

Prepared by and return to  
Christine Adams, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Blvd.,  
Suite 1500  
Jacksonville, Florida 32207

**CAMPFIELD COMMONS II**  
**SUPPLEMENTAL MASTER DECLARATION**  
**OF**  
**COVENANTS AND RESTRICTIONS**

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS AND RESTRICTIONS (this "Declaration") is made this 18 day of Nov, 2019, by WILEY JAMES LLC, a Florida limited liability company, whose address is 2245 St. Johns Ave., Jacksonville, Florida 32204 ("Sponsor")

**BACKGROUND**

A. Sponsor is the owner of certain real property located in Duval County, Florida, described in Exhibit A and as depicted on Exhibit A-1 (the "Parcel 1C"), each attached hereto and incorporated by reference and made a part hereof.

B. Parcel 1C has already been subjected to the terms and conditions of a Master Declaration of Covenants and Restrictions for Campfield dated as of May 26, 2004, recorded in Official Records Book 11828, page 666, public records of Duval County, Florida (the "Master Declaration", which includes any amendments made thereto). Certain adjacent property, referred to as Parcel 1B in the Master Declaration, has been subjected to the terms of the Campfield Commons II Master Declaration of Covenants and Restrictions dated as of January 16, 2014, recorded in Official Records Book 16663, page 2082, public records of Duval County, Florida (the "Existing Supplemental Declaration"). This Declaration supplements the provisions of the Master Declaration and Existing Supplemental Declaration (collectively, the "Existing Declarations"), and this Declaration should be read and construed so as to be in harmony with the same.

C. Pursuant to Section 2.3 of the Existing Supplemental Declaration, Sponsor has the right, without consent of any party, to bring within the plan and operation of the Existing Supplemental Declaration all or any portion of Parcel 1C by filing a supplemental declaration, following which, Parcel 1C shall constitute a part of the Property under the Existing Supplemental Declaration and be subject to the terms of the Existing Supplemental Declaration, as modified by the terms of this Declaration.

D. In order to provide for the preservation and enhancement of Parcel 1C and to contribute to the health, safety and welfare of subsequent Owners of all or portions of Parcel 1C, Sponsor wishes to subject Parcel 1C to the covenants, conditions and restrictions set forth in this Declaration and the Existing Supplemental Declaration.

## TERMS OF DECLARATION

Sponsor hereby declares that the Property shall be held, sold and conveyed subject to the covenants, conditions and restrictions contained in this Declaration and Existing Supplemental Declaration, except as modified herein.

1. **Recitals.** The foregoing recitals are true and correct, and are incorporated herein by this reference.

2. **Defined Terms.** Except as expressly set forth in this Declaration, all capitalized terms which are used, but not defined in this Declaration shall have the meanings ascribed to them in the Existing Supplemental Declaration.

3. **Annexation.** This Declaration is made pursuant to Section 2.3 of Existing Supplemental Declaration for the purposes of annexing Parcel 1C into the scope and effect of the Existing Supplemental Declaration, subject to the terms and provisions of this Declaration. From and after the date of this Declaration, Parcel 1C shall be owned, improved, transferred and occupied subject to the Existing Supplemental Declaration, as modified herein, and as may be modified and supplemented from time to time in accordance with the terms of this Declaration and the Existing Supplemental Declaration. Any such addition or modifications to the Existing Supplemental Declaration contained herein shall have no effect on the Existing Supplemental Declaration, as it applies to Parcel 1B thereunder. Further, from and after the date of this Declaration, Parcel 1C shall be deemed to be included in the definition of "Property" wherever used in the Existing Supplemental Declaration, and, except as specifically set forth herein, all covenants, easements and restrictions set forth in the Existing Supplemental Declaration shall apply to Parcel 1C. The Existing Supplemental Declaration and this Declaration shall run with the title to Parcel 1C and shall bind all persons having any right, title or any interest in or to Parcel 1C, and their respective heirs, legal representatives, successors, successors-in-title and assigns.

