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PARCEL "A"

A PARCEL OF LAND, BEING A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD, (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AT THIS POINT), WITH THE NORTHERLY LINE OF SAID SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, (AND ALSO BEING THE SOUTHERLY LINE OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 26 EAST), AND RUN THENCE NORTH 88°19'51" EAST, ALONG THE AFORESAID NORTHERLY LINE OF SAID SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, (AND ALSO BEING THE SOUTHERLY LINE OF SAID SECTION 28), A DISTANCE OF 1,683.62 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33; RUN THENCE SOUTH 01°20'15" EAST, ALONG THE EASTERLY LINE OF SAID NORTHWEST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33, (AND ALSO BEING THE WEST LINE OF THE NORTHEAST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33), A DISTANCE OF 640.25 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 01°20'15" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID NORTHWEST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33, (AND ALSO BEING THE WEST LINE OF THE NORTHEAST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33), A DISTANCE OF 681.26 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33; RUN THENCE NORTH 89°12'03" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHWEST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33, (AND ALSO BEING THE NORTHERLY LINE OF THE NORTH 1/2, OF THE SOUTHWEST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33, A DISTANCE OF 499.67 FEET, TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9590, PAGE 1449 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 01°14'01" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9590, PAGE 1449 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 660.06 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF PERCY ROAD, (A 60 FOOT PUBLIC ROAD RIGHT OF WAY AS PRESENTLY ESTABLISHED); RUN THENCE SOUTH 89°00'46" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID PERCY ROAD, A DISTANCE OF 519.16 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11684, PAGE 983 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°52'50" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11684, PAGE 983 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 402.51 FEET, TO THE NORTHEAST CORNER OF LAST SAID LANDS; RUN THENCE SOUTH 89°19'17" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11684, PAGE 983 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 541.12 FEET, TO THE EASTERLY LINE OF LEM TURNER (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AT THIS POINT); RUN THENCE NORTH 00°52'11" WEST, ALONG THE EASTERLY ROAD RIGHT OF WAY LINE OF SAID LEM TURNER ROAD, A DISTANCE OF 28.24 FEET, TO THE SOUTHWEST CORNER OF THOSE LANDS SHOWN AND DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10542, PAGE 2406 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY, EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10542, PAGE 2406 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: NORTH 84°48'49" EAST, A DISTANCE OF 147.31 FEET, TO A POINT;

COURSE No. 2: NORTH 88°45'09" EAST, A DISTANCE OF 330.71 FEET, TO A POINT;

COURSE No. 3: NORTH 00°13'40" WEST, A DISTANCE OF 299.58 FEET, TO A POINT; RUN THENCE NORTH 73°17'36" EAST, A DISTANCE OF 361.73 FEET, TO A POINT; RUN THENCE NORTH 58°35'45" EAST, A DISTANCE OF 290.13 FEET, TO A POINT; RUN THENCE NORTH 55°01'00" EAST, A DISTANCE OF 389.19 FEET, TO A POINT; RUN THENCE NORTH 50°44'44" EAST, A DISTANCE OF 190.07 FEET, TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33, (AND ALSO BEING THE WEST LINE OF THE NORTHEAST ¼, OF THE NORTHEAST ¼, OF SAID SECTION 33), AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 724,773 SQUARE FEET, OR 16.63 ACRES, MORE OR LESS, IN AREA.

SURVEYOR'S NOTE: A PORTION OF THE LANDS DESCRIBED HEREON, ALSO LIE WITHIN A PORTION OF THE PLAT OF "DAHLS ADDITION TO GARDEN CITY" AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 16, AND THOSE ROADS GRAPHICALLY SHOWN HEREON WERE CLOSED, AS PER THAT RESOLUTION OF THE

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BOARD OF COUNTY COMMISSIONERS OF DUVAL COUNTY, FLORIDA, RELATING TO THE CLOSING OF PARTS OF CERTAIN PUBLIC ROADS, PETITION No. 435, RECORDED IN OFFICIAL RECORDS BOOK 1815, PAGE 372 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

PARCEL "B"

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM M&C VENTURES, INC. TO 2005 LEM TURNER ASSOCIATES, LLC RECORDED IN OFFICIAL RECORDS BOOK 12854, PAGE 1268 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD, (A 80 FOOT PUBLIC ROAD RIGHT OF WAY, AT THIS POINT, AS PER THE MAINTENANCE MAP, RECORDED IN ROAD PLAT BOOK "B", PAGES 50, 50A, 50B AND 50C OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID PERCY ROAD, (A 60 FOOT ROAD RIGHT OF WAY, AS SHOWN ON AFORESAID MAINTENANCE MAP), AND RUN THENCE, NORTH 89°00'46" EAST, ALONG THE MONUMENTED NORTHERLY RIGHT OF WAY LINE OF PERCY ROAD, A DISTANCE OF 391.27 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, NORTH 00°52'50" WEST, A DISTANCE OF 40.32 FEET, TO A POINT, BEING ON THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12854, PAGE 1268; RUN THENCE, ALONG THE NORTHERLY AND EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12854, PAGE 1268, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°19'17" EAST, A DISTANCE OF 150.00 FEET, TO THE MONUMENTED NORTHEAST CORNER OF LAST SAID LANDS;

COURSE No. 2: RUN THENCE, SOUTH 00°52'50" EAST, ALONG THE AFORESAID EASTERLY LINE, A DISTANCE OF 402.51 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF PERCY ROAD; RUN THENCE, SOUTH 89°00'46" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 60,437 SQUARE FEET OR 1.38 ACRES, MORE OR LESS, IN AREA.

PARCEL "C"

MORRISON PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF PERCY ROAD, (A 60.0 FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 17 MINUTES 32 SECONDS WEST, 292.65 FEET, ALONG THE NORTH LINE OF SAID PERCY ROAD, TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8005, PAGE 1058; THENCE NORTH 01 DEGREES 23 MINUTES 59 SECONDS WEST, 659.92 FEET, ALONG THE EAST LINE OF SAID LANDS, TO A POINT; THENCE NORTH 89 DEGREES 24 MINUTES 51 SECONDS EAST, 308.41 FEET, TO A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, 659.26 FEET, ALONG SAID LINE, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 193,127 SQUARE FEET OR 4.43 ACRES, MORE OR LESS, IN AREA.

PARCEL "D"

THURMAN PARCEL

A PARCEL OF LAND, BEING A PORTION OF THAT GENERAL WARRANTY DEED FROM VIRGINIA LYNN CONNER f/k/a/ VIRGINIA LYNN HUNT a/k/a V. LYNN HUNT, A SINGLE WOMAN, TO TIMOTHY N. THURMAN, A SINGLE MAN AND KENNETH D. THURMAN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AS RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 255 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALSO BEING A PART OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN SAID GENERAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 255

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OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 00°13'40" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 255 OF THE CURRENT PUBLIC RECORDS, (AND ALSO BEING THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17255, PAGE 497, AND THEN ALONG THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13569, PAGE 1716, ALL IN THE AFORESAID CURRENT PUBLIC RECORDS), A DISTANCE OF 444.85 FEET, TO THE MONUMENTED NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 255 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 89°47'22" WEST, ALONG THE MONUMENTED NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 255 OF THE CURRENT PUBLIC RECORDS, (AND ALSO BEING THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13569, PAGE 1716, ALL IN THE AFORESAID CURRENT PUBLIC RECORDS), A DISTANCE OF 106.81 FEET, TO A POINT; RUN THENCE, SOUTH 00°35'16" WEST, A DISTANCE OF 446.94 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 255 OF THE CURRENT PUBLIC RECORDS, (AND ALSO BEING THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17255, PAGE 497 OF AFORESAID CURRENT PUBLIC RECORDS); RUN THENCE, NORTH 88°45'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 113.19 FEET, TO THE MONUMENTED SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN SAID GENERAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 255 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 49,038 SQUARE FEET OR 1.12 ACRES, MORE OR LESS, IN AREA.