

Legal Description

Exhibit 1

10/28/19

PARCEL ONE:

A portion of Section 13, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at the Northeast corner of that property described in Official Records Volume 5141, Page 126, of the Public Records of said County, said point lying on the Westerly right of way line of Southside Boulevard, State Road No. 115, U.S. Alternate No. 1 (a 200 foot right of way, as now established) at a point 100 feet Northerly of the intersection of said right of way line with the link dividing Sections 13 and 24, Township and Range aforementioned, and run North 00°02'10" West, along the Westerly right of way line of said South Boulevard, a distance of 285.17 feet to a point for Point of Beginning.

From the Point of Beginning thus described continue North 00°02'10" West, along the Westerly right of way line of said South Boulevard, a distance of 799.63 feet to a point; run thence South 89°57'50" West a distance of 865.00 feet to a point; run thence South 00°02'10" East a distance of 460.00 feet, to a point; run thence South 89°57'50" West a distance of 190.00 feet to a point; run thence North 41°22'44" West a distance of 411.83 feet to a point; run thence South 48°37'16" West a distance of 525.14 feet to a point; run thence South 89°23'00" West a distance of 130.00 feet to a point; run thence South 00°37'50" East a distance of 294.28 feet to a point on a curve; run thence 151.34 feet, along the arc of a curve, concave Northeasterly and having a radius of 342.303 feet, a chord distance of 150.11 feet to the point of tangency, the bearing of the aforementioned chord being South 77°05'50" East, run thence South 89°45'47" East, a distance of 1,666.86 feet to a point; run thence North 45°06'01" East a distance of 49.62 feet to the Point of Beginning.

EXCEPTING THEREFROM those lands described in Official Records Volume 6333, Page 2253, of the Public Records of Duval County, Florida.