4. **Definition of "Common Areas".** For the purposes of this Declaration, "Common Areas" mean the "Common Areas" defined in the Existing Supplemental Declaration together with the non-exclusive and perpetual easement for ingress, egress and utilities created in Sections 10 and 11 hereof and Section 6.2 of the Existing Supplemental Declaration, and located over, upon and across the Interior Road (as defined below) and the Storm Service Easement Area (as defined below). When and if constructed, the term Common Areas shall also include the roadway, curbs, sidewalks, light posts and stormwater piping, including the Storm Service Facilities (as defined herein), that may be constructed within the easement areas by or at the direction of the Sponsor or the Association and the replacements and repairs thereto that may be made from time to time.

5. **Definition of "Interior Road".** For the purposes of this Declaration, "Interior Road" means the roadway depicted on **Exhibit B** attached hereto as "Lamb Tail Lane" in said road's final as-built location located within the easement area described on **Exhibit B-1** attached hereto. Fee title to the Interior Road will be owned by the respective Lot Owners adjoining the Interior Road to the centerline thereof, subject to the Common Areas easements elsewhere herein granted.

6. **Definition of "Lot"**. All parcels or tracts of land designated as a Lot on Exhibit B, as amended from time to time by Sponsor, or designated as a Lot in a conveyance by the Sponsor to a third party, are hereby deemed to be included with the definition of "Lot", as described in the Existing Supplemental Declaration.

7. **Definition of "Storm Service Easement Area"** For the purposes of this Declaration, "Storm Service Easement Area" means that area depicted on Exhibit C and described on Exhibit C-1 under which common storm service facilities (the "Storm Service Facilities") are located on Lot 2B, Lot 2A and Lot 4.

8. **Article 3, Section 3.3**. Pursuant to the terms of Section 3.3 of the Existing Supplemental Declaration, since Sponsor has elected to annex Parcel 1C pursuant to Section 2.3 of the Existing Supplemental Declaration, the percentage vote allocated to each Lot, including Lots under the Existing Supplemental Declaration and this Declaration, are recalculated proportionally based on the acreage within each Lot on the date of such annexation, as set forth below.

| Lot | Acres Per Lot | Percentage of Vote Allocated to Lot |
|-----|---------------|-------------------------------------|
| 1   | .98           | 6.82%                               |
| 2A  | 1.85          | 12.87%                              |
| 2B  | 1.08          | 7.52%                               |
| 3   | .98           | 6.82%                               |
| 4   | 1.78          | 12.39%                              |
| 5   | 1.13          | 7.86%                               |
| 6   | 1.36          | 9.46%                               |
| 7   | 0.85          | 5.92%                               |
| 8   | 1.45          | 10.09%                              |
| 9   | 2.13          | 14.82%                              |
| 10  | .78           | 5.43%                               |

9. **Article 3, Section 3.7** With respect to Parcel 1C and this Declaration, the following terms apply in lieu of the same terms in the Existing Supplemental Declaration: The Association shall be, either through the appointment of a real estate management entity or through its own personnel, responsible for the improvement, operation, maintenance and repair of the following:

3.7.1 The Common Areas, including all signs, lighting, landscaping, Storm Service Facilities and other Improvements located within the Common Areas; provided, however, maintenance, repair and replacement of sidewalks located on a Lot shall be the responsibility of the Lot Owner notwithstanding the location of such sidewalks within the Common Areas. Each Lot Owner shall keep the sidewalks located on the Owner's Lot in good maintenance and repair and promptly repair or replace any damaged, dangerous or defective sidewalk pathways or areas.

3.7.2 The Interior Road, which obligation, without limiting its generality, will include the following:

A. Maintaining the surface at such grade and levels that the easement area may be used and enjoyed as contiguous and homogenous common areas, and maintaining the surface in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or of similar quality, use and durability;

B. Removing all papers, debris, snow, ice, filth and refuse and sweeping the areas to the extent reasonably necessary to keep the areas in a neat, clean and orderly condition; and

C. Placing, keeping in repair and replacing any necessary appropriate directional signs, striping makers and lines; and operating, keeping in repair and replacing, when necessary, such artificial lighting facilities as will be reasonably required.

