

LEGAL DESCRIPTION

DESCRIPTION BY SURVEY:

A tract of land lying within Section 56, Township 2 South, Range 26 East, Duval County, State of Florida and being more particularly described as follows:

For a Point of Commencement begin at the Southwest corner of Lot 5, Block 52, Plat Book 1, Page 109 of the Official Public Records of Duval County, Florida, said point also being the intersection of the Easterly right of way of Goodwin Street (an 80.00 foot right-of-Way as established by plat) and the Northerly right of way of Oak Street (an 80.00 foot right-of-Way as established by plat); thence along said Northerly right of way North $76^{\circ}04'34''$ East, a distance of 60.04 feet to the POINT OF BEGINNING, said point lying on the Southerly line of Lot 5, said Plat book and Page; thence departing said Northerly right of way and Southerly lot line North $14^{\circ}30'32''$ West, a distance of 125.02 feet to the Northerly lot line of Lot 5, said plat book and page; thence along the Northerly lot line of said lot North $76^{\circ}02'42''$ East, a distance of 140.06 feet to the Northwest corner of lot 3, said Plat Book and Page; thence departing said Northerly lot line South $14^{\circ}29'52''$ East, a distance of 73.10 feet; thence departing said lot line South $75^{\circ}33'00''$ West, a distance of 2.30 feet; thence South $14^{\circ}04'02''$ East, a distance of 51.98 feet returning to the Northerly right of way line of Oak Street; thence along said right of way line South $76^{\circ}04'34''$ West, a distance of 137.33 feet to the POINT OF BEGINNING.

A tract of land lying within Section 56, Township 2 South, Range 26 East, Duval County, State of Florida and being more particularly described as follows:

Commencing at the Southwest corner of Lot 5, Block 51 of plat book 1, page 109 of the Official Public Records of Duval County, State of Florida; said point also being at the intersection of the Easterly Right-of-Way of Goodwin Street (an 80.00 foot Right-of-Way as established by said plat) and the Northerly Right-of-Way of Riverside Avenue (an 80.00 foot right-of-Way as established by plat) said point also being the point of reference of said tract; thence along the Easterly Right-of-Way of Goodwin Street North $14^{\circ}27'44''$ West, a distance of 258.25 feet to the Northwest corner of lot 6, said Plat Book and Page; thence along said lot 6 North $76^{\circ}04'34''$ East, a distance of 125.00 feet; thence South $14^{\circ}27'44''$ East, a distance of 8.00 feet to the Southerly Right-of-Way line of Oak street, said Plat book and Page, said point also being the Northerly line of Lot 7, said Plat Book and Page; thence along said Southerly Right-of-Way line North $76^{\circ}04'34''$ East, a distance of 375.18 feet to the Northeast corner of Lot 10, said Plat book and Page, said point also being the intersection of the Southerly right-of-way line Oak Street and the Westerly right-of-way line of Margaret Street (an 80.00 foot right-of-way as established by said plat); thence along said Westerly right-of-way line South $14^{\circ}27'47''$ East, a distance of 249.95 feet to the Southeast corner of Lot 1, said Plat Book and Page, said point also being the intersection of the Westerly right-of-way line of Margaret Street and the Northerly right-of-way line of Riverside Avenue (an 80.00 foot right-of-way as established by said plat); thence along said Northerly right-of-way line South $76^{\circ}02'31''$ West, a distance of 500.18 feet to the

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Southwest corner of lot 5, said point also being the Intersection of the Northerly right-of-way line of Riverside Avenue and the Easterly right-of-way line of Goodwin Street, said point also being the POINT OF BEGINNING.

TOGETHER WITH the rights in that Agreement Concerning Reciprocal Easements and Restrictive Covenants recorded in Official Records Book 10521, Page 1435, Public Records of Duval County, Florida, together with and as affected by Amendment to Agreement Concerning Reciprocal Easement and Restrictive Covenants recorded July 28, 2003 in Official Records Book 11247, page 101, of the Public Records of Duval County, Florida.

ALSO KNOWN AS:

PARCEL 1:

Lots 1-10, Block 51, RIVERSIDE, as recorded in Deed Book Q, page 31, and in Plat Book 1, Page 109, of the former Public Records of Duval County, Florida, in Township 2 South, Range 26 East of said County.

