

**PARCEL A:**

Part of the F. Richard Mill Grant, Section 52, Township 2 South, Range 27 East, more particularly described as follows:

Commence at the intersection of the North line of Harvin Road and the East line of University Boulevard South, which is distant 40 feet East of and parallel to the center line of the existing pavement of said University Boulevard South; thence North 4 degrees 50 minutes East and along said East line, a distance of 328.65 feet to an iron for the point of beginning. From the point of beginning thus described continue North 4 degrees 50 minutes East and along said East line, a distance of 847.1 feet to an iron; thence South 86 degrees 14 minutes 30 seconds East a distance of 716.53 feet to an iron on the West line of Hickman Road; thence South 3 degrees 44 minutes 30 seconds West and along said West line, a distance of 484.46 feet to an iron set at the Northwest corner of the lands shown on the plat of San Souci, Section 17, recorded in Plat Book 29, pages 97 and 97A; thence South 4 degrees 32 minutes 20 seconds West and along the West line of said San Souci, a distance of 364.36 feet to an iron; thence North 86 degrees 04 minutes 20 seconds West, and a distance of 727.2 feet to the iron at the point of beginning.

According to survey made by Ellis, Curtis & Kooker, dated June 17, 1964, Civil Engineers & Surveyors.

**PARCEL B:**

Part of the F. Richard Grant, Section 52, Township 2 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the Southerly line of Beach Boulevard and the Easterly line of University Boulevard South, an 80 foot right of way as now established, and running thence South 4 degrees 50 minutes West along the Easterly line of said University Boulevard South, 949.19 feet to an iron; thence South 86 degrees 14 minutes 30 seconds East, 273.26 feet to an iron for the point of beginning; from said point of beginning run thence South 86 degrees 14 minutes 30 seconds East, 440.54 feet to an iron in the West line of Hickman Road; run thence South 3 degrees 44 minutes 30 seconds West along said Westerly line of Hickman Road, 146.16 feet to a concrete monument; run thence North 86 degrees 14 minutes 30 seconds West, 443.27 feet to an iron; run thence North 4 degrees 50 minutes East and parallel to University Boulevard South, 146.19 feet to the point of beginning.

**PARCEL D:**

Part of F. Richard Grant, Section 52, Township 2 South, Range 27 East, in Deed Book 1190, page 489 (except that part recorded in Deed Book 1443, page 24, 1667-493, 1740-589, 1762-130, Official Records Volume 667, page 68, Official Records Volume 702, page 423, Official Records Volume 2928, page 93) and further including lands in Official Records Volume 2932, page 395; said lands being more particularly described as follows:

Commencing at an iron at the intersection of the Northerly right of way line of Harvin Road with the Easterly right of way line of University Boulevard South, both as now established, run thence South 86 degrees 05 minutes East along the Northerly right of way line of Harvin Road 500 feet to an iron and the point of beginning; continue South 86 degrees 05 minutes East along said right of way 228 feet to an iron in the line of an old fence; run thence North 5 degrees 42 minutes 20 seconds East 164.06 feet to an iron; run thence North 86 degrees 05 minutes West 230.5 feet to an iron; run thence South 4 degrees 50 minutes West 164 feet to the point of beginning.

**PARCEL E:**

Being a part of that part of the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, described in Deed Book 1190, page 489, public records, and more particularly described as follows:

Commencing at the intersection of the Northerly line of Harvin Road and the Easterly line of Love Grove Road as now established; thence North 4 degrees 50 minutes East along said Easterly line of Love Grove Road 134 feet to the point of beginning; thence South 86 degrees 5 minutes East, 200 feet; thence North 4 degrees 50 minutes East 30 feet; thence North 86 degrees 05 minutes West 200 feet to said Easterly line of Love Grove Road; thence South 4 degrees 50 Minutes West along said Easterly line of Love Grove Road 30 feet to the point of beginning.