10. **Article 5, Section 5.1.** With respect to Parcel 1C and this Declaration, the following terms apply in lieu of the same terms in the Existing Supplemental Declaration: Sponsor does hereby convey and create a perpetual and non-exclusive access easement under, over and upon the easement area described on **Exhibit B-1** attached hereto for the benefit of the Association and each Lot Owner, their respective successors and assigns, and their respective guests, tenants, invitees, contractors, vendors and licensees for the purpose of providing vehicular and pedestrian ingress and egress to each Lot to and from Annie Eliza Road (collectively, the "Interior Road Easement"). The Interior Road Easement shall be appurtenant to the title to each Lot, and conveyance or transfer of a Lot shall be deemed to be made (x) subject to the easements on the Lot in favor of all the other Owners, and (y) together with the easements on the terms made herein over the easement area located on the Lots owned by each of the other Owners. Notwithstanding the manner in which fee simple title is held, but subject to the terms of Section 9 of this Declaration, the Association shall be responsible for the operation, maintenance, and repair of the Common Areas, and for the payment of all expenses, costs, and liabilities incurred in connection with the performance of such functions. On the Relinquishment Date, Sponsor shall relinquish control of the Association to the Owners in accordance with this Declaration and convey all of its right, title and interest in the Common Areas to the Association and the Association shall accept title to and ownership of the same.

11. **Storm Service Easement.** Sponsor does hereby convey and create a perpetual and non-exclusive access easement under, over and upon the Storm Service Easement Area for the benefit of the Association and each Lot Owner, their respective successors and assigns, and their respective guests, tenants, invitees, contractors, vendors and licensees for the purpose of providing drainage for each Lot through the Storm Service Facilities located within such area that are applicable to each Lot (collectively, the "Storm Service Easement"). The Storm Service Easement shall be appurtenant to the title to each Lot, and conveyance or transfer of a Lot shall be deemed to be made (x) subject to the easements on the Lot in favor of all the other Owners, and (y) together with the easements on the terms made herein over the easement area located on the Lots owned by each of the other Owners. Notwithstanding the manner in which fee simple title is held, but subject to the terms of Section 9 of this Declaration, the Association shall be responsible for the operation, maintenance, and repair of the Storm Service Facilities, and for the payment of all expenses, costs, and liabilities incurred in connection with the performance of such functions. On the Relinquishment Date, Sponsor shall relinquish control of the Association

to the Owners in accordance with this Declaration and convey all of its right, title and interest in the Storm Service Facilities, if any, to the Association and the Association shall accept such title to and ownership of the same.

12. **Lots 1, 2A, 2B, 3 and 4 Cross-Connection Easement.** There is hereby granted, reserved and retained, for the benefit of the Owners of Lot 1, Lot 2A, Lot 2B, Lot 3 and Lot 4, a perpetual non-exclusive easement for pedestrian and vehicular traffic (the "Cross-Connection Easement") over and across the drive aisles constructed or to be constructed on such Lots to and from such Lots and the Interior Road (and any public rights of way connecting to the Interior Road and/or any of such Lots) and/or any public rights of way, including, but not limited, to R G Skinner Parkway, together with the following rights and subject to the following restrictions and reservations:

(a) The use of the Cross-Connection Easement by any person entitled to the use thereof shall be in common with all other such persons; and

(b) The Owners of Lot 1, Lot 2A, Lot 2B, Lot 3 and Lot 4 agree not to obstruct or interfere in any way with the free flow of pedestrian and vehicular traffic over the drive aisles which comprise the Cross-Connection Easement, except to the extent necessary for reasonable repair and maintenance, traffic regulation and control, and to prevent a dedication thereof or the accrual of any prescriptive rights to any person therein; and

