

LEGAL DESCRIPTION

Parcel 1

A portion of Section 6, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the southeasterly corner of Highpoint, Unit No. 3 according to map recorded in Plat Volume 26, Page 40, Public Records of said County and run North 1°-18'-45" West along the easterly line of said Highpoint, Unit No. 3 and along the easterly line of Skycrest Village according to map recorded in Plat Volume 24, Page 93, Public Records of said County, a distance of 1367.63 feet to the southwesterly corner of lands described in Schedule "D" in deed recorded in the Official Records of said County in Volume 4069, Page 225; run thence North 89° 31' 10" East along the southerly line of last mentioned lands a distance of 729.19 feet to a concrete monument set at the southeasterly corner thereof for the Point of Beginning. From the Point of Beginning thus described run North 1°18' 45" West along the easterly line of last mentioned lands a distance of 660.0 feet to a concrete monument set at the southwesterly corner of lands described on Exhibit "A" in deed recorded in the Official Records of said County in Volume 5261, Page 939; run thence North 89°31'10" East along the southerly line of last mentioned lands, a distance of 4030.21 feet to a concrete monument set at the southeasterly corner thereof on the southwesterly right-of-way line of St. Johns Bluff Road (a 200-foot right-of-way as now established): run thence South 25°-15'-50" East along said southwesterly right-of-way line, a distance of 726.86 feet to a concrete monument set at the southeasterly corner of lands described as Parcel 1 on Schedule "A" in deed recorded in the Official Records of said County in Volume 4069, Page 203, the same being the northeasterly corner of lands described as Parcel 2 on Schedule "B" in said Official Records Volume 4069, Page 203, run thence South 89° 31'10" West along the northerly line of last mentioned lands, a distance of 4325.33 feet to the Point of Beginning.

Subject to the reservation by the City National Bank of Miami, its assigns, or successors in title to a 50-foot perpetual easement for utilities, said easement being described as follows: A 50-foot-wide Easement across a part of Section 6, Township 3 South, Range 28 East, Duval County, Florida;

Said 50 foot wide easement lying 25.0 feet (as measured at right angles) each side of the following described centerline: For a Point of Reference commence at the southeasterly corner of Highpoint, Unit No. 3 according to map recorded in Plat Volume 26, Page 40, Public Records of said County and run North 1°18' 45" West along the easterly line of said Highpoint, Unit No. 3 and along the easterly line of Skycrest Village according to map recorded in Plat Volume 24, Page 93, Public Records of said county, a distance of 1367.63 feet to the Southwesterly corner of lands described on Schedule "D" in deed recorded in the Official Records of said county in Volume 4069, Page 225; run thence North 89°31'10" East along the southerly line of last mentioned lands and along the easterly prolongation thereof, the same being the northerly line of lands described as Parcel 2 on Schedule "B" in deed recorded in the Official Records of said County in Volume 4069, Page 203, a distance of 2718.52 feet to a point for the Point of Beginning of said centerline to be described herein. From the Point of Beginning thus described run North 4°14' 20" West along the westerly line of lands described as Parcel 1 on Schedule "A" in deed recorded in the Official Records of said County in Volume 4069, Page 203, a distance of 661.34 feet to the northwesterly corner of last mentioned lands for the terminus point of said centerline of easement.

Together with the following described lands, being more particularly described as follows:

Parcel 2

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, Florida, more particularly described as follows:

Commence for a point of reference at the Southeast corner of Highpoint, Unit 3, as recorded in Plat Volume 26, Page 40, of the current Public Records of said County; thence North 1° 18' 45" West along the Easterly line of said Highpoint Unit 3 and the Easterly line of Skycrest Village, Plat Volume 24, Page 93, and the

