

EXHIBIT “1”

A portion of Tract 1, Block 4, Section 32, Township 2 South, Range 25 East, Jacksonville Heights, according to the plat thereof as recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, together with a portion of Tract 7 and Tract 8, Block 3, Section 33, township 2 South, Range 25 East, Jacksonville Heights, according to the plat thereof as recorded in Plat book 5, page 93, of the current public records of Duval County, Florida, and together with those portions of unnamed right-of-ways that lie within the following described parcel, all being in the City of Jacksonville, Florida, all being more particularly described as follows:

Commence at the southeast corner of Lot 149, CARTER LANDING PHASE I, as recorded on the plat thereof in Plat Book 75, pages 132-137 of said public records, said point also being on the westerly line of those lands described in Official Records Book 16377, page 1478 of said current public records; thence South 00 deg 40 min 02 sec West, along said westerly line, a distance of 381.46 feet to a point on the northerly right-of-way line of Normandy Boulevard (State Road No. 228, a 200 foot right-of-way per State Road Department right-of-way map, Section 72120-2506); thence South 67 deg 14 min 07 sec West, along said northerly right-of-way, a distance of 9.99 feet to the southeast corner of those lands described in Official Records Book 20016, page 2066 of said current public records; thence along the east and north line of last said lands the following four (4) courses: **Course One (1):** north 22 deg 45 min 50 sec West, departing said northerly right-of-way line, a distance of 5.00 feet; **Course Two (2):** South 68 deg 55 min 26 sec West, a distance of 61.80 feet; **Course Three (3):** North 22 deg 45 min 50 sec West, a distance of 3.18 feet; **Course Four (4):** South 67 deg 14 min 10 sec West, a distance of 226.31 feet to a point of curvature of a curve being concave easterly and having a radius of 25.00 feet, said point also lying on the easterly right-of-way of Carter Landing Boulevard (a variable width right-of-way) as recorded on said plat of Carter Landing Phase I; thence along said easterly right-of-way line the following three (3) courses: **Course One (1):** northerly, along last said curve, an arc distance of 16.08 feet, last said arc being subtended by a chord bearing of North 41 deg 11 min 24 sec West and a chord distance of 15.81 feet to a point of tangency of last said curve; **Course Two (2):** North 22 deg 45 min 30 sec West, a distance of 85.83 feet to a point of curvature of a curve being concave westerly and having a radius of 1050.00 feet; **Course Three (3):** northerly, along last said curve, an arc distance of 241.28 feet, last said arc being subtended by a chord bearing of North 29 deg 20 min 29 sec West and a chord distance of 240.75 feet to a point on the southerly line of Carter Landing; thence North 67 deg 14 min 07 sec East, along last said southerly line, a distance of 482.32 feet to the Point of Beginning.

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 6, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUYAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6 WITH THE SOUTHERLY RIGHT OF WAY LINE OF PICKETVILLE ROAD (COUNTY ROAD NO. 216, A 66-FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND RUN N-89°02'00"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 241.50 FEET; TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE DEPARTING FROM SAID RIGHT OF WAY, S-00°10'20"W, A DISTANCE OF 124.70 FEET, RUN THENCE N-89°02'00"E, A DISTANCE OF 135.78 FEET; RUN THENCE N-00°10'20"E, A DISTANCE OF 124.70 FEET; RUN THENCE S-89°02'00"W, A DISTANCE OF 135.78 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel Identification Number: 004357-0000

TOGETHER WITH:

A PORTION OF GOVERNMENT LOT 6, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6 WITH THE SOUTHERLY RIGHT OF WAY LINE OF PICKETTville ROAD (COUNTY ROAD NO. 216, A 66-FOOT RIGHT-OF WAY, AS NOW ESTABLISHED), AND RUN N. 89° 02' 00" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 241.50 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY, S. 0° 10' 20" W, A DISTANCE OF 124.70 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE RUN N. 89° 02' 00" E, A DISTANCE OF 135.78 FEET; THENCE RUN N. 0° 10' 20" W, A DISTANCE OF 124.70 FEET; THENCE RUN S. 89° 02' 00" E, A DISTANCE OF 95 FEET; THENCE RUN S. 0° 10' 20" W, A DISTANCE OF 232.10 FEET; THENCE RUN S 89°17' 30" W A DISTANCE OF 230.72 FEET; THENCE RUN N 0°27'34" E A DISTANCE OF 109.40 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

That certain piece, parcel or tract of land, lying in and being a part of the north one-half of Tract 4, Block 3, Section 2, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5 page 93 of the public records of Duval County, Florida, being more particularly described as follows:

Commence at the northeast corner of lot 34, Indian Ridge, as recorded in Plat Book 43 pages 75, 75A and 75B of said public records; thence North 89 degrees 19 minutes 34 seconds East, along the south right of way line of Wilson Boulevard, a 66 foot right of way as now established, said line as shown on a boundary survey of the lands described in Official Records Volume 6049 page 1597 of said public records by Charles W. DeGrove, Jr., File Number T3S-53, dated August 19, 1985, and amended February 20, 1986, a distance of 314.84 feet to the POINT OF BEGINNING, said point also being the northwest corner of the lands described in Official Records Volume 1550 page 522 and Official Records Volume 2176 page 431; thence continue along said south right of way line, North 89 degrees 44 minutes 10 seconds East, a distance of 120.05 feet to the west line of the east 204.00 feet of said Tract 4, Block 3; thence South 00 degrees 58 minutes 21 seconds West along said line, a distance of 200.05 feet; thence North 89 degrees 44 minutes 10 seconds East, parallel with the south right of way line of Wilson Boulevard, a distance of 99.02 feet to the west line of the east 105.00 feet of said Tract 4, Block 3; thence South 00 degrees 58 minutes 21 seconds West along said line, and along the east line of the lands described in Official Records Volume 1550 page 522 of said public records, a distance of 423.45 feet to the south line of said lands, said line also being the south line of the north one-half of said Tract 4, Block 3, as shown on a boundary survey by Ellis Curtis and Kooker, File Number 49139 F390-25, dated March 5, 1962; thence South 89 degrees 44 minutes 41 seconds West, along said line, a distance of 215.48 feet to the west line of said Tract 4, Block 3, said point being marked by a found iron pipe; thence North 00 degrees 38 minutes, 30 seconds East along said line, a distance of 623.40 feet to the POINT OF BEGINNING, containing 2.654 acres (115,632 square feet) more or less.

OVERALL SURVEYOR'S DESCRIPTION:

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 4, RECIENTA FARMS UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 47, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN LOTS 245, 246, 247, 248, 249 AND 250, YELLOW BLUFF HIDEAWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 137 THROUGH 159, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PART OF THE WILLIAM HENDRICKS GRANT, SECTION 49, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 1, OF TISON'S S/D OF THE CHARLES SETON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF OAK BLUFF ESTATES AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 57, PAGES 81 THROUGH 81D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING ON THE EAST RIGHT OF WAY LINE OF MAIN STREET (U.S. HIGHWAY NO. 17, STATE ROAD NO. 5)(A 100' RIGHT OF WAY); THENCE N89°50'34"E, DEPARTING SAID EAST RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID OAK BLUFF ESTATES, A DISTANCE OF 1307.97 FEET TO THE WEST LINE OF YELLOW BLUFF HIDEAWAY AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 62, PAGES 137 THROUGH 159 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG SAID WEST LINE THE FOLLOWING 3 COURSES: COURSE 1: S25°11'54"W, A DISTANCE OF 951.91 FEET TO THE SOUTHEAST CORNER OF SAID WILLIAM HENDRICKS GRANT, SECTION 49; COURSE 2: S25°13'24"W, A DISTANCE OF 209.92 FEET; COURSE 3: S00°32'26"E, A DISTANCE OF 412.23 FEET TO THE NORTH RIGHT OF WAY LINE OF SATSUMA STREET (A 50' RIGHT OF WAY); THENCE S89°30'19"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 804.07 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE N00°30'40"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1466.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.1± ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 577.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°05'40" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 487.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY); THENCE NORTH 80°45'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1523.57 FEET TO THE WEST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 6385, PAGE 1411 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 09°15'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 463.63 FEET; THENCE SOUTH 80°45'00" WEST, A DISTANCE OF 1374.32 FEET TO THE POINT OF BEGINNING. CONTAINING: 15.4± ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1064.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY); THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE, RUN THE FOLLOWING TWO (2) COURSES; COURSE NO. 1: NORTH 80°45'00" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1667.57 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: NORTH 80°45'00" EAST, A DISTANCE OF 288.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14864, PAGE 2233, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 09°15'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE, A DISTANCE OF 463.63 FEET; THENCE SOUTH 80°45'00" WEST, A DISTANCE OF 288.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6385, PAGE 1411 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 09°15'00" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 463.63 FEET TO THE POINT OF BEGINNING

