

# EXHIBIT 1

## LEGAL DESCRIPTION

September 27, 2021

ALL OF FRACTIONAL SECTIONS 7 AND 8, A PORTION OF FRACTIONAL SECTIONS 17 AND 18, AND A PORTION OF SECTIONS 19 AND 20, ALL LYING IN TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE NORTHWESTERLY CORNER OF LOT 12 (AS MONUMENTED), AS DEPICTED ON SUBDIVISION OF PART OF THE DAVID O. OGILVIE ESTATE, RECORDED IN PLAT BOOK 6, PAGE 70, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°19'13" WEST, ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 981.44 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE EASTERLY LINE OF SAID FRACTIONAL SECTION 8 (AS MONUMENTED); THENCE SOUTH 01°20'39" WEST, ALONG SAID EASTERLY LINE, 653.71 FEET TO THE NORTHEASTERLY CORNER OF SAID FRACTIONAL SECTION 17 (AS MONUMENTED); THENCE SOUTH 00°13'20" WEST, ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION 17, A DISTANCE OF 2650.58 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF SAID FRACTIONAL SECTION 17 (AS MONUMENTED); THENCE SOUTH 88°38'48" WEST, DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY LINE, 1900.06 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE WEST 45 ACRES OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID FRACTIONAL SECTION 17 (AS MONUMENTED); THENCE SOUTH 00°46'56" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID EASTERLY LINE, 1312.82 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE SOUTH ONE-QUARTER OF SAID FRACTIONAL SECTION 17 (AS MONUMENTED); THENCE NORTH 88°46'51" EAST, DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE, 1820.98 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF EAGERTON ROAD, A PUBLIC 66 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 00°45'57" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, 664.12 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE EAST 55 ACRES OF THE SOUTH ONE-QUARTER OF SAID FRACTIONAL SECTION 17 (AS MONUMENTED); THENCE SOUTH 89°03'09" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY LINE, 1798.61 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SOUTH ONE-HALF OF THE EAST 55 ACRES OF THE SOUTH ONE-QUARTER OF SAID FRACTIONAL SECTION 17 (AS MONUMENTED); THENCE SOUTH 00°46'21" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID WESTERLY LINE, 657.40 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID SECTION 20; THENCE SOUTH 88°54'53" WEST, DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE, 181.84 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14707, PAGE 1126, OF SAID CURRENT PUBLIC RECORDS (AS MONUMENTED); THENCE SOUTH 00°31'33" EAST, DEPARTING SAID NORTHERLY LINE, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 14707, PAGE 1126, AND ALONG THE WESTERLY LINE OF PARCEL "B" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3728, PAGE 762, OF SAID CURRENT PUBLIC RECORDS (AS MONUMENTED), A DISTANCE OF 1296.21 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 (AS MONUMENTED); THENCE SOUTH 88°32'17" WEST, DEPARTING LAST SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 20, A DISTANCE OF 1315.09 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 20; THENCE SOUTH 00° 07'27" EAST, ALONG SAID WESTERLY LINE, 1739.59 FEET TO ITS

INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 115 (LEM TURNER ROAD), A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING 4 COURSES: COURSE 1, THENCE NORTH 74°21'25" WEST, DEPARTING SAID WESTERLY LINE, 15.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1876.86 FEET; COURSE 2, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°43'00", AN ARC LENGTH OF 1038.96 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°29'55" WEST, 1025.74 FEET; COURSE 3, THENCE NORTH 47°21'35" EAST, ALONG A NON-TANGENT LINE, 17.00 FEET; COURSE 4, THENCE NORTH 42°38'24" WEST, 4298.58 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "B" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13370, PAGE 289, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°41'02" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL "B", 4740.42 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON THE SOUTHERLY LINE OF SECTION 41 OF THE WILLIAM GIBSON GRANT (AS MONUMENTED); THENCE NORTH 77°30'15" EAST, ALONG SAID SOUTHERLY LINE, 7275.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1076.83 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 24 AND A PORTION OF FRACTIONAL SECTION 25, TOWNSHIP 1 NORTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF FRACTIONAL SECTIONS 18 AND 30, AND A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 18 (AS MONUMENTED); THENCE SOUTH 89°36'42" EAST, ALONG THE SOUTHERLY LINE OF SAID FRACTIONAL SECTION 18, A DISTANCE OF 1320.75 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "A" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13370, PAGE 289, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY (AS MONUMENTED); THENCE NORTH 01°08'59" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL "A", 419.68 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 115 (LEM TURNER ROAD), A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 42°38'25" EAST, DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 1388.49 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF BRADDOCK HOME ROAD, A PUBLIC 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTHERLY ALONG THE NORTHWESTERLY AND SOUTHWESTERLY RIGHT OF WAY LINES OF SAID BRADDOCK HOME ROAD THE FOLLOWING 3 COURSES: COURSE 1, THENCE SOUTH 54°52'50" WEST, 961.84 FEET; COURSE 2, SOUTH 38°47'25" EAST, 829.95 FEET; COURSE 3, THENCE SOUTH 64°35'30" EAST, 120.51 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD, A PUBLIC 66 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 25°24'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 876.32 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14223, PAGE 2173, OF SAID CURRENT PUBLIC RECORDS (AS MONUMENTED); THENCE ALONG THE BOUNDARY LINE OF SAID OFFICIAL RECORDS BOOK 14223, PAGE 2173, THE FOLLOWING 3 COURSES: COURSE 1, THENCE SOUTH 89°53'15" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 371.22 FEET; COURSE 2, THENCE SOUTH 25°22'58" WEST, 115.25 FEET; COURSE 3, THENCE SOUTH

