

EXHIBIT 1

LEGAL DESCRIPTION

Date: October 6, 2025

A PORTION OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 1, SECTION 19, SAID TOWNSHIP AND RANGE, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9715, PAGE 534, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A PUBLIC 100 FOOT RIGHT WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. 7212-5500, AND THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7284-250; THENCE NORTH 00°27'33" WEST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT OF WAY LINE AS MONUMENTED, 1764.52 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 00°27'33" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD AS MONUMENTED, 2641.35 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 01°17'44" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, AS MONUMENTED, AND ITS NORTHERLY PROLONGATION, SAID PROLONGATION BEING A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE NORTH AND SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 5271.11 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF WELLS ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS MONUMENTED; THENCE NORTH 89°38'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED, 2247.49 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1204, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°33'52" WEST, DEPARTING SAID MONUMENTED SOUTHERLY RIGHT OF WAY FINE AND ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 1320.17 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 89°38'30" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 329.58 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 17; THENCE NORTH 00°35'10" EAST, ALONG SAID WESTERLY LINE, 40.66 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15990, PAGE 2046, OF SAID CURRENT PUBLIC RECORDS, SAID COMER LYING ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°26'49" EAST, ALONG SAID SOUTHERLY LINE, 665.06 FEET TO THE NORTHEAST COMER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE SOUTH 00°38'16" WEST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE

NORTHWEST ONE-QUARTER AND ALONG THE EAST LINE OF THE WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 3952.95 FEET TO THE SOUTHEAST COMER OF SAID WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SAID COMER LYING ON THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 AS MONUMENTED; THENCE NORTH 89°42'00" EAST, ALONG SAID NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 665.85 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 20 AS MONUMENTED; THENCE SOUTH 00°03'44" WEST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 1337.99 FEET TO THE SOUTHEAST COMER THEREOF, SAID CORNER BEING THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1057, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89.35'32" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1057, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5853, PAGE 1479, OF SAID CURRENT PUBLIC RECORDS, 1331.02 FEET TO THE NORTHWESTERLY CORNER OF SAID OFFICIAL RECORDS VOLUME 5853, PAGE 1479, SAID COMER LYING ON THE WESTERLY LINE OF SAID SECTION 20; THENCE SOUTH 00°00'47N WEST. ALONG SAID WESTERLY LINE, 1341.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19 AS MONUMENTED; THENCE SOUTH 89.37'58" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 19, A DISTANCE OF 2616.63 FEET TO THE POINT OF BEGINNING.
CONTAINING 566.14 ACRES, MORE OR LESS.

LESS AND EXCEPT (FIRST PARCEL)

A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20361, PAGE 1372, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 17, A DISTANCE OF 40.01 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF WELLS ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS MONUMENTED; THENCE SOUTH 89°38'00" WEST, DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED, 330.01 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1204, OF SAID CURRENT PUBLIC RECORDS, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°33'52" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF WELLS ROAD AS MONUMENTED AND ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 1320.17 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 89°38'30" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 329.58 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON SAID WESTERLY LINE OF SECTION 17; THENCE NORTH 00°35'10" EAST, ALONG SAID WESTERLY LINE, 40.66 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15990, PAGE 2046, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-

QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°26'49" EAST, DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY LINE, 665.06 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE SOUTH 00°38'16" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, A DISTANCE OF 589.07 FEET; THENCE NORTH 20°42'08" WEST, DEPARTING SAID EAST LINE, 28.09 FEET; THENCE SOUTH 05°14'26" WEST, 135.47 FEET; THENCE SOUTH 02°20'25" WEST, 94.54 FEET; THENCE SOUTH 49°43'28" WEST, 73.16 FEET; THENCE NORTH 87°14'29" WEST, 118.96 FEET; THENCE NORTH 70°55'03" WEST, 82.68 FEET; THENCE NORTH 48°02'36" WEST, 117.33 FEET; THENCE NORTH 12°22'17" WEST, 37.12 FEET; THENCE NORTH 24°11'53" EAST, 54.38 FEET; THENCE NORTH 60°18'17" WEST, 28.96 FEET; THENCE NORTH 67°41'23" WEST, 35.53 FEET; THENCE NORTH 18°01'56" WEST, 80.67 FEET; THENCE NORTH 59°22'55" WEST, 75.40 FEET; THENCE NORTH 38°41'47" WEST, 38.79 FEET; THENCE NORTH 38°04'55" WEST, 55.65 FEET; THENCE NORTH 22°05'12" WEST, 61.12 FEET; THENCE NORTH 32°46'36" WEST, 48.28 FEET; THENCE NORTH 68°52'54" WEST, 55.30 FEET; THENCE SOUTH 70°34'16" WEST, 47.69 FEET; THENCE SOUTH 60°59'52" WEST, 45.72 FEET; THENCE SOUTH 89°32'03" WEST, 154.25 FEET; THENCE NORTH 56°04'57" WEST, 101.51 FEET; THENCE NORTH 30°19'13" WEST, 67.88 FEET; THENCE NORTH 39°36'35" WEST, 47.73 FEET; THENCE NORTH 53°13'03" WEST, 78.39 FEET; THENCE NORTH 78°54'57" WEST, 115.64 FEET; THENCE NORTH 88°20'16" WEST, 94.54 FEET; THENCE SOUTH 83°48'47" WEST, 84.39 FEET; THENCE SOUTH 23°55'37" WEST, 45.69 FEET; THENCE SOUTH 79°20'46" WEST, 56.10 FEET; THENCE NORTH 62°06'14" WEST, 110.13 FEET; THENCE NORTH 77°58'35" WEST, 148.58 FEET; THENCE NORTH 67°37'04" WEST, 114.99 FEET; THENCE NORTH 62°12'12" WEST, 88.87 FEET; THENCE NORTH 47°10'10" WEST, 84.90 FEET; THENCE NORTH 61°59'19" WEST, 284.74 FEET; THENCE NORTH 43°28'38" WEST, 132.24 FEET; THENCE NORTH 40°34'38" WEST, 129.35 FEET; THENCE NORTH 35°51'41" WEST, 100.43 FEET; THENCE NORTH 41°29'54" WEST, 41.85 FEET; THENCE NORTH 22°41'51" EAST, 59.90 FEET; THENCE NORTH 44°04'16" EAST, 78.39 FEET; THENCE NORTH 32°12'38" EAST, 76.92 FEET; THENCE NORTH 60°37'16" EAST, 52.24 FEET; THENCE NORTH 23°31'22" EAST, 58.60 FEET; THENCE NORTH 65°44'15" EAST, 52.73 FEET; THENCE NORTH 17°05'58" EAST, 36.26 FEET; THENCE NORTH 32°57'30" EAST, 64.51 FEET; THENCE NORTH 68°16'45" EAST, 93.35 FEET; THENCE NORTH 45°04'01" EAST, 81.86 FEET; THENCE NORTH 01°58'36" EAST, 24.49 FEET; THENCE NORTH 38°09'26" EAST, 121.81 FEET; THENCE NORTH 46°39'15" EAST, 59.34 FEET; THENCE NORTH 15°10'21" EAST, 56.51 FEET; THENCE NORTH 11°42'51" EAST, 47.74 FEET; THENCE NORTH 36°17'48" EAST, 52.02 FEET; THENCE NORTH 52°57'46" EAST, 34.90 FEET TO A POINT LYING ON SAID SOUTHERLY RIGHT OF WAY LINE OF WELLS ROAD AS MONUMENTED; THENCE NORTH 89°38'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED, 874.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.87 ACRES, MORE OR LESS.

AND

LESS AND EXCEPT (SECOND PARCEL)

A PORTION OF SECTIONS 18, 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 1, SECTION 19, SAID TOWNSHIP AND RANGE, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20361, PAGE 1372, TOGETHER WITH A PORTION OF PARCEL 1 AND

