30" WEST, A DISTANCE OF 540.84 FEET TO THE POINT OF BEGINNING.