

All that tract or parcel of land lying and being in the City of Jacksonville, Duval County, Florida and being a part of lots 22 and 23 of Alderman Realty Co.'s farms, according to the plat thereof, as recorded in plat book 5, page 99, of the public records of Duval County, Florida, and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southerly prolongation of the easterly right-of-way line of Townsend Boulevard with the southerly right-of-way of State Road No. 10, said right-of-way line being in a curve, said curve being concave to the south and having a radius of 2,265.83 feet; run thence westerly along and around said curve and said southerly right-of-way line of State Road No. 10 an arc distance of 316.75 feet to the point of tangency of said curve; run thence along said southerly right-of-way line of State Road No. 10, south 89 degrees 41 minutes 14 seconds west a distance of 318.0 feet to a point; run thence south 00 degrees 18 minutes 46 seconds east a distance 292.0 feet to a point; run thence south 89 degrees 41 minutes 14 seconds west a distance of 58.79 feet to the point of beginning; from the true point of beginning as thus established, running thence south 00 degrees 18 minutes 46 seconds east a distance of 319.0 feet to a point; running thence south 89 degrees 41 minutes 14 seconds west a distance of 30.0 feet to a point; running thence south 00 degrees 18 minutes 46 seconds east a distance of 25.0 feet to a point; running thence south 81 degrees 15 minutes 37 seconds west a distance of 163.77 feet, to a point; running thence south 89 degrees 41 minutes 14 seconds west a distance of 340.0 feet to a point; running thence north 00 degrees 18 minutes 46 seconds west a distance of 423.0 feet to a point; running thence north 89 degrees 41 minutes 14 seconds east a distance of 285.79 feet to a point; run thence south 0 degrees 18 minutes 46 seconds east 55.0 feet to a point; run thence north 89 degrees 41 minutes 14 seconds east 246.21 feet to the point of beginning.

**April 16, 2020**

**Exhibit 1  
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