**PARCEL F:**

Being a part of the Francis Richard Mill Grant, Section 52, Township 2 South, Range 27 East, recorded in Deed Book 1190, page 489, public records, and more particularly described as follows:

Commencing at the Southeasterly corner of the lands described in and aforementioned deed; thence North 86 degrees 05 minutes West along Southerly line of said lands 528 feet to the point of beginning; thence continue North 86 degrees 05 minutes West 200 feet to the Easterly line of the Love Grove Road; thence North 4

degrees 50 minutes East along said Easterly line 134 feet; thence South 86 degrees 05 minutes East 200 feet; thence South 4 degrees 50 minutes West 134 feet to the point of beginning.

**PARCEL G:**

Being a part of that part of the F. Richard Mill Grant, Section 52, Township 2 South, Range 27 East, recorded in Deed Book 1190, page 489, public records, and more particularly described as follows:

Commencing at the intersection of the Easterly line of Love Grove Road and the Northerly line of Harvin Road as now established; thence South 86 degrees 05 minutes East along said Northerly line of Harvin Road 200 feet to the point of beginning; thence continue South 86 degrees 05 minutes East along said Northerly line of Harvin Road 100 feet; thence North 4 degrees 50 minutes East 164 feet; thence North 86 degrees 05 minutes West 100 feet; thence South 4 degrees 50 minutes West 164 feet to the point of beginning.

**PARCEL H:**

Part of the F. Richard Mill Grant, Section 52, Township 2 South, Range 27 East, more particularly described as follows:

Beginning at an iron in the East line of Love Grove Road 1952 feet South of Beach Boulevard; thence South 86 degrees 16 minutes East along a fence 733 feet to an iron; thence South 3 degrees 42 minutes West along a fence 164.16 feet to an iron; thence North 86 degrees 16 minutes West 730.5 feet to an iron in the said East line of Love Grove Road; thence North 4 degrees 50 minutes East along said East line of Love Grove Road 164.16 feet to an iron and the point of beginning.

**AND ALSO:**

Part of F. Richard Grant, Section 52, Township 2 South, Range 27 East, being the Northerly 10 feet of the property described in deed from Junie Counts and Amelia Elizabeth Counts, his wife, dated July 29, 1946, recorded in Deed Book 1190, page 489, current public records of Duval County, Florida, more particularly described as follows:

Beginning at an iron in the East line of University Boulevard 1942 feet South of Beach Boulevard; thence south 86 degrees 16 minutes East along a fence, 733 feet to an iron; thence South 3 degrees 42 minutes West, along a fence a distance of 10 feet; thence North 86 degrees 16 minutes West, 733 feet more or less, to an iron in the said East line of University Boulevard; thence North 4 degrees 50 minutes East along said East line of University Boulevard, a distance of 10 feet, more or less, to an iron and the point of beginning. EXCEPT any part in Official Records Volume 2932, page

395.

**PARCEL I:**

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville and State of Florida, known and described as:

Being a part of that part of the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Deed Book 1190, page 489, public records, commencing at the Southwest corner of Millage Ryars Subdivision recorded in Plat Book 6, page 56, public records of said Duval County; thence North 86 degrees 5 minutes West along the North line of now Harvin Road, 328 feet to the point of beginning; thence continue North 86 degrees 5 minutes West along said North line 100 feet; thence North 4 degrees 50 minutes East, 164 feet; thence South 86 degrees 5 minutes East, 100 feet; thence South 4 degrees 50 minutes West, 164 feet to the point of beginning.

**PARCEL J:**

A part of the Francis Richard Mill Grant in Section 52, Township 2 South, Range 27 East, described in Deed Book 1190, page 489, of the current public records of Duval County, Florida, and more particularly described as follows:

Commencing at the Southwest corner of Millage Ryars Subdivision as recorded in Plat Book 6, page 56, of the current public records, Duval County, Florida; thence North 86 degrees 05 minutes West 228 feet to the point of beginning; thence continuing North 86 degrees 05 minutes West 100 feet; thence North 4 degrees 50 minutes East 164 feet; thence South 86 degrees 05 minutes East 100 feet; thence South 4 degrees 50 minutes West 164 feet to the point of beginning.