(c) The Cross-Connection Easement is for cross-access only and no parking or other rights are granted or conveyed hereby; and

(d) The Owners of Lot 1, Lot 2A and Lot 3 shall keep the cross-access point at the intersection of said Lots and the Interior Road, as depicted on **Exhibit B.**

(e) Notwithstanding the foregoing, however, the Owners of Lot 1, Lot 2A, Lot 2B, Lot 3 and Lot 4 may reconfigure the parking lot, spaces and drive aisles located on such Owner's Lot(s) from time to time provided such reconfiguration permits continued, reasonable vehicular and pedestrian access to and from the Lots, Interior Road and adjacent public rights-of-way; provided, however, the location or width of the cross-access points may not be changed without the written permission of all the Owners of all such Lots upon which the applicable access point is located, which consent shall not be unreasonably withheld, delayed, or conditioned.

13. **Article 6, Sections 6.5 and 6.6.** The Owners of Lots within Parcel 1C shall not be responsible for assessments relating to Monument Sign 1, Monument Sign 2, Sign Parcel 1, or Sign Parcel 2.

14. **Article 7, Section 7.4.** With respect to Parcel 1C and this Declaration, the following terms apply in lieu of the same terms in the Existing Supplemental Declaration: The exterior vertical walls of the principal Improvement on each Lot shall have at least 15% the face of such exterior walls surfaced with brick (such percentage calculation shall be inclusive of doors and windows) meeting the either of the following descriptions: (i) brick manufactured by Carolina Ceramics and identified as "Colonial Grey Smooth" ("**Brick Type A**"), or brick manufactured by Carolina Ceramics and identified as "Blue Black" ("**Brick Type B**"). When Brick Type A is used, the grout shall be "Shelby Tan", made by Holcim, and when Brick Type B is used, the grout shall be "Santee Black" made by Holcim. Notwithstanding the foregoing

sentence, however, in each instance, the Lot Owner may substitute a brick or grout of a different manufacturer and color provided that such alternative is of a substantially equivalent color to the items specified above as may be approved by Sponsor in Sponsor's sole discretion. In lieu of using only either Brick Type A or Brick Type B, such Owner may elect to create a repetitive pattern or stipe of its choice using a combination of Brick Type A and Brick Type B (or their substantial equivalents). If there is a predominant field brick in the pattern of Brick Type A and Brick Type B, the grout shall match the field brick and not the accent brick. If there is no predominant field brick and the brick colors are mixed, the lighter color grout shall be used. Brick sizes shall be either 2 1/4" x 3 5/8" x 7 5/8", or 3 5/8" x 3 5/8" x 7 5/8", or 3 5/8" x 3 5/8" x 11 5/8". The term brick as used in this paragraph does not include either concrete block or split-face block. Until such time as the Sponsor has relinquished control of the Association to the Owners, the Sponsor shall make available samples and other relevant information concerning approved brick, grout and lighting standards and will provide such information to an Owner on an as-needed basis within a reasonable time following an Owner's request.

15. **Amendment.** The Sponsor shall have the same right to amend this Declaration as it does to amend the Existing Supplemental Declaration.

16. **Effect of Invalidation.** If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions.

17. **Waiver.** Failure to enforce any provision of this Declaration shall not constitute a waiver of the right to enforce such provision or any other provision.

18. **Ratification.** Except as specifically amended hereby, all of the terms and provisions of the Existing Supplemental Declaration shall remain in full force and effect. In the event of any conflict between the provisions of the Existing Supplemental Declaration and the provisions of this Declaration, the provisions of this Declaration shall supersede and prevail.