Easterly line of Doran Heights, Plat Volume 24, Page 75, 2562.63 feet to the intersection with the Southerly right of way line of a 100 foot Jacksonville Electric Authority Easement as described in Official Records Volume 4232, Page 526, of the Current Public Records of said County; thence North 89°31'10" East along said Southerly right of way line 729.0 feet to the Northeast corner of the lands conveyed by Lynnwood G. Willis and Thomas H. Greene as Trustees of the St. Johns Trust U/A May 15, 1973 to Tucker Bros. Insurance Agency, Inc., as said lands are described in Official Records Volume 4069, Page 225, Schedule "D" of the Current Public Records of Duval County, Florida; thence South 1° 18' 45" East along the Easterly boundary of the aforementioned lands as described in Official Records Volume 4069, Page 225, Schedule "D" of the Current Public Records Duval County, Florida, 30 feet to a point in said Easterly boundary, said Point being the Point of Beginning; thence continue South 1° 18' 45" East along aforementioned Easterly boundary, 505 feet to a point; thence run North 89° 31' 10" East along a line 535 feet Southerly of and parallel with the Southerly right of way line and the Easterly projection thereof of a 100 foot Jacksonville Electric Authority Easement as described in Official Records Volume 4232, Page 526 of the Current Public Records of Duval County, Florida, a distance of 4030.21 feet to an intersection with the Westerly right of way line of St. Johns Bluff Road (a 200 foot R/W as now established); thence run North 25° 15' 30" West along said Westerly right of way line 400.75 feet to the Point of a Curve to the right, having a radius of 8829.58 feet; thence Northwesterly along and around said Curve, a chord bearing and distance of North 24° 52' 49" West, 78.06 feet to the Northeast corner of lands conveyed by Lynnwood G. Willis and Thomas H. Greene, as Trustees of the St. Johns Trust U/A May 15, 1973 to City National Bank of Miami as Trustees of Liquidating Land Trust Number 5196-5 U/A August 2, 1973, as said lands are described in Official Records Volume 4069, Page 203, Parcel 1, as Schedule A of the Current Public Records of Duval County, Florida; thence run South 89° 31' 10" West along the Northerly boundary of aforementioned lands a distance of 1906.68 feet to an intersection with the Easterly line of a 30 foot easement for ingress and egress to a treatment plant site as said easement is described in Official Records Volume 4069, Page 225, Schedule "B" of the Current Public Records of Duval County, Florida; thence run South 4° 14' 20" East along the Easterly boundary of aforesaid 30 foot easement, a distance of 173.13 feet to an intersection with the Northerly boundary of a treatment plant site as said site is described in Official Records Volume 4069, Page 225, Schedule "H" of the Current Public Records of Duval County, Florida; thence North 85° 46' 30" East along aforesaid Northerly boundary of the treatment plant site, 90 feet to the Northeast corner thereof; thence run South 85° 46' 30" West along the Southerly boundary of said treatment plant site, 350 feet to the Southwest corner of the lands conveyed by Lynnwood G. Willis and Thomas J. Greene, as Trustees of the St. Johns Trust U/A May 15, 1973 to Tucker Bros. Insurance Agency, Inc. as said lands are described in Official Records Volume 4147, Page 420 of the Current Public Records of Duval County, Florida; said lands also being known as "5 Acre Addition to Treatment Plant"; thence run South 89° 31' 10" West along the Southwest corner thereof; of said "5 Acre Addition", 399.27 feet to the Southeast corner thereof; thence run North 0° 20' 50" West along the Westerly boundary of said "5 Acre Addition", 404.22 feet to a point in said Westerly boundary which bears North 89° 31' 10" East from the Point of Beginning of the subject lands being conveyed herein and 1372.89 feet distance from said Point of Beginning when measured along said North 89° 31' 10" East bearing; thence South 89° 31' 10" West parallel to and 30 feet distant from the aforementioned Southerly right of way line of the 100 foot Jacksonville Electric Authority Easement as described in Official Records Volume 4232, Page 526, of the Current Public Records of said County, 1372.89 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

Parcel 3

Being a 100 foot strip of land lying in Section 6, Township 3 South, Range 28 East and being more particularly described as follows;

For a Point of Beginning commence at the northeast corner of lands described in the Official Records of said County in Volume 4916, Page 628 (Parcel 2) and run North 89° 31' 10" East along the northerly line of a 100 foot wide easement to the City of Jacksonville as recorded in said Official Records in Volume 4594, Page 1092, a distance of 1,870.01 feet to a point on a curve in the westerly right-of-way line of St. Johns Bluff Road.(a 200 foot right-of-way); run thence in a southeasterly direction along the arc of a curve in said westerly right-of-way line, said curve being concave northeasterly and having a radius of 5,829.58 feet, a

chord bearing and distance of South 23° 59' 15" East; 109.05 feet. to a point; run thence South 89° 31' 10" West along the southerly line of the previously mentioned 100 foot wide easement recorded in Official Records Volume 4594, Page 1092, a distance of 1,906.95 feet to a point on the easterly line of said Official Records Volume 4916, Page 628 (Parcel 2); run thence North 4° 14' 20" West, along last mentioned easterly line, a distance of 100.22 feet to the Point of Beginning.

Being a part of the 100-foot easement described in the Official Records of said County in Volume 4594, Page 1092.

LESS AND EXCEPT FROM THE PARCELS DESCRIBED ABOVE ANY PART OF THE LANDS DESCRIBED IN THE FOLLOWING PLATTED LANDS:

ALL OF THE LAND AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 22; AND

ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF WOODLAND STATION UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 85; AND

ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 73; AND

ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 23; AND

ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 37; AND

ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF WOODLAND STATION UNIT 2, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT Book 47, PAGE 34; AND

ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF WOODLANDS STATION UNIT 2, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 82, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AND

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 4069, PAGE 203, O.R. BOOK 4147, PAGE 420, O.R. BOOK 5735, PAGE 304; O.R. Book 4916, Page 628; O.R. BOOK 14826, PAGE 827; O.R. BOOK 10232, PAGE 483, 487 AND 491; AND O.R. BOOK 4424, PAGE 761; ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

And

LESS AND EXCEPT ANY PORTION OF CAPTION PROPERTY LYING WITHIN THE CURRENT RIGHT OF WAY OF ST. JOHNS BLUFF BLVD.