

EXHIBIT 1 – LEGAL DESCRIPTION

To Avenues PUD Amendment
Application Tracking No.: 6111

Relevant Parcels

RE# 155494 1055 (1 of 6)
RE# 155494 1060 (2 of 6)
RE# 155494 0000 (3 of 6)
RE# 155494 2000 (4 of 6)
RE# 155494 2100 (5 of 6)
RE# 155494 1000 (6 of 6)

{Inserted below}

5/1/2025

EXHIBIT "I"

OFFICIAL RECORDS

LEGAL DESCRIPTION

PARCEL 1
DEVELOPERS SITE
MALL PARCEL

A part of Sections 1 and 51, Township 4 South, Range 27 East, Duval County, Florida, TOGETHER with a part of the Hannah Nobles Grant, Section 55, Township 3 South, Range 27 East of said County, all being more particularly described as follows: For a point of reference, commence at the intersection of the Northerly right of way line of McLaurin Road as now established as a 60 foot right of way with the Northeasterly right of way line of Phillips Highway (U.S. Highway No. 1) as now established as a 150 foot right of way; thence North 40° 57' 30" West, along said Northeasterly right of way line and its Northwesterly prolongation, a distance of 1297.33 feet to the Point of Beginning; thence continue North 40° 57' 30" West, along said Northeasterly right of way line, a distance of 1312.60 feet to a change in right of way widths; thence North 49° 02' 30" East, along said right of way line, a distance of 24.50 feet; thence North 40° 57' 30" West, along said Northeasterly right of way line, a distance of 354.55 feet to the Easterly right of way line of Interstate 95 (State Road No. 9 as shown on State of Florida Right of Way Map Section 72280-2401); thence Northwesterly, Northerly and Northeasterly, along said Easterly right of way line of Interstate No. 95, the following four courses: North 22° 25' 23" West a distance of 419.31 feet; North 08° 49' 37" East a distance of 443.42 feet to a point on a non-tangent curve, said curve being concave Westerly, having a radius of 569.00 feet; Northerly, along and with the arc of said non-tangent curve, a chord bearing of North 08° 29' 45" West and a chord distance of 342.20 feet to a point on said non-tangent curve and North 25° 59' 45" West, a distance of 282.33 feet; thence North 36° 05' 09" East, departing from said Easterly right of way line, a distance of 696.14 feet to a point of a curve of a curve concave Southeasterly, having a radius of 250.50 feet; thence Northeasterly, along and with the arc of said curve, a chord bearing of North 57° 19' 01" East and a chord distance of 181.42 feet to a point on said curve; thence North 11° 27' 09" West a distance of 39.95 feet; thence North 86° 19' 35" West, a distance of 63.49 feet; thence South 83° 13' 09" West, a distance of 611.19 feet to the aforementioned Easterly right of way line of Interstate No. 95; thence North 07° 44' 31" East, along said Easterly right of way line, a distance of 482.21 feet; thence North 08° 59' 52" East, along said Easterly right of way line, a distance of 293.15 feet; thence North 88° 12' 17" East, departing from said Easterly right of way line, a distance of 310.00 feet; thence North 15° 10' 55" East, a distance of 182.38 feet; thence North 88° 12' 17" East, a distance of 190.89 feet; thence South 65° 01' 50" East, a distance of 70.29 feet; thence South a distance of 837.06 feet; thence North 87° 04' 31" East, a distance of 78.94 feet; thence South 50° 05' 31" East, a distance of 110.00 feet; thence South 72° 56' 31" East, a distance of 133.95 feet; thence North 60° 00' 00" East, a distance of 132.91 feet to a point of curve of a curve concave Northwesterly, having a radius of 213.50 feet;

EXHIBIT "A"

OFFICIAL RECORDS

LEGAL DESCRIPTION, CONTINUED...