PARCEL 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4606, PAGE 1068, AND A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5853, PAGE 1479, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A PUBLIC 100 FOOT RIGHT WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. 7212-5500, AND THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7284-250; THENCE NORTH 00°27'33" WEST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT OF WAY LINE AS MONUMENTED, 2373.30 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 00°27'33" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD AS MONUMENTED, 1567.51 FEET; THENCE NORTH 76°39'48" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 1206.88 FEET; THENCE SOUTH 65°11'19" EAST, 926.00 FEET; THENCE NORTH 59°34'42" EAST, 313.33 FEET; THENCE NORTH 70°46'33" EAST, 50.92 FEET; THENCE NORTH 60°07'52" EAST, 130.00 FEET; THENCE NORTH 03°59'24" WEST, 55.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°35'08", AN ARC LENGTH OF 52.00 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°11'50" WEST, 49.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1155.00 FEET, THROUGH A CENTRAL ANGLE OF 08°54'44", AN ARC LENGTH OF 179.66 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°51'38" WEST, 179.47 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 80°41'14", AN ARC LENGTH OF 70.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°58'23" WEST, 64.74 FEET; THENCE NORTH 37°22'14" EAST, 160.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 123°27'15", AN ARC LENGTH OF 107.73 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°54'09" EAST, 88.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 68°14'52", AN ARC LENGTH OF 59.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°17'57" EAST, 56.10 FEET; THENCE SOUTH 87°25'23" EAST, 76.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 130°50'06", AN ARC LENGTH OF 114.18 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°00'20" EAST, 90.94 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1145.00 FEET, THROUGH A CENTRAL ANGLE OF 25°35'05", AN ARC LENGTH OF 511.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF NORTH 77°16'12" EAST, 507.05 FEET; THENCE SOUTH 89°56'16" EAST, 185.36 FEET TO A POINT LYING ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00°03'44" EAST, ALONG SAID SOUTHERLY PROLONGATION, 10.00 FEET TO THE SOUTHEAST COMER OF SAID WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SAID COMER LYING ON THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 AS MONUMENTED; THENCE NORTH 89°42'00" EAST, ALONG SAID NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 665.85 FEET TO THE NORTHEAST COMER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 20 AS MONUMENTED; THENCE SOUTH 00°03'44" WEST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 1337.99 FEET TO THE SOUTHEAST COMER THEREOF, SAID COMER BEING THE NORTHEASTERLY COMER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1057, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°35'32" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, 684.77 FEET TO THE NORTHWESTERLY COMER THEREOF; THENCE SOUTH 00°02'26" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 571.84 FEET; THENCE SOUTH 67°11'50" WEST, DEPARTING SAID WESTERLY LINE, 452.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°58'52", AN ARC LENGTH OF 7.41 FEET TO A POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°45'23" EAST, 7.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 474.00 FEET, THROUGH A CENTRAL ANGLE OF 04°59'06", AN ARC LENGTH OF 41.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°44'22" EAST, 41.23 FEET; THENCE SOUTH 33°13'55" EAST, 315.70 FEET; THENCE NORTH 56°46'05" EAST, 263.35 FEET TO A POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18987, PAGE 1816, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°02'26" WEST, ALONG SAID WESTERLY LINE, 307.11 FEET TO THE SOUTHWESTERLY COMER THEREOF, SAID COMER LYING ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228; THENCE SOUTH 56°30'51" WEST, DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 249.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 17138.73 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'09", AN ARC LENGTH OF 519.20 FEET TO THE SOUTHWESTERLY COMER OF SAID PARCEL 2, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°22'56" WEST, 519.18 FEET; THENCE NORTH 00°00'47" EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, ALONG THE WESTERLY LINE OF SAID PARCEL 2 AND ALONG A NON-TANGENT LINE, 288.58 FEET TO THE NORTHEAST COMER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19 AS MONUMENTED; THENCE SOUTH 89°37'58" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 19, A DISTANCE OF 999.28 FEET; THENCE NORTH 54°10'52" WEST, DEPARTING SAID NORTH LINE, 603.14 FEET; THENCE NORTH 63°21'06" WEST, 547.19 FEET; THENCE DUE WEST, 644.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED LANDS THE FOLLOWING LANDS:

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL 1 AND PARCEL 2. AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4606, PAGE 1068, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A PUBLIC 100 FOOT RIGHT WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. 7212-5500, AND THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7284-250; THENCE NORTH 00°27'33" WEST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT OF WAY LINE AS MONUMENTED, 2373.30 FEET; THENCE DUE EAST, 644.06 FEET; THENCE SOUTH 63°21'06" EAST, 547.19 FEET; THENCE SOUTH 54°10'52" EAST, 603.14 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 19, OF SAID TOWNSHIP AND RANGE; THENCE NORTH 89°37'58" EAST, ALONG SAID NORTH LINE, 999.28 FEET TO THE NORTHEAST COMER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, SAID COMER LYING ON THE WESTERLY LINE OF SAID PARCEL 2; THENCE NORTH 00°00'47" EAST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY LINE, 6.23 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 00°00'47" EAST, ALONG SAID WESTERLY LINE AND ITS NORTHERLY PROLONGATION, 495.93 FEET; THENCE NORTH 67°11'50" EAST, 160.14 FEET; THENCE SOUTH 19°51'04" EAST, 64.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 623.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°22'51", AN ARC LENGTH OF 145.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°32'30" EAST, 145.17 FEET; THENCE SOUTH 33°13'55" EAST, 227.90 FEET; THENCE SOUTH 55°58'28" WEST, 189.92 FEET; THENCE SOUTH 79°25'35" WEST, 133.64 FEET; THENCE SOUTH 56°46'05" WEST, 84.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.98 ACRES, MORE OR LESS.

TOTAL SITE: 566.14 - 49.87 - 178.98 = 337.29 ACRES