

**Exhibit 1/LDR-PUD**  
**REVISED 2-24-21**

(PARCEL 4 AND PARCEL 5 - BELL)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 89°31'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 500.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 1509.26 FEET; THENCE DEPARTING SAID EAST LINE AND FOLLOWING THE NEXT (12) COURSES AND DISTANCES:

COURSE (1) SOUTH 89°50'08" EAST, A DISTANCE OF 13.03 FEET;

COURSE (2) SOUTH 62°19'26" EAST, A DISTANCE OF 157.29 FEET;

COURSE (3) NORTH 87°20'08" EAST, A DISTANCE OF 94.07 FEET;

COURSE (4) NORTH 84°59'54" EAST, A DISTANCE OF 110.59 FEET;

COURSE (5) SOUTH 51°54'21" EAST, A DISTANCE OF 72.56 FEET;

COURSE (6) SOUTH 81°24'59" EAST, A DISTANCE OF 66.57 FEET;

COURSE (7) SOUTH 68°57'45" EAST, A DISTANCE OF 66.67 FEET;

COURSE (8) SOUTH 50°31'39" EAST, A DISTANCE OF 153.39 FEET;

COURSE (9) SOUTH 87°57'17" EAST, A DISTANCE OF 124.58 FEET;

COURSE (10) SOUTH 34°26'56" EAST, A DISTANCE OF 9.99 FEET;

COURSE (11) NORTH 62°16'47" EAST, A DISTANCE OF 28.04 FEET;

COURSE (12) SOUTH 67°59'50" EAST, A DISTANCE OF 11.71 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6268, PAGE 1662 OF SAID COUNTY; THENCE SOUTH 00°19'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 1280.27 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,328,229 SQ. FT. / 53.45 ACRES MORE OR LESS

TOGETHER WITH:

(PARCEL 6)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 89°31'40" EAST, A DISTANCE OF 500.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE, A DISTANCE OF 1632.51 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°31'40" WEST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9655, PAGE 786, A DISTANCE OF 380.00 FEET, THENCE NORTH 00°09'52" WEST, A DISTANCE OF 458.42 FEET; THENCE NORTH 19°03'37" WEST TO THE SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (ALSO KNOWN AS STATE ROAD 228) (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 155.85 FEET; THENCE SOUTH 56°29'05" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 82.53 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°09'52" EAST, A DISTANCE OF 2193.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 883,602 SQ. FT. / 20.28 ACRES MORE OR LESS

TOGETHER WITH:

(PARCEL 7)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY;

THENCE NORTH 89°31'40" EAST, A DISTANCE OF 500.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE, A DISTANCE OF 1742.51 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°31'40" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9655, PAGE 786, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY, A DISTANCE OF 605.78 FEET TO SAID SOUTHERLY RIGHT OF WAY OF NORMANDY BOULEVARD; THENCE SOUTH 56°29'05" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 201.06 FEET; THENCE

DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 19°03'37" EAST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY, A DISTANCE OF 155.85 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°9'52" WEST, A DISTANCE OF 348.42 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9655, PAGE 786 OF SAID COUNTY; THENCE ALONG SAID NORTH LINE, NORTH 89°31'40" EAST, A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 70,512 SQ. FT. / 1.62 ACRES MORE OR LESS

## Exhibit 1/RR-AGR

### REVISED 2-24-21

A portion of the West 1/2 of Section 20, Township 3 South, Range 24 East, Duval County, Florida and being more particularly described as follows: For a point of beginning commence at the Southeast corner of the West 1/2 of said Section 20, Township 3 South, Range 24 East; thence South 89 degrees 31' 40" West, along the Southerly line of said Section 20, 1321.00 feet to the on said southerly line; thence North 00 degrees 09' 52" East, 897.51 feet; thence North 89 degrees 31' 40" East, 500.00 feet; thence North 00 degrees 09' 52" East, 1742.51 feet; thence South 89 degrees 31' 40" wist, 264.00 feet; thence North 00 degrees 09' 52" East, 604.25 feet to the Southerly right of way line of Normandy Boulevard (as now established); thence North 56 degrees 30' 30" East along said Southerly right of way line, 903.27 feet to a point on said right of way line; thence South 00 degrees 16' 15" West, 2451.27 feet; thence south 89 degrees 43' 45" East, 340.00 feet; thence South 00 degrees 16' 15" West, 1280.91 feet to the Point of Beginning. Lands thus described contain 64.26 acres, more or less.