19. **Effective Date.** This Declaration shall become effective on its recordation in the public records of Duval County, Florida.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the Sponsor has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of: **WILEY JAMES LLC**, a Florida limited liability company

[Signature]  
[print name] William Michaelis

By: [Signature]

Name: Allen F. Skinner

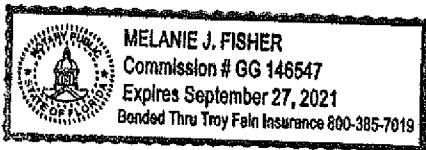
Title: President

[Signature]  
[print name] Melanie J. Fisher

STATE OF FLORIDA:

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2019 by Allen F. Skinner, as President of WILEY JAMES LLC, a Florida limited liability company, on behalf of the company, who      is personally known to me or who has produced Florida Driver's License as identification.



(NOTARY SEAL)

[Signature]  
Notary Public, State of Florida  
My Commission Expires:

**EXHIBIT A**  
**Description of Parcel 1C**

A portion of Section 29, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Volume 10472, page 1658 of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Parcel 101, Baymeadows Road Extension, as described and recorded in Official Records Volume 8040, page 1804, of said Public Records; thence North  $89^{\circ}02'28''$  East, along the Easterly prolongation of the Northerly line of said Parcel 101, a distance of 1480.99 feet to a point lying on the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section 72002-2534, said point also being the most Northerly Northwest corner of said lands of Official Records Volume 10472, page 1658; thence South  $00^{\circ}57'32''$  East, along said Easterly limited access right of way line, a distance of 167.64 feet to a point lying on the Southerly right of way line of Baymeadows Road, a variable width right of way according to plat of Baymeadows Road East Extension as recorded in Plat Book 56, Pages 74, 74A through 74D of said public records, and the Point of Beginning.