Together with vacated portion of Oak Street

A part of Oak Street North of Block 51, PLAT OF RIVERSIDE, as recorded in Deed Book Q, Page 31 and Plat Book 1, Page 109, of the former Public Records of Duval County, Florida, in Township 2 South, Range 26 East of said County, being more particularly described as follows:

For a Point of Beginning, commence at the point at the Northwest corner of Lot 6, Block 51 of said Plat of Riverside on the Easterly right of way line of Goodwin Street (an 80.00 foot right of way as shown on said plat) at its intersection with the Southerly right-of-way line of Oak Street (an 80.00 foot right-of-way as shown on said plat); thence North $01^{\circ} 30' 36''$ West leaving said Lot 6 and along the Northerly projection of the Easterly right-of-way line of said Goodwin Street, a distance of 8.00 feet; thence North $89^{\circ} 01' 15''$ East, a distance of 125.00 feet; thence South $01^{\circ} 30' 36''$ East along a line to its intersection with the aforementioned Southerly right of way line of Oak Street, a distance of 8.00 feet; thence south $89^{\circ} 01' 15''$ West along said Southerly right of way line of Oak Street, a distance of 125.00 feet to the Point of Beginning.

PARCEL 2:

Phase 2 Parking Parcel

A part of Lots 4 and 5, Block 52 of the plat of RIVERSIDE, recorded in Deed Book Q, Page 31, and in Plat Book 1, Page 109 of the former public records of Duval County, Florida being more particularly described as follows:

For a point of reference, commence at the Southwest corner of said Lot 5, Block 52, said point lying at the intersection of the Easterly right-of-way line of Goodwin Street (an 80.00 foot right-of-way by plat) with the Northerly right-of-way line of Oak Street (an 80.00 foot right-of-way by plat); thence North $89^{\circ} 01' 15''$ East along said Northerly right-of-way line, a distance of 60.05

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feet to the POINT OF BEGINNING; thence North 01'30'27" West leaving said Northerly right-of-way line, a distance of 125.01 feet thence North 89'00'52" East, a distance of 140.06 feet; thence South 01'30'19" East, a distance of 125.02 feet to a point on said Northerly right-of-way line; thence South 89'01'15" West along said Northerly right-of-way line, a distance of 140.05 feet to the POINT OF BEGINNING.

TOGETHER WITH the rights in that Agreement Concerning Reciprocal Easements and Restrictive Covenants recorded in Official Records Book 10521, Page 1435, Public Records of Duval County, Florida, together with and as affected by Amendment to Agreement Concerning Reciprocal Easement and Restrictive Covenants recorded July 28, 2003 in Official Records Book 11247, page 101, of the Public Records of Duval County, Florida.

LESS AND EXCEPT:

A part of Lot 4, Block 52, as shown on the Plat of RIVERSIDE, recorded in Deed Book Q, Page 31 and in Plat Book 1, Page 109 of the former Records of Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the Southeast corner of Lot 1, of said Block 52, said point lying at the intersection of the Northerly right-of-way line of Oak Street, (an 80.00 foot right-of-way as now established) with the Westerly right-of-way line of Margaret Street (an 80.00 foot right-of-way as now established); thence South 89'01'15" West along the Northerly right-of-way line of said Oak Street, a distance of 300.16 feet to the POINT OF BEGINNING; thence continue South 89'01'15" West, along said Northerly right-of-way line, a distance of 2.70 feet; thence North 01'56'47" West, leaving said Northerly right-of-way line of Oak Street, a distance of 51.98 feet; thence North 88'29'41" East, a distance of 2.30 feet to a point on the Easterly line of said Lot 4, thence South 01'30'19" East, along said Easterly line, a distance of 52.00 feet to the POINT OF BEGINNING.

Said parcel conveyed by that certain Special Warranty Deed recorded December 15, 2003 in Official Records Book 11528, Page 2345, Public Records of Duval County Florida.

ALSO KNOWN AS FOLLOWS:

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 51, RIVERSIDE, according to the Plat thereof as recorded in Deed Book Q, Page 31 and Plat book 1, Page 109, of the former Public Records of Duval County, Florida.