Together with:

A portion of the West 1/2 of Section 20, Township 3 South, Range 24 East, Duval County, Florida and being more particularly described as follows: For a point of reference commence at the Southeast corner of the West 1/2 of said Section 20, Township 3 South, Range 24 East; thence North 00 degrees 16' 15" East, 1280.91 feet to the Point of Beginning; thence North 89 degrees 43' 45" West, 340.00 feet; thence North 00 degrees 16' 15" East, 2451.27 feet to the Southerly right of way line of Normandy Boulevard ( as now established); thence North 56 degrees 30' 30" East along said Southerly right of way line, 408.97 feet to a point on said Southerly right of way line; thence South 00 degrees 16' 15" West, 2678.56 feet to the Point of Beginning. Lands thus described contain 20.02 acres, more or less.

Less and except:

A PORTION OF THE WEST ½ OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ½ OF SAID

SECTION 20; THENCE NORTH 00°19'49" EAST ALONG THE EAST LINE OF THE WEST ½ OF SAID SECTION 20, A DISTANCE OF 2591.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°43'45" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 279.95 FEET; THENCE NORTH 00°16'15" EAST, A DISTANCE OF 250.47 FEET; THENCE SOUTH 89°43'45" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 00°16'15" EAST, A DISTANCE OF 1097.64 FEET TO IT'S INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEY ARD ALSO KNOWN AS STATE ROAD NUMBER 228. (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 56°29'00" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.11 FEET TO IT'S INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 7363, PAGE 514 OF SAID COUNTY, SAID LINE ALSO BEING THE EAST LINE OF THE WEST ½ OF SAID SECTION 20; THENCE SOUTH 00°16'15" WEST DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID EAST LINE, A DISTANCE OF 1320.71 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE SOUTH 00°19'49" WEST ALONG THE EAST LINE OF THE WEST

½ OF SAID SECTION 20, A DISTANCE OF 50.81 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES, MORE OR LESS.

Less and except: (PARCEL 4 AND PARCEL 5)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 89°31'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 500.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 1509.26 FEET; THENCE DEPARTING SAID EAST LINE AND FOLLOWING THE NEXT (12) COURSES AND DISTANCES:

COURSE (1) SOUTH 89°50'08" EAST, A DISTANCE OF 13.03 FEET;  
COURSE (2) SOUTH 62°19'26" EAST, A DISTANCE OF 157.29 FEET;  
COURSE (3) NORTH 87°20'08" EAST, A DISTANCE OF 94.07 FEET;  
COURSE (4) NORTH 84°59'54" EAST, A DISTANCE OF 110.59 FEET;  
COURSE (5) SOUTH 51°54'21" EAST, A DISTANCE OF 72.56 FEET;  
COURSE (6) SOUTH 81°24'59" EAST, A DISTANCE OF 66.57 FEET;  
COURSE (7) SOUTH 68°57'45" EAST, A DISTANCE OF 66.67 FEET;  
COURSE (8) SOUTH 50°31'39" EAST, A DISTANCE OF 153.39 FEET;  
COURSE (9) SOUTH 87°57'17" EAST, A DISTANCE OF 124.58 FEET;  
COURSE (10) SOUTH 34°26'56" EAST, A DISTANCE OF 9.99 FEET;  
COURSE (11) NORTH 62°16'47" EAST, A DISTANCE OF 28.04 FEET;

COURSE (12) SOUTH 67°59'50" EAST, A DISTANCE OF 11.71 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6268, PAGE 1662 OF SAID COUNTY; THENCE SOUTH 00°19'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 1280.27 FEET TO THE POINT OF BEGINNING.