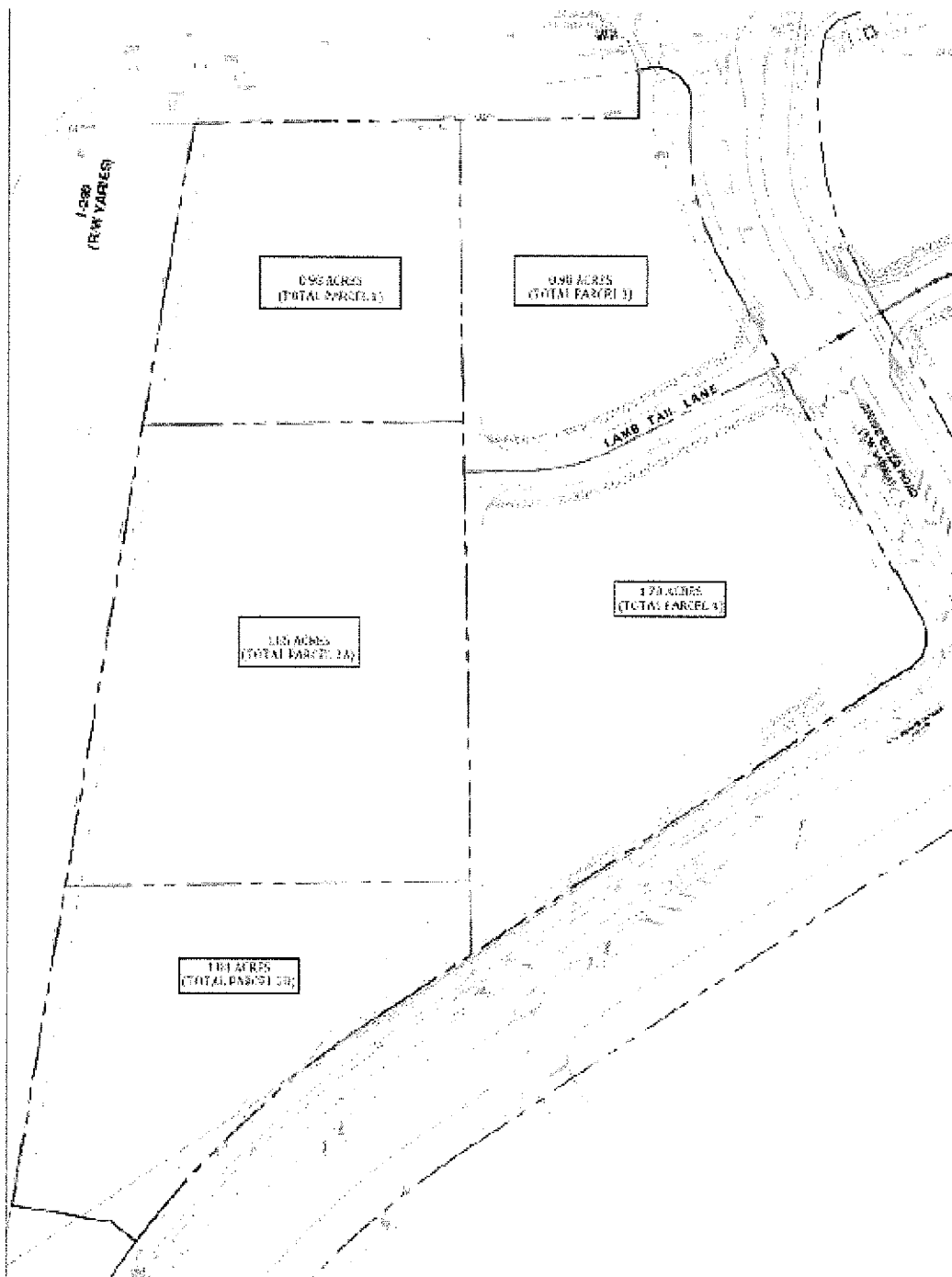
From said Point of Beginning, thence Northeasterly, departing said limited access right of way line, along said Southerly right of way line and around the arc of a curve concave Northwesterly and having a radius of 980.00 feet, an arc length of 7.89 feet to a point of reverse curvature, said point lying on the Westerly right of way line of Annie Eliza Road, a variable width right of way according to plat of R. G. Skinner Parkway as recorded in Plat Book 57, Pages 55, 55A and 55B, said public records, said arc being subtended by a chord bearing and distance of North  $79^{\circ}44'34''$  East, 7.89 feet; thence the following four courses along said Westerly right of way line of Annie Eliza Road: Course One Southeasterly, along the arc of a curve concave Southwesterly and having a radius of 25.00 feet, an arc length of 46.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $47^{\circ}09'29''$  East, 40.10 feet; Course Two - Southeasterly, along the arc of a curve concave Northeasterly and having a radius of 184.00 feet, an arc length of 114.63 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $11^{\circ}40'31''$  East, 112.78 feet; Course Three- South  $29^{\circ}31'20''$  East, 278.45 feet to a point of curvature; Course Four- Southwesterly, along the arc of a curve concave Northwesterly and having a radius of 25.00 feet, an arc length of 37.65 feet to a point of tangency, said point lying on the-Northerly right of way line of R. G. Skinner Parkway, a variable width right of way, said arc being subtended by a chord bearing and distance of South  $13^{\circ}37'04''$  West, 34.19 feet; thence the following two courses along said Northerly right of way line of R. G. Skinner Parkway: Course 1 - South  $56^{\circ}45'28''$  West, 448.72 feet to a point of curvature; Course 2 - Southwesterly, along the arc of a curve concave Southeasterly and having a radius of 655.00 feet, an arc length of 222.96 feet to a point on said curve, said point also lying on the Northerly boundary line of Tract A, as depicted on the plat of R. G. Skinner Parkway, as recorded in Plat Book 57, Pages 55, 55A and 55B of said public records, said arc being subtended by a chord bearing and distance of South  $47^{\circ}00'22''$  West, 221.88 feet; thence the following two courses along said Northerly boundary line: Course One North  $52^{\circ}41'24''$  West, 22.06 feet; Course Two - North  $80^{\circ}27'40''$  West, 70.73 feet to a point lying on the

aforesaid Easterly limited access right of way line of State Road 9A; thence the following four courses along said Easterly limited access right of way line: Course 1 - North 09°32'20" East, 662.03 feet; Course 2 - North 09°46'55" East, 94.49 feet; Course 3 - North 88°59'02" East, 310.56 feet; Course 4 - North 00°57'32" West, 32.53 feet to the Point of Beginning.