PARCEL I, CONTINUED...

thence Northeasterly, along and with the arc of said curve, a chord bearing of North 30° 00' 00" East and a chord distance of 213.50 feet to the point of tangency of said curve; thence North a distance of 616.22 feet; thence North 89° 58' 10" East, a distance of 256.36 feet to the Westerly right of way line of Southside Boulevard (State Road No. 115) as now established; thence South 00° 01' 50" East, along said Westerly right of way line, a distance of 98.92 feet; thence North 64° 32' 23" West, departing from said Westerly right of way line a distance of 32.54 feet; thence South 89° 58' 00" West a distance of 90.60 feet to a point of curve of a curve concave Southeasterly, having a radius of 99.50 feet; thence Southwesterly, along and with the arc of said curve, a chord bearing of South 44° 59' 00" West and a chord distance of 140.67 feet to the point of tangency of said curve; thence South a distance of 431.87 feet to a point of curve of a curve concave Westerly, having a radius of 250.50 feet; thence Southwesterly, along and with the arc of said curve, a chord bearing of South 18° 21' 48" West and a chord distance of 157.83 feet to a point on said curve; thence North 63° 33' 33" East, a distance of 109.36 feet; thence North 75° 55' 22" East, a distance of 176.83 feet to the aforementioned Westerly right of way line of Southside Boulevard; thence Southerly and Southwesterly, along said Westerly right of way line, the following four courses: South 00° 01' 50" East, a distance of 2950.31 feet; South 10° 40' 53" East, a distance of 270.53 feet; South 00° 01' 50" East, a distance of 255.12 feet and South 69° 30' 35" West, a distance of 94.61 feet to the Point of Beginning. Containing 89.32 acres of land more or less. (All acreage referred to herein is for informational purposes only)

EXHIBIT "A"

OFFICIAL RECORDS

LEGAL DESCRIPTION, CONTINUED...

PARCEL II

Easement rights as contained in The Avenues Construction, Operation and Reciprocal Easement Agreement dated as of August 23, 1989 by and among CBL/Mall of the Avenues Limited Partnership, a Tennessee limited partnership, MB I Acquisition Corporation, a Nevada corporation, and J.C. Penney Company, Inc., a Delaware corporation which was filed and recorded in the Official Public Records of Duval County, Florida on September 11, 1989 under Instrument No. 094236 in Volume 6763 at Page 0001 and First Amendment contained in Volume 7358, Page 1876, and Second Amendment to Construction, Operating and Reciprocal Easement Agreement dated as of December 10, 1992, and recorded December 22, 1992 under Instrument No. 92-0153331 in Volume 7482, Page 862, to the extent not also included in Parcel I herein.

EXHIBIT "A"

LEGAL DESCRIPTION, CONTINUED...

Date Issued : December 29, 1992

PARCEL III

Easement rights created and granted under and by virtue of that certain Easement Agreement dated as of December 26, 1986 by and between Central Life Assurance Company, an Iowa corporation, and Barnett Bank of Florida, Inc., a Florida corporation, which was filed and recorded in the Official Public Records of Duval County, Florida on February 4, 1988 under instrument No. 88-10417 in Volume 6463 at Page 949, as amended by that certain Amendment No. 1 to Easement Agreement dated as of September 8, 1989 by and between CBL/Mall of the Avenues Limited Partnership, a Tennessee limited partnership, and Barnett Bank of Florida, Inc., which was filed and recorded in said Official Public Records on September 11, 1989 under instrument No. 094229 in Volume 6762 at Page 2311, as amended by Amended and Restated Easement Agreement dated as of December 16, 1991, which was filed and recorded in the Official Public Records of Duval County, Florida, on December 18, 1991 under instrument No. 91-0130642 Volume 7238, Page 17. Including but not limited to those certain easements (referred to in the above referenced documents) as they have been depicted and located on that certain survey dated December 29, 1992 by Sunshine State Surveyors, Inc., File No. 92D-5358 and survey dated December 26, 1991 by Sunshine State Surveyors, Inc., Order No. 591-496. The easement referred to in the above documents known as "Pump Station Access Easement" is twenty feet (20') in width running West/Northwesterly across **Barnett Bank Parcel No. 2**, from the Barnett I access easement to the Pump Station along the tree preserve line as shown on mitigation plan sheet No. MP-1 issued by the Haskell Company (job No. 70-644G).