**PARCEL K:**

Lot 5 (except part in Deed Book 210, page 560, Deed Book 949, page 402, and Official Records Volume 730, page 342), Abbie I. Ryars Subdivision, according to plat thereof, recorded in Plat Book 7, page 26, current public records of Duval County, Florida.

**PARCEL L:**

South 144 feet of North 288 feet of Lot 5, Abbie I. Ryars Subdivision (except the East 85 feet), according to plat thereof, recorded in Plat Book 7, page 26, current public records of Duval County, Florida.

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**PARCEL M:**

A part of Lot 3, Millege Ryar's Subdivision, according to plat thereof in Plat Book 6, page 56, of the current public records of Duval County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, thence South 86 degrees 04 minutes 00 seconds East 95 feet to a point; thence South 4 degrees 36 minutes 46 seconds West 100 feet to a point; thence North 86 degrees 04 minutes 00 seconds West 110 feet to a point; thence North 4 degrees 36 minutes 46 seconds East 100 feet to a point; thence South 86 degrees 04 minutes 00 seconds East 15 feet to a point, being the point of beginning. Less and except any part thereof lying within the streets or roads shown on the aforesaid plat.

**PARCEL O:**

Lots 1, 2, 3, 5, and 17, Block 4, SANS SOUCI, UNIT 17, according to plat thereof as recorded in Plat Book 29, pages 97 and 97A, of the current public records of Duval County, Florida.

**PARCEL Y:**

Part of the F. Richard Mill Grant, Section 52, Township 2 South, Range 27 East, Duval County, Florida, more particularly described as follows: Commence at a point in the Easterly line of University Boulevard South (an 80.0 foot right of way) that is South 4 degrees 50 minutes West, 1,443.6 feet from the Southerly line of Beach Boulevard; thence South 85 degrees 17 minutes East, 260.0 feet to the West face of a curb, said curb being 10.0 feet West of and parallel to an existing masonry hospital building; thence Northerly along said curb 262.1 feet; thence Easterly 10.0 feet to the North line of a masonry building; thence continue East 56.6 feet along said building line; thence North 104.25 feet along the Northerly production of the West face of said building; thence Easterly 12.8 feet to the Point of Beginning and the Southwesterly corner of a 3-story stucco building; thence Northerly along the West face of said building 17.3 feet; thence West along the South face of said building 21.0 feet; thence North along the West face of said building 40.9 feet; thence East along the North line of said building 21.0 feet; thence North along the West face of said building 17.0 feet; thence East along the North face of said building 77.25 feet; thence North along the West face of said building 1.05 feet; thence East along the North face of said building 55.0 feet; thence South along the East face of said building 1.05 feet; thence East along the North face of said building 77.23 feet; thence South along the East face of said building 17.0 feet; thence East along the North face of said building 20.8 feet; thence South along the East face of said building 40.9 feet; thence West along the South face of said

building 20.8 feet; thence South along the East face of said building 17.35 feet thence West along the South face of said building 209.48 feet to the Point of Beginning.

AND THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL S:

**PARCEL S:**

That certain piece, parcel, or tract of land, lying in and being part of the F. Richard Grant, Section 52, Township 2 South, Range 27 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: From the intersection of the Southerly right of way of Beach Boulevard and/or U.S. Highway 90 and/or State Road 212 (formerly Hogan Road), a 135 foot right of way as now established, with the Easterly right of way of Hickman Road, a 30 foot right of way as now established, South 03 degrees 42 minutes 00 seconds West, by and along said Easterly right of way, a distance of 436 feet to the Southeast corner of those lands, as described in Official Records Volume 3412, page 1107 of the current public records of said County for a point of beginning; thence, continue South, 03 degrees 42 minutes 00 seconds West by and along said Easterly right of way, a distance of 174.00 feet to the North boundary of those lands, as described in Official Records Volume 2652, page 724 of said current public records; thence North 86 degrees 17 minutes 00 seconds West, by and along said North boundary, a distance of 194.6 feet the East boundary of those lands, as described in Official Records Volume 2585, page 994 of said current public records; thence North 03 degrees 42 minutes 00 seconds East, by and along said West boundary and parallel with the aforementioned Easterly right of way of Hickman Road, a distance of 174.00 feet to the South boundary of said lands described in Official Records Volume 3412, page 1107; thence North 86 degrees 17 minutes 00 seconds East, by and along said South boundary, a distance of 194.6 feet to said Easterly right of way and the Point of Beginning.

LESS AND EXCEPT from Parcel S hereof any part of any road, street or right-of-way.

Subject to a 20 foot wide perpetual easement for road purposes over and upon the South 20 feet of above described land.

WHICH SAID PORTION OF PARCEL S LIES WITHIN THE FOLLOWING DESCRIBED PARCEL D:

**PARCEL D:**

Lots 1, 2, and 3, Block 4, as shown on the plat of Sans Souci Unit 17 as recorded in Plat Book 29, Pages 97 and 97A of the Current Public Records of Duval County, Florida, TOGETHER WITH a portion of Lots 3 and 5, ABBIE I. Ryar's Subdivision as recorded in Plat Book 7, Page 26 of said Current Public Records, TOGETHER WITH a portion

of the F. Richard Mill Grant, Section 52, Township 2 South, Range 27 East, Duval County, Florida being more particularly described as follows:

BEGIN at the intersection of the Northerly right-of-way line of Harvin Road (a 60 foot right-of-way as now established, formerly South Road as per Demetree's Subdivision, as recorded in Plat Book 19, Page 72, said current Public Records) with the Easterly right-of-way line of University Boulevard South (an 80 foot right-of-way as per State Road Department Right-of-Way Map Section No. 72540-2601, dated 1/22/66); thence Northerly along said Easterly right-of-way line of University Boulevard South, run the following six (6) courses and distances: COURSE NO.1 North 04°49'00" East, 538.19 feet; COURSE NO.2 North 04°50'00" East, 692.29 feet; COURSE NO.3 South 85°10'00" East, 12.00 feet; COURSE NO.4 North 04°50'00" East, 8.00 feet; COURSE NO.5 North 13°09'30" West, 38.85 feet; COURSE NO.6 North 04°50'00" East, 177.07 feet; thence South 85°52'34" East, 212.44 feet; thence South 39°30'10" East, 23.22 feet; thence South 04°17'20" West, 111.29 feet to the Southerly line of those lands described and recorded in Official Records Volume 6889, Page 1028, of said Public Records and the centerline of a 22 foot easement for ingress and egress (known as Samuel M. Wells Drive, as per Official Records Volume 4012, Page 133 said current Public Records); thence South 86°14'30" East, along last said line, and along the Southerly line of those lands described and recorded in Official Records Volume 7022, Page 891 of said Public Records 237.27 feet; thence North 04°31'06" East, 128.21 feet; thence South 86°04'59" East, 135.50 feet; thence North 03°03'37" East, 192.75 feet; thence South 86°18'14" East, 112.02 feet, to the Easterly line of said Official Records Volume 7022, Page 891 and the Westerly right-of-way line of Hickman Road (a 15 foot right-of-way as now established); thence South 03°50'05" West, along last said line and along the Easterly line of those lands described and recorded in Official Records Volume 5644, Page 249, and Official Records Volume 6615, Page 20 of said Public Records, 949.50 feet, to the Northerly line of those lands described and recorded in Official Records Volume 5644, Page 249, of said current Public Records; thence South 85°04'11" East, along last said line, 13.41 feet, to the Easterly right-of-way line of said Hickman Road; and the Westerly line of said Official Records Volume 5644, Page 249; thence Northerly and Easterly, along the Westerly and Northerly lines of said Official Records Volume 5644, Page 249, run the following two (2) courses and distances: COURSE NO.1: North 04°20'21" East, 215.05 feet; COURSE NO. 2: South 84°21'33" East, 529.85 feet, to the Easterly Line of said Official Records Volume 5644, Page 249 and a Westerly line of said Sans Souci Unit 17; thence Southerly, Westerly, and Southerly, along a Easterly, Southerly and Easterly lines of said Official Records Volume 5644, Page 249 and a Westerly, Northerly, and Westerly lines of said Sans Souci Unit 17, run the following three (3) courses and distances COURSE NO.1 South 04°26'19" West, 208.48 feet; COURSE NO.2 North 85°04'11" West 431.62 feet; COURSE NO.3 South 04°30'44" West, 99.99