Parcel 2:

All of Lot 6, together with a part of Lots 4, 5 and 7, Block 52, of the Plat of Riverside, recorded in Deed Book Q, Page 31, and in Plat Book 1, Page 109, of the former Public Records of Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the Southwest corner of said Lot 5, said point lying at the intersection of the Northerly right-of-way line of Oak Street (an 80.00 foot right-of-way as now established) with the Easterly right-of-way line of Goodwin Street (an 80.00 foot right-of-way as now established);

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thence North 01° 30' 36" West along said Easterly right-of-way line, a distance of 125.00 feet to the POINT OF BEGINNING; thence continue North 01° 30' 36" West along said Easterly right-of-way line, a distance of 125.00 feet to a point on the Southerly right-of-way line of Herschel Street; thence North 89°00' 28" East along said Southerly right-of-way line, a distance of 119.20 feet; thence South 01° 05' 37" East, a distance of 250.02 feet to a point on said Northerly right-of-way line of Oak Street; thence South 89° 01' 15" West along said Northerly right-of-way line, a distance of 57.33 feet; thence North 01°30' 27" West leaving said Northerly right-of-way line, a distance of 125.01 feet to a point on the Northerly line of said Lot 5, thence South 89° 00' 52" West along said Northerly line, a distance of 60.06 feet to the POINT OF BEGINNING.

LESS

All of Lots 6 and 7, Block 52, of THE PLAT OF RIVERSIDE, recorded in Deed Book Q, Page 31, and in Plat Book 1, Page 109, both of the former being in the Public Records of Duval County, Florida.

Parcel 3:

A part of Oak Street North of Block 51, plat of RIVERSIDE, as recorded in Deed Book Q, Page 31 and Plat Book 1, Page 109, of the former Public Records of Duval County, Florida, in Township 2 South, Range 26 East of said County, being more particularly described as follows:

For a Point of Beginning, commence at the point at the Northwest corner of Lot 6, Block 51 of said Plat of Riverside on the Easterly right of way line of Goodwin Street (an 80.00 foot right of way as shown on said plat) at its intersection with the Southerly right of way line of Oak Street (an 80.00 foot right of way as shown on said plat) thence North 01° 30' 36" West, leaving said Lot 6 and along the Northerly projection of the Easterly right of way line of said Goodwin Street, a distance of 8.00 feet; thence North 89° 01' 15" East, a distance of 125.00 feet; thence South 01° 30' 36" East along a line to its intersection with the aforementioned Southerly right of way line of Oak Street, a distance of 8.00 feet; thence south 89° 01' 15" West along said Southerly right of way line of Oak Street, a distance of 125.00 feet to the Point of Beginning.

Parcel 4:

A part of Lot 4, Block 52, of the Plat of RIVERSIDE, as recorded in Deed Book Q, Page 31 and in Plat 1, Page 109, both of the former being in the Public Records of Duval County, Florida and being more particularly described as follows: For a point of reference, commence at the Southwest corner of said Lot 5, Block 52, said point lying at the intersection of the Easterly right of way line of Goodwin Street (an 80.00 foot right of way by plat) with the Northerly right of way line of Oak Street (an 80.00 foot right-of-way by plat) thence North 89° 01' 15" East along said Northerly right-of-way line, a distance of 117.38 feet to the POINT OF BEGINNING; thence North 01° 05' 37" West leaving said Northerly right-of-way line, a distance of 125.01; thence North 89° 00' 52" East, a distance of 81.83 feet; thence South 01° 30' 19" East, a distance of 125.02 feet to a point on said Northerly right-of-way line; thence South 89° 01' 15" West along said Northerly right-of-way line a distance of 82.73 feet to the POINT OF BEGINNING.

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LESS AND EXCEPT:

A part of Lot 4, Block 52, as shown on the Plat of RIVERSIDE, recorded in Deed Book Q, Page 31 and in Plat Book 1, Page 109 of the former Public Records of Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the Southeast corner of Lot 1, of said Block 52, said point lying at the intersection of the Northerly right-of-way line of Oak Street, (an 80.00 foot right-of-way as now established) with the Westerly right-of-way line of Margaret Street (an 80.00 foot right-of-way as now established); thence South 89°01'15" West along the Northerly right-of-way line of said Oak Street, a distance of 300.16 feet to the POINT OF BEGINNING; thence continue South 89°01'15" West, along said Northerly right-of-way line, a distance of 2.70 feet; thence North 01°56'47" West, leaving said Northerly right-of-way line of Oak Street, a distance of 51.98 feet; thence North 88°29'41" East, a distance of 2.30 feet to a point on the Easterly line of said Lot 4, thence South 01°30'19" East, along said Easterly line, a distance of 52.00 feet to the POINT OF BEGINNING.

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