EXHIBIT "A"

LEGAL DESCRIPTION, CONTINUED...

PARCEL IV

PUMP STATION PARCEL

A part of the Hannah Nobles Grant, Section 51, Township 4 South, Range 27 East, Duval County, Florida, more particularly described as follows:

For a Point of Reference commence at the intersection of the Northerly right-of-way line of McLaurin Road, as now established as a 60 foot right-of-way with the Northeasterly right-of-way line of Phillips Highway (U.S. Highway No. 1, as now established as a 150 foot right-of-way, thence North 40° 57' 30" West along said Northeasterly right-of-way line and its Northwestern prolongation, a distance of 1297.33 feet; thence continue North 40° 57' 30" West along said Northeasterly right-of-way line, a distance of 1312.60 feet to a change in right-of-way widths; thence North 49° 02' 30" East along said right-of-way line, a distance of 24.50 feet; thence North 40° 57' 30" West along said Northeasterly right-of-way line, a distance of 354.55 feet to the Easterly right-of-way line of Interstate 95 (State Road No. 9 as shown on State of Florida Right-Of-Way Map Section 72280-2401); thence Northwesternly, Northerly and Northeasterly, along said Easterly right-of-way line of Interstate No. 95, the following seven courses: Course No. 1, North 22° 25' 23" West, a distance of 419.31 feet; Course No. 2, North 08° 49' 37" East, a distance of 443.42 feet to a point on a non-tangent curve, said curve being concave Westerly, having a radius of 569.00 feet; Course No. 3, Northerly, around the arc of said non-tangent curve and through a central angle of 34° 59' 57", for an arc distance of 347.57 feet, said arc being subtended by a chord bearing of North 08° 29' 45" West and a chord distance of 342.19 feet to a point on said non-tangent curve; Course No. 4, North 25° 59' 45" West, a distance of 460.83 feet to a point on a non-tangent curve, said curve being concave Easterly, having a radius of 596.00 feet; Course No. 5, Northerly, around the arc of said non-tangent curve and through a central angle of 33° 51' 16", for an arc distance of 352.16 feet, said arc being subtended by a chord bearing of North 09° 04' 08" West and a chord distance of 347.06 feet to a point on said non-tangent curve; Course No. 6, North 07° 44' 31" East, a distance of 611.82 feet; Course No. 7, North 08° 59' 52" East, a distance of 293.15 feet; thence North 88° 12' 17" east, departing from said Easterly right-of-way line, a distance of 310.00 feet; thence North 15° 10' 55" East, a distance of 182.38 feet; thence North 88° 12' 17" East, a distance of 190.89 feet; thence South 65° 01' 50" East, a distance of 70.29 feet to the Northwest corner of Parcel 2 as described and recorded in Official Records Volume 6762, Page 2334, of the Current Public Records of Duval County, thence South 00° 00' 00" West along the West line of said Parcel 2, a distance of 681.74 feet to the Point of Beginning. Thence South 82° 30' 43" East, 16.53 feet; thence South 07° 29' 17" West, 8.70 feet; thence South 82° 30' 43" East, 6.00 feet; thence South 07° 29' 17" West, 16.00 feet; thence North 82° 30' 43" West 6.00 feet; thence South 07° 29' 17" West, 4.80 feet; thence North 82° 30' 43" West, 12.65 feet to the aforementioned West line of Parcel 2; thence North 00° 00' 00" East along said West line, 29.75 feet to the Point of Beginning.

The above being the exact same property as described and depicted AS PUMP STATION PARCEL, on survey by Sunshine State Surveyors, Inc. dated December 29, 1992 and identified as order no. 92-516 file no. 92D-5358.