64°37'02" EAST, 334.95 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON SAID WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD; THENCE SOUTHWESTERLY ALONG THE WESTERLY AND NORTHERLY RIGHT OF WAY LINES OF SAID BRADDOCK ROAD THE FOLLOWING 4 COURSES: COURSE 1, THENCE SOUTH 25°24'30" WEST, 699.87 FEET; COURSE 2, THENCE SOUTH 25°25'42" WEST, 2873.57 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 922.40 FEET; COURSE 3, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°11'20", AN ARC LENGTH OF 1001.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°29'51" WEST, 952.75 FEET; COURSE 4, THENCE SOUTH 87°35'31" WEST, 745.49 FEET; THENCE NORTH 00°20'32" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 1319.30 FEET; THENCE NORTH 51°58'53" WEST, 340.71 FEET; THENCE SOUTH 89°15'48" WEST, 740.00 FEET; THENCE NORTH 04°00'44" WEST, 96.16 FEET; THENCE SOUTH 89°15'48" WEST, 335.00 FEET; THENCE NORTH 40°00'44" WEST, 179.91 FEET; THENCE SOUTH 89°15'48" WEST, 235.00 FEET; THENCE SOUTH 10°59'16" WEST, 457.98 FEET; THENCE SOUTH 89°16'03" WEST, 349.90 FEET; THENCE NORTH 52°33'37" WEST, 350.11 FEET; THENCE NORTH 87°29'05" WEST, 600.00 FEET; THENCE SOUTH 67°59'16" WEST, 690.00 FEET; THENCE SOUTH 89°16'27" WEST, 450.02 FEET THE SOUTHWEST CORNER OF SAID SECTION 24 (AS MONUMENTED); THENCE NORTH 04°00'29" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 24, A DISTANCE OF 5341.53 FEET TO THE NORTHWEST CORNER THEREOF (AS MONUMENTED); THENCE NORTH 89°06'38" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 5926.87 FEET THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

CONTAINING 916.95 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 19 (AS MONUMENTED); THENCE SOUTH 89°20'01" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 19, A DISTANCE OF 4595.08 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (AS MONUMENTED), A PUBLIC 66 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 25°25'42" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 1970.93 FEET TO THE WESTERLY MOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5502, PAGE 1151, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 64°35'19" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, AND ALONG THE SOUTHWESTERLY LINES OF OFFICIAL RECORDS VOLUME 5502, PAGE 1151, PARCEL 2 AND PARCEL 1, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19344, PAGE 2239, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 614.36 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL 1, SAID CORNER LYING ON THE NORTHWESTERLY LINE OF PARCEL 3, AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 19344, PAGE 2239; THENCE SOUTH 25°24'41" WEST, ALONG THE NORTHWESTERLY LINES OF PARCEL 3 AND PARCEL 4, AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 19344, PAGE 2239, A DISTANCE OF 145.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 4; THENCE SOUTH 64°35'19" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 194.00 FEET TO THE SOUTHERLY MOST CORNER THEREOF; THENCE NORTH 25°24'41" EAST, ALONG THE SOUTHEASTERLY LINES OF SAID PARCEL 4 AND SAID PARCEL 3, A DISTANCE OF 188.61 FEET

TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9162, PAGE 470, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 74°41'59" EAST, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9162, PAGE 470, A DISTANCE OF 380.20 FEET TO THE SOUTHERLY MOST CORNER THEREOF; THENCE NORTH 25°24'41" EAST, ALONG THE SOUTHEASTERLY LINES OF OFFICIAL RECORDS BOOK 9162, PAGE 470, OFFICIAL RECORDS BOOK 18916, PAGE 1746, AND OFFICIAL RECORDS BOOK 17300, PAGE 2397, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 525.00 FEET TO THE WESTERLY MOST CORNER OF PARCEL 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19372, PAGE 666, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 57°01'59" EAST, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 377.58 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL 2; THENCE NORTH 25°24'41" EAST, ALONG THE SOUTHEASTERLY LINES OF SAID PARCEL 2, AND OFFICIAL RECORDS VOLUME 7079, PAGE 83, AND OFFICIAL RECORDS BOOK 9566, PAGE 258, ALL OF SAID CURRENT PUBLIC RECORDS, 525.00 FEET TO THE EASTERLY MOST CORNER OF SAID OFFICIAL RECORDS BOOK 9566, PAGE 258; THENCE NORTH 57°01'59" WEST, ALONG THE NORTHEASTERLY LINES OF OFFICIAL RECORDS BOOK 9566, PAGE 258, AND OFFICIAL RECORDS BOOK 14152, PAGE 230, BOTH OF SAID CURRENT PUBLIC RECORDS, 755.16 FEET TO THE NORTHERLY MOST CORNER OF SAID OFFICIAL RECORDS BOOK 14152, PAGE 230, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THOMAS MILL ROAD, A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 25°24'41" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 29.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12533, PAGE 1817, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 57°01'59" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHWESTERLY LINE, 503.52 FEET TO THE SOUTHERLY MOST CORNER THEREOF; THENCE NORTH 46°29'00" EAST, ALONG THE SOUTHEASTERLY LINES OF OFFICIAL RECORDS BOOK 12533, PAGE 1817, AND OFFICIAL RECORDS BOOK 9981, PAGE 1896, BOTH OF SAID CURRENT PUBLIC RECORDS, 387.69 FEET TO THE EASTERLY MOST CORNER OF SAID OFFICIAL RECORDS BOOK 9981, PAGE 1896; THENCE NORTH 57°01'59" WEST, ALONG THE NORTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 9981, PAGE 1896, A DISTANCE OF 266.55 FEET TO THE NORTHERLY MOST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHERLY MOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17694, PAGE 520, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 25°24'41" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 17694, PAGE 520, A DISTANCE OF 175.00 FEET TO THE EASTERLY MOST CORNER THEREOF, SAID CORNER LYING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9283, PAGE 1606, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 4 COURSES: COURSE 1, THENCE SOUTH 57°01'59" EAST, 67.16 FEET; COURSE 2, THENCE NORTH 25°24'41" EAST, 232.99 FEET; COURSE 3, THENCE NORTH 47°58'19" WEST, 351.00 FEET; COURSE 4, THENCE SOUTH 55°12'50" WEST, 270.69 FEET; THENCE SOUTH 25°24'41" WEST, CONTINUING ALONG SAID BOUNDARY LINE AND ALONG THE NORTHWESTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17694, PAGE 520, AND OFFICIAL RECORDS VOLUME 6642, PAGE 1205, ALL OF SAID CURRENT PUBLIC RECORDS, 238.23 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19012, PAGE 712, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 58°29'05" WEST, DEPARTING SAID NORTHWESTERLY LINE AND ALONG THE NORTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 19012, PAGE 712, A DISTANCE OF 406.60 FEET TO THE NORTHERLY MOST CORNER THEREOF; THENCE SOUTH 25°24'41" WEST, ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL

RECORDS BOOK 19012, PAGE 712, A DISTANCE OF 195.00 FEET TO THE WESTERLY MOST CORNER THEREOF, SAID CORNER ALSO BEING THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18933, PAGE 970, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 64°35'19" WEST, ALONG THE NORTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 18933, PAGE 970, A DISTANCE OF 374.14 FEET TO THE NORTHERLY MOST CORNER THEREOF, SAID CORNER LYING ON SAID EASTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE NORTH 25°24'30" EAST, 734.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1399.40 FEET; COURSE 2, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°52'40", AN ARC LENGTH OF 509.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°50'50" EAST, 507.11 FEET; COURSE 3, THENCE NORTH 46°17'10" EAST, 138.14 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 115 (LEM TURNER ROAD), A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING 4 COURSES: COURSE 1, THENCE SOUTH 42°38'25" EAST, 2157.29 FEET; COURSE 2, THENCE NORTH 47°21'35" EAST, 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1942.86 FEET; COURSE 3, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°43'00", AN ARC LENGTH OF 1075.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°29'55" EAST, 1061.81 FEET; COURSE 4, THENCE SOUTH 74°21'25" EAST, 34.09 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 19 (AS MONUMENTED); THENCE SOUTH 00°07'19" EAST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY LINE, 2062.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 225.63 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 115 (LEM TURNER ROAD), A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, AND THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD, A PUBLIC 66 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE SOUTH 46°17'10" WEST, 139.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1465.40 FEET; COURSE 2, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°52'41", AN ARC LENGTH OF 533.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°50'49" WEST, 531.03 FEET; COURSE 3, THENCE SOUTH 25°24'30" WEST, 268.35 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF BRADDOCK HOME ROAD, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTHERLY ALONG THE NORTHEASTERLY AND SOUTHEASTERLY RIGHT OF WAY LINES OF SAID BRADDOCK HOME ROAD THE FOLLOWING 3 COURSES: COURSE 1, THENCE NORTH 64°35'30" WEST, 106.76 FEET; COURSE 2, THENCE NORTH 38°47'25" WEST, 752.24 FEET; COURSE 3, THENCE NORTH 54°52'50" EAST, 905.79 FEET TO ITS INTERSECTION WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF

STATE ROAD NO. 115; THENCE SOUTH 42°38'25" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 522.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.82 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE WESTERLY CORNER OF THE SOUTHERLY TERMINUS OF THOMAS MILL ROAD, A PUBLIC 60 FOOT RIGHT OF WAY AS DEPICTED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 99 AND 99A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 64°35'19" EAST, ALONG SAID SOUTHERLY TERMINUS, 60.00 FEET TO THE EASTERLY CORNER THEREOF; THENCE SOUTH 25°24'41" WEST, ALONG THE NORTHWESTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14152, PAGE 230, OFFICIAL RECORDS VOLUME 7730, PAGE 2201, PARCEL 1 OF OFFICIAL RECORDS BOOK 19372, PAGE 666, OFFICIAL RECORDS BOOK 17300, PAGE 2397, OFFICIAL RECORDS BOOK 18916, PAGE 1746, AND OFFICIAL RECORDS BOOK 9162, PAGE 470, ALL OF SAID CURRENT PUBLIC RECORDS, 900.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 3 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19344, PAGE 2239, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 64°35'19" WEST, DEPARTING LAST SAID NORTHWESTERLY LINE AND ALONG THE NORTHEASTERLY LINES OF PARCEL 3, PARCEL 1 AND PARCEL 2, SAID OFFICIAL RECORDS BOOK 19344, PAGE 2239, AND ALONG THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4421, PAGE 502, SAID CURRENT PUBLIC RECORDS, 808.38 FEET TO THE NORTHWESTERLY CORNER OF SAID OFFICIAL RECORDS VOLUME 4421, PAGE 502, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY OF BRADDOCK ROAD, A PUBLIC 66 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 25°24'30" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 60.00 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17778, PAGE 467, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 64°35'19" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHWESTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17778, PAGE 467, AND OFFICIAL RECORDS BOOK 17482, PAGE 2016, BOTH OF SAID CURRENT PUBLIC RECORDS, 723.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY CONTINUING ALONG LAST SAID SOUTHWESTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE LYING ON THE SOUTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 17482, PAGE 2016, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°24'41" EAST, 35.36 FEET; THENCE NORTH 25°24'41" EAST, ALONG THE SOUTHEASTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17482, PAGE 2016, OFFICIAL RECORDS BOOK 16405, PAGE 1879, OFFICIAL RECORDS BOOK 16172, PAGE 163, OFFICIAL RECORDS VOLUME 6127, PAGE 1131, AND OFFICIAL RECORDS BOOK 18975, PAGE 2313, ALL OF SAID CURRENT PUBLIC RECORDS, 815.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.27 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT WESTERLY CORNER OF THE NORTHERLY TERMINUS OF THOMAS MILL ROAD, A PUBLIC 60 FOOT RIGHT OF WAY AS DEPICTED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 99 AND 99A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 25°24'41" EAST, ALONG THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5966, PAGE 2302, OF SAID CURRENT PUBLIC RECORDS, 140.01 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19012, PAGE 712, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 64°35'19" EAST, ALONG SAID SOUTHWESTERLY LINE, 30.00 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12533, PAGE 1817, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 25°24'41" WEST, ALONG SAID NORTHWESTERLY LINE, 140.01 FEET TO ITS INTERSECTION WITH SAID NORTHERLY TERMINUS OF THOMAS MILL ROAD; THENCE NORTH 64°35'19" WEST, DEPARTING SAID NORTHWESTERLY LINE AND ALONG SAID NORTHERLY TERMINUS, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4200 SQUARE FEET.