Containing 6.67 acres, more or less.



**EXHIBIT B**  
**Depiction of Common Areas/Interior Road (Lamb Tail Lane)**



**EXHIBIT B-1**  
**Metes and Bounds Description of the Common Areas/Interior Road**

A PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF R. G. SKINNER PARKWAY (BEING VARIABLE IN WIDTH), WITH THE SOUTHERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANNIE ELIZA ROAD (BEING OF VARIABLE WIDTH); THENCE NORTH 29°31'20" WEST, ALONG SAID SOUTHWESTERLY PROLONGATION AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ANNIE ELIZA ROAD, A DISTANCE OF 165.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 35.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 53.23 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 73°05'17" WEST, 48.24 FEET; THENCE SOUTH 63°20'45" WEST, 95.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.45 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 76°11'18" WEST, 77.80 FEET; THENCE SOUTH 89°01'52" WEST, 40.92 FEET; THENCE NORTH 00°58'08" WEST, 50.00 FEET; THENCE NORTH 89°01'52" EAST, 40.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 56.04 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 76°11'18" EAST, 55.57 FEET; THENCE NORTH 63°20'45" EAST, 89.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 56.73 FEET TO A POINT LYING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ANNIE ELIZA ROAD AND A POINT OF CUSP, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 16°54'42" EAST, 50.72 FEET; THENCE SOUTH 29°31'20" EAST, ALONG SAID LAST MENTIONED RIGHT OF WAY LINE, 120.15 FEET TO THE POINT OF BEGINNING;

CONTAINING: 12,300 SQ./FT. MORE OR LESS.





**EXHIBIT C-1**  
**Metes and Bounds Description of Storm Service Easement Area**

A PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF R. G. SKINNER PARKWAY (BEING VARIABLE IN WIDTH), WITH THE SOUTHERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANNIE ELIZA ROAD (BEING OF VARIABLE WIDTH); THENCE SOUTH 56°45'28" WEST, ALONG SAID NORTHWESTERLY PROLONGATION AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 23.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40°24'09" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 11.49 FEET; THENCE NORTH 85°18'31" WEST, 35.47 FEET; THENCE NORTH 29°34'01" WEST, 221.91 FEET; THENCE NORTH 63°20'45" EAST, 18.32 FEET; THENCE NORTH 53°39'07" EAST, 11.79 FEET; THENCE SOUTH 29°34'01" EAST, 206.50 FEET; THENCE SOUTH 85°18'31" EAST, 26.24 FEET; THENCE SOUTH 60°21'09" EAST, 6.22 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANNIE ELIZA ROAD, A VARIABLE WIDTH RIGHT OF WAY PRESENTLY ESTABLISHED; THENCE SOUTH 29°32'16" EAST, ALONG SAID RIGHT OF WAY LINE, 2.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 37.65 FEET TO THE POINT OF TANGENCY AND POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°37'09" WEST, 34.19 FEET;

CONTAINING: 7,771 SQ./FT. MORE OR LESS.

AND:

A PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF R G SKINNER PARKWAY (BEING VARIABLE IN WIDTH), WITH THE SOUTHERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANNIE ELIZA ROAD (BEING OF VARIABLE WIDTH); THENCE SOUTH 56°45'28" WEST, ALONG SAID NORTHWESTERLY PROLONGATION AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 377.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 56°45'28" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 33°14'32" WEST, DEPARTING SAID LINE, A DISTANCE OF 109.12 FEET; THENCE NORTH 00°58'08" WEST, A DISTANCE OF

286.81 FEET; THENCE NORTH 89°01'52" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°58'08" EAST, A DISTANCE OF 278.13 FEET; THENCE SOUTH 33°14'32" EAST, A DISTANCE OF 100.44 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11,618 SQ./FT. MORE OR LESS.