.CONTAINING: 3.1± ACRES, MORE OR LESS.

PARCEL 3:

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF

1127.83 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 27°05'40" WEST, A DISTANCE OF 684.48 FEET; THENCE NORTH 21°01'39" WEST, A DISTANCE OF 158.92 FEET TO THE SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5864, PAGE 242 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°44'04" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 1741.05 FEET TO THE WEST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 6438, PAGE 2281 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 09°15'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 535.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ED JOHNSON DRIVE; THENCE SOUTH 80°45'00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1477.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.4± ACRES, MORE OR LESS.

PARCEL 4:

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1127.83 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY); THENCE NORTH 80°45'00" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1605.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°45'00" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 444.60 FEET TO THE SOUTHWESTERLY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5673, PAGE 622 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 44°15'00" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 610.57 FEET TO THE SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5864, PAGE 242 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°44'04" WEST, DEPARTING SAID SOUTHWESTERLY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 95.51 FEET TO THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 6438, PAGE 2281 OF SAID PUBLIC RECORDS; THENCE SOUTH 09°15'00" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF

515.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.1± ACRES, MORE OR LESS.

Ord.#2024-0725

Exhibit "A"

That certain piece, parcel or tract of land, situate, lying and being a part of the Isaac Carter Donation, Section 42, Township 1 South, Range 26 East, City of Jacksonville, Duval County, Florida, and being more particularly described as follows:

Commencing at the intersection of the Easterly right-of-way line of US Highway #1, (a 150.00 feet right-of-way) with the Northerly right-of-way line of Gilchrist Road (an 80.00 foot right-of-way) said Northerly right-of-way line of Gilchrist Road being a curve concave to the South and having a radius of 2,905.00 feet; thence around and along the said curved Northerly right-of-way line of Gilchrist Road, North 61°32'12" East, 510.84 feet (chord bearing a distance for a POINT OF BEGINNING) said POINT OF BEGINNING being situate at the Southeast corner of those certain lands described in Deed, recorded in Official Records Volume 2451, Page 952, of the Current Public Records of said County; thence North 25°07'30" West, along the Easterly line of said last mentioned lands 210.29 feet to the Northeast corner thereof; thence North 66°17'08" East, 129.22 feet to a point situate in the West line of those certain lands described in Deed, recorded in Official Records Volume 1032, Page 544, of said Public Records; thence South 25°07'30" East, along the West line of said last mentioned lands, 213.84 feet to a point situate in said Northerly right-of-way line of Gilchrist Road; thence around and along said Northerly right-of-way line of Gilchrist Road, South 67°51'24" West, 129.35 feet (chord bearing and distance) to the POINT OF BEGINNING.

Parcel Identification Number: 039963-0000