feet, to the North line of said Lot 1, Block 4, Sans Souci Unit 17, and the Westerly right-of-way line of Vasari Drive West (a 60 foot right-of-way as now established; thence Southerly, along said Westerly right-of-way line, run the following two (2) courses and distances COURSE NO.1 South 06°42'54" West, 60.00 feet; COURSE NO.2 South 04°48'33" West, 184.29 feet, to the Southerly line of said Lot 3, Block 4 said Sans Souci Unit 17; thence North 85°15'18" West, along last said line, 107.24 feet to the Westerly line of said Sans Souci Unit 17; thence South 04°38'22" West, along last said line, 350.03 feet, to the said Northerly right-of-way of line of Harvin Road and the Southerly line of said lands described and recorded in Official Records Volume 6615, Page 20; thence North 86°11'15" West, along last said line, 728.03 feet to the POINT OF BEGINNING.

FURTHER LESS AND EXCEPT from Parcels A; B; D through M inclusive; Parcel O; Parcel Y; and portion of Parcel S any lands described in Official Records Volume 5938, page 1758, and further LESS AND EXCEPT the following described Parcels 1 and 2:

**PARCEL 1:**

Part of the Richard Mill Grant, Section 52, Township 2 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the east line of University Boulevard South (an 80.0 foot right-of-way) with the north line of Harvin Road (a 60.0 foot right-of-way); thence North 04°49'00" East 537.54 feet along the east line of said University Boulevard South, to an angle point; thence continue along the east line of said University Boulevard South, North 04°50'00" East, 30.0 feet; thence South 85°07'06" East, 291.57 feet; thence South 04°47'57" West, 62.0 feet, to the point of beginning; thence continue South 04°47'57" West, 107.0 feet; thence South 85°12'03" East, 187.0 feet; thence North 04°47'57" East 54.5 feet; thence South 85°12'03" East, 21.0 feet; thence North 04°47'57" East, 24.5 feet; thence North 85°12'03" West, 21.0 feet, thence North 04°47'57" East, 67.5 feet; thence North 85°12'03" West, 34.0 feet; thence North 04°47'57" East, 2.0 feet; thence North 85°12'03" West, 107.0 feet; thence South 04°47'57" West, 41.5 feet; thence North 85°12'03" West, 46.0 feet, to the point of beginning.

**PARCEL 2**

That certain overhead Air Rights Walkway Parcel granted to MHS Support Systems, Inc. by deed recorded in Official Records Volume 807, page 1705, current public records of Duval County, Florida.



Parcel 2  
(Child Development Center)

Lots 2, 3 and 4, DEMETREE'S SUBDIVISION, according to plat thereof as recorded in Plat Book 19, page 72, of the current public records of Duval County, Florida.

