

LEGAL DESCRIPTION
for 7071 103rd Street,
Jacksonville, FL
(owner - Sun Hospitality Inn, LLC)

EXHIBIT 1

PARCEL 1 (FEE SIMPLE ESTATE):

All of Lots 7, 11, 12 and 13, together with a part of Lots 6, 8 and 10, all as shown on the plat of Daniell Terrace, as recorded in Plat Book 17, page 28, of the current public records of Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Daniell Road (as now established), with the Northerly right of way line of 103rd Street (as now established); thence South 88 degrees 19 minutes 16 seconds West, along the Northerly right of way line of 103rd Street, 174.02 feet to the Point of Beginning; thence continue South 88 degrees 19 minutes 16 seconds West, along said Northerly right of way line of 103rd Street, 320.68 feet to its intersection with the Easterly right of way line of Interstate 295; thence North 23 degrees 21 minutes 36 seconds West, along said Easterly right of way line 138.49 feet to an angle point in said right of way line; thence continue along the said Easterly right of way line of Interstate 295, North 08 degrees 22 minutes 22 seconds West, 31.82 feet to a point on the Westerly line of said Lot 6; thence North 01 degrees 08 minutes 26 seconds West, along the Westerly line of said Lot 6 and said Lot 13, a distance of 337.10 feet to the Northwesterly corner of said Lot 13, said corner being on the Southerly line of Mason Street; thence North 88 degrees 15 minutes 00 seconds East, along the Southerly right of way line of Mason Street, 411.53 feet, to the Northwest corner of said Lot 10; thence South 01 degrees 08 minutes 26 seconds East, along the Westerly line of said Lot 10, a distance of 99.48 feet; thence North 88 degrees 15 minutes 00 seconds East, 139.28 feet to a point on the Westerly right of way line of aforementioned Daniell Road; thence South 01 degrees 10 minutes 49 seconds East, along said Westerly right of way line of Daniell Road, 159.35 feet to the Southeast corner of said Lot 10; thence South 88 degrees 15 minutes 00 seconds West, along the Southerly line of said Lot 10 and Lot 11, a distance of 173.86 feet; thence South 01 degrees 08 minutes 26 seconds East, 239.04 feet to the Point of Beginning.

LESS AND EXCEPT that portion conveyed to Gate Properties I, LLC, by virtue of the Special Warranty Deed recorded in Official Records Book 13514, page 490, Public Records of Duval County, Florida.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE):

Together with the non-exclusive easement rights created by the Warranty Deed recorded in Official Records Book 6049, page 1411, being a non-exclusive, perpetual easement for ingress and egress over and across the following described property:

Part of Lots 8 and 9 as shown on the plat of Daniell Terrace as recorded in Plat Book 17, page 28 of the current public records of Duval County, Florida, more particularly described as follows:

Commence at the intersection of the Northerly right of way line of 103rd Street as now established with the Westerly right of way of Daniell Road as now established; thence South 88 degrees 19 minutes 16 seconds West along said Northerly right of way of 103rd Street a distance of 95.02 feet to the Point of Beginning; thence continue South 88 degrees 19 minutes 16 seconds West along said Northerly right of way line of 103rd Street a distance of 30.0 feet; thence Northwesterly along and around a curve concave Southwesterly and having a radius of 20 feet a chord bearing and distance of North 46 degrees 40 minutes 44 seconds West 28.28 feet to the point of tangency of said curve; thence South 88 degrees 19 minutes 16 seconds West 33.81 feet; thence North 01 degrees 08 minutes 26 seconds West, 30.00 feet; thence North 88 degrees 19 minutes 16 seconds East, 33.5 feet to the point of a curve to the right, said curve being concave Southwesterly and having a radius of 50 feet; thence Southeasterly along and around said curve a chord bearing and distance of South 46 degrees 40 minutes 44 seconds East, 70.71 feet to the Point of Beginning.

PARCEL 3 (NON-EXCLUSIVE EASEMENT ESTATE):

Together with the non-exclusive easement rights created by the Easement Agreement recorded July 3, 1986 in Official Records Book 6155, page 2240, Public Records of Duval County, Florida.

PARCEL 4 (NON-EXCLUSIVE EASEMENT ESTATE):

Together with the non-exclusive easement rights created by the Grant of Easement recorded September 12, 2006 in Official Records Book 13514, page 493, Public Records of Duval County, Florida.