

EXHIBIT 1
LEGAL
DESCRIPTION
(5 pages)
9-27-2019

RESTAURANT AT MARINA

TAX I.D. NUMBER: 177024-0000

A tract situate in Government Lots 4 and 5, Section 31, Township 2 South, Range 29 East, described as follows:

Commencing at an iron pipe set on the North right-of-way line of Hogan Road (Beach Boulevard), said pipe being 1280 feet East of the East boundary of San Pablo Road, and being set on the line lying between Government Lots 5 and 6 of said Section 31; run thence North 89°30' East along the North boundary line of said Hogan Road (Beach Boulevard) a distance of 410 feet to an iron pipe set thereon and the point of beginning; thence North 1°26' West a distance of 464.50 feet to an iron pipe; thence North 89°30' East a distance of 100 feet to an iron pipe which is the Northwest corner of Parcel No. 4; thence South 1°26' East along the West boundary line of Parcel No. 4 a distance of 464.50 feet to an iron pipe set on the North boundary of Hogan Road (Beach Boulevard) and being the southwest corner of Parcel No. 4; thence South 89°30' West along the North boundary of the said Hogan Road (Beach Boulevard) a distance of 100 feet to the point of beginning.

LAND ADJACENT TO MARINA PROPERTY

TAX I.D. NUMBER: 177023-0000

The land referred to herein below is situated in the County of Duval, State of FL, and described as follows:

A TRACT SITUATE IN GOVERNMENT LOTS 4 AND 5, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS:

COMMENCING AT A 2-INCH PIPE SET ON THE NORTH BOUNDARY LINE OF HOGAN ROAD (BEACH BOULEVARD) SAID PIPE BEING 1,280 FEET EAST OF THE EAST BOUNDARY LINE OF SAN PABLO ROAD AND BEING SET ON THE LINE LYING BETWEEN GOVERNMENT LOTS 5 AND 6 OF SAID SECTION 31, RUN THENCE NORTH 89°30' EAST ALONG THE NORTH BOUNDARY OF SAID HOGAN ROAD (BEACH BOULEVARD) A DISTANCE OF 310 FEET TO AN IRON PIPE SET THEREON, THE POINT OF BEGINNING; THENCE NORTH 1°26' WEST A DISTANCE OF 464.5 FEET TO AN IRON PIPE; THENCE NORTH 89°30' EAST A DISTANCE OF 100 FEET TO AN IRON PIPE, THE NORTHWEST CORNER OF PARCEL NO. 5; THENCE SOUTH 1°26' EAST ALONG THE WEST BOUNDARY LINE OF SAID PARCEL NO 5 A DISTANCE OF 464.5 FEET TO AN IRON PIPE SET ON THE NORTH BOUNDARY LINE OF HOGAN ROAD (BEACH BOULEVARD); THENCE SOUTH 89°30' WEST ALONG THE NORTH BOUNDARY LINE OF SAID HOGAN ROAD, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

Additional Parcels

PARCEL 1: Tax I.D. No. 177022-0200

A part of Government Lot 4, Section 31, Township 2 South, Range 29 East, Duval County, Florida more particularly described as follows:

For a point of reference commence at a point on the North right of way line of Beach Boulevard (State Road 212) 1280 feet Easterly of the East right of way line of San Pablo Road (said point also being on the line dividing Government Lots 5 and 6 of said Section); thence North 89 degrees 30 minutes East, along said North right of way line, a distance of 310.00 feet; thence North 01 degrees 26 minutes West, a distance of 464.5 feet to the Northeast corner of the lands described in Official Records Volume 3776, page 16 and the point of beginning; thence South 89 degrees 30 minutes West, along the Northerly line of said lands and its Westerly projection, a distance of 304.87 feet to a point on the West line of aforesaid Government Lot 4 (said point being 464.44 feet Northerly from the point of reference and 1077.60 feet Southerly from the Northwest corner of said Government Lot 4); thence North 00 degrees 48 minutes West, along said West line, a distance of 335 feet; thence North 89 degrees 30 minutes 00 seconds East, a distance of 304.87 feet; thence South 00 degrees 48 minutes 00 seconds East, a distance of 335 feet to the point of beginning.

PARCEL 2: Tax I.D. No. 177025-0000

A part of Government Lots 4 and 5, Section 31, Township 2 South, Range 29 East, Duval County, Florida more particularly described as follows:

For a point of reference commence at a 2-inch Iron Pipe set at the North right of way line of Beach Boulevard (State Road No. 212), said pipe being 1280 feet East of the East right of way line of San Pablo Road and being set on the line between Government Lots 5 and 6 of said Section 31; thence run North 89 degrees 30 minutes East, along said Northerly right of way line of Beach Boulevard, a distance of 100 feet to the point of beginning; thence continue North 89 degrees 30 minutes East, along said Northerly right of way line of Beach Boulevard, a distance of 10 feet; thence run North 1 degree 26 minutes West, a distance of 464.5 feet; thence run South 89 degrees 30 minutes West, a distance of 104.87 feet to the Westerly line of said Government Lot 4; thence run South 0 degrees 48 minutes along said Westerly line of Government Lot 4, a distance of 199.97 feet; thence run North 89 degrees 30 minutes East, a distance of 97.08 feet; thence run South 1 degree 26 minutes East, a distance of 264.5 feet to the point of beginning.

PARCEL 3: Tax I.D. No. 177026-0000

A Tract situate in Government Lots 4 and 5, Section 31, Township 2 South, Range 29 East, described as follows: Commencing at a 2-inch Iron Pipe set on the North boundary line of Hogan Road (Beach Boulevard) said pipe being 1280 feet East of the East boundary line of San Pablo Road and being set on the line lying between Government Lots 5 and 6 of said Section 31; run thence North 89 degrees 30 minutes East, along the North boundary line of said Hogan Road (Beach Boulevard) a distance of 210 feet to an iron pipe set thereon and being the point of beginning; thence North 1 degree 26 minutes West, a distance of 464.5

feet to an iron pipe; thence North 89 degrees 30 minutes East, a distance of 100 feet to an iron pipe which is the Northwest corner of Parcel No. 6; thence South 1 degree 26 minutes East along the West boundary line of Parcel No. 6 a distance of 464.5 feet to an iron set on the North boundary line of Hogan Road (Beach Boulevard) and being the Southwest corner of said Parcel No. 6; thence South 89 degrees 30 minutes West along the North boundary line of said Hogan Road a distance of 100 feet to an iron pipe, the point of beginning.

PARCEL 4: Tax I.D. No. 177029-0000

That certain piece, parcel or tract of land, situate, lying and being in the City of Jacksonville, County of Duval and State of Florida, known and described as: A tract situate in Government Lots 4 and 5, Section 31, Township 2 South, Range 29 East, described as follows:

Commencing at a 2-inch iron pipe at on the North boundary line of Hogan Road (Beach Boulevard), said pipe being 1280 feet East of the East boundary line of San Pablo Road and being set on the line lying between Government Lots 5 and 6 of said Section 31; run thence North 89 degrees 30 minutes East along the North boundary of said Hogan Road (Beach Boulevard) a distance of 110 feet to an iron pipe to the point of beginning; thence North 1 degree 26 minutes West a distance of 364.5 feet to an iron pipe; thence North 89 degrees 30 minutes East 100 feet to an iron pipe which is the Northwest corner of Parcel No. 7; thence South 1 degree 26 minutes East along the West boundary line of Parcel No. 7, 364.5 feet to an iron pipe set on the North boundary line of Hogan Road, and being the Southwest corner of Parcel No. 7; thence South 89 degrees 30 minutes West along the North boundary line of Hogan Road 100 feet to an iron pipe, the point of beginning.

LESS AND EXCEPT:

The Southerly 300 feet of the forgoing lands, also being a part of Government Lots 4 and 5, Section 31, Township 2 South, Range 29 East, all situate in said County, more particularly described as follows: For a point of reference, commence at the intersection of the Easterly right of way line of San Pablo Road (an 80 foot right of way as now established) with the Northerly right of way line of Beach Boulevard (a 200 foot right of way as now established); thence North 89 degrees 30 minutes 00 seconds East, along said Northerly right of way line of Beach Boulevard a distance of 1280.05 feet to a point on the line dividing Government Lots 3 and 5, of said Section 31; thence continue North 89 degrees 30 minutes 00 seconds East along the said Northerly right of way line of Beach Boulevard a distance of 110.00 feet to the Southwest corner of said lands recorded in Official Records Volume 6606, page 1957 and the point of beginning; thence North 01 degree 26 minutes 00 seconds West along the Westerly line of said lands a distance of 300.0 feet; thence North 89 degrees 30 minutes 00 seconds East, parallel to and 300 feet North of said North right of way line of Beach Boulevard a distance of 100.00 feet; thence South 01 degree 26 minutes 00 seconds East along the East line of said lands as recorded in Official Records Volume 6606, page 1957 to its intersection with the aforesaid North right of way line of Beach Boulevard a distance of 300.00 feet; thence South 89 degrees 30 minutes 00 seconds West along the said Northerly right of way line of Beach Boulevard a distance of 100.00 feet to the point of beginning.

PARCEL 5: Tax I.D. No. 177029-0010

A part of Government Lot 4, Section 31, Township 2 South, Range 29 East, Duval County, Florida, more particularly described as follows:

For a point of reference commence at the intersection of the Easterly right of way line of San Pablo Road (County Road No. 291) as now established as an 80 foot right of way, with the Northerly right of way line of Beach Boulevard (State Road No. 212) as now established as a 200 foot right of way; thence North 89 degrees 30 minutes 00 seconds East, along said Northerly right of way line of Beach Boulevard, a distance of 1390 feet; thence North 01 degree 26 minutes 00 seconds West, a distance of 364.50 feet to the point of beginning; thence continue North 01 degree 26 minutes 00 seconds West, a distance of 100 feet; thence North 89 degrees 30 minutes 00 seconds East, parallel with said Northerly right of way line of Beach Boulevard, a distance of 100 feet; thence South 01 degree 26 minutes 00 seconds East, a distance of 100 feet; thence South 89 degrees 30 minutes 00 seconds West, parallel with said Northerly right of way line of Beach Boulevard, a distance of 100 feet to the point of beginning.

PARCEL 6: Tax I.D. No. 177031-0000

A part of Government Lots 4 and 5, Section 31, Township 2 South, Range 29 East, Duval County, Florida for a point of beginning, commence at a 2-inch pipe set on the North right of way line of Beach Boulevard (State Road #212) said pipe being 1280 feet East of the East right of way line of San Pablo Road, and being set on the line