Parcel 3:  
(Hospital Footprint)

PARCEL X:

Part of the F. Richard Mill Grant, Section 52, Township 2 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at a point in the Easterly line of University Boulevard South (an 80.0 foot right-of-way) that is South 4 degrees 50 minutes West, 1443.6 feet from the Southerly line of Beach Boulevard; thence South 85 degrees 17 minutes East, 260.0 feet to the Point of Beginning; thence North along the West face of a curb, being 10.0 feet West of and parallel to the West face of a masonry hospital building, 262.1 feet; thence East 10.0 feet to the North line of said hospital building; thence continue East, 56.6 feet along said North line; thence North along the West face of said building and its extension Northerly, 104.25 feet; thence East, 222.23 feet along the Westerly extension of the South line of a 3-story Stucco building and the South line of said building; thence North along the East face of said stucco building, 17.35 feet; thence East along the South face of said stucco building, 20.3 feet; thence North along the East face of said Stucco building 40.9 feet; thence West along the North face of said Stucco building, 20.3 feet; thence North along the East face of said Stucco building, 17.0 feet to the Northerly face of said 3-story Stucco building and a 1-story masonry building; thence East along the North face of said masonry building, 142.0 feet; thence South along the East face of said masonry building, 164.2 feet; thence West along the South face of said masonry building, 13.5 feet; thence South along the East face of said masonry building, 71.3 feet; thence East along the North face of said masonry building, 13.5 feet; thence South along the East face of said masonry building, 90.0 feet; thence West along the South face of said masonry building, 6.5 feet; thence South along the East face of said masonry building, 126.4 feet; thence East along the North face of said masonry building, 9.0 feet; thence South along the East face of said masonry building, 29.6 feet; thence West along the South face of said masonry building, 6.85 feet; thence South along the East face of said masonry building, 68.65 feet; thence East along the South face of said masonry building, 20.35 feet; thence North along the West face of said masonry building, 38.9 feet; thence West along the South face of said masonry building, 58.0 feet; thence North along the West face of said masonry building, 59.05 feet; thence West along the South face of said masonry building, 22.5 feet; thence North along the East face of said masonry building, 10.7 feet; thence West 35.21 feet along the South face of said masonry building, thence South along the East face of said masonry building, 42.65 feet; thence West along the South face of said masonry building, 72.0 feet; thence South along the East face of said masonry building, 36.8 feet; thence West along the South face of said masonry building, 4.0 feet; thence South along the

East face of said masonry building, 6.0 feet; thence East along the North face of said masonry building, 4.1 feet; thence South along the East face of said masonry building, 10.5 feet; thence West along the South face of said masonry building, 16.7 feet; thence South along the East face of said masonry building, 3.1 feet; thence East along the North face of said masonry building, 26.9 feet; thence South along the East face of said masonry building, 151.9 feet; thence East along the North face of said masonry building, 3.2 feet; thence North along the West face of said masonry building, 2.6 feet; thence East along the North face of said masonry building, 10.5 feet; thence South along the East face of said masonry building, 24.2 feet; thence West along the South face of said masonry building, 10.5 feet; thence North along the West face of said masonry building, 14.6 feet; thence West along the South face of said masonry building, 3.2 feet; thence South along the East face of said masonry building, 22.75 feet to the Southerly face of said masonry building; thence West along the Southerly face of said masonry building and also line of pillars, 195.0 feet to the West face of said masonry building; thence North along the West face of said masonry building, 33.0 feet; thence East along the North face of said masonry building to the Westerly face of line of pillars, 13.8 feet; thence North along the West face of said line of pillars, 152.0 feet to the South face of said building; thence West along the South face of said building, 7.6 feet; thence North along the West face of said building, 10.5 feet; thence East along the North face of said building, 11.6 feet; thence North along the West face of said building, 10.6 feet; thence West along the South face of said building, 10.0 feet; thence North along the West face of said building, 21.4 feet; thence West along the South face of said building, 6.0 feet; thence North along the West face of said building, 10.6 feet; thence West along the South line of said building, 26.0 feet; thence continue on the Westerly production of the Southerly face of said building, 10.0 feet to the West face of said curb; thence North along the West face of said curb, 42.65 feet to the Point of Beginning.