

LEGAL DESCRIPTION

PARCEL "A"

A portion of Section 22, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 22; thence North 00°44'44" West, along the Westerly line of said Section 22, said line also being the Easterly right-of-way line of Kernan Boulevard South (a 200 foot right-of-way as now established), 2440.63 feet, thence North 89°15'16" East, departing from last said line, 150.00 feet to the Point of Beginning; thence North 00°44'44" West, 821.29 feet to a point situate on a curve leading Southeasterly and lying on the Southerly right-of-way line of Atlantic Boulevard (a variable right-of-way), thence along and around the arc of the curve and said Southerly right-of-way line, concave Northerly and having a radius of 11549.49 feet and a chord bearing and distance of South 79°52'10" East, 423.75 feet to the point of tangency of said curve, thence South 80°55'14" East, continuing along said Southerly right-of-way line, 476.25 feet, thence South 00°44'44" East, departing from said Southerly right-of-way line, 660.07 feet; thence South 89°15'16" West, 885.40 feet to the Point of Beginning.

Lands thus described contain 15.0 acres, more or less.

TOGETHER WITH:

PARCEL "B"

A portion of Section 22, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 22, thence North 00°44'44" West, along the Westerly line of said Section 22, said line also being the Easterly right-of-way line of Kernan Boulevard South (a 200 foot right-of-way as now established), 2440.63 feet to the Point of Beginning, thence continue North 00°44'44" West, along last said line, 854.02 feet to its intersection with the Southerly right-of-way line of Atlantic Boulevard (a variable right-of-way), said point lying on a curve leading Southeasterly, thence along and around the arc of the curve and said Southerly right-of-way line, concave Northerly and having a radius of 11549.49 feet and a chord bearing and distance of South 78°26'15" East, 153.53 feet to a point on said curve, thence South 00°44'44" East, departing from said curve and said Southerly right-of-way line, 821.29 feet; thence South 89°15'16" West, 150.00 feet to the Point of Beginning.

Lands thus described contain 2.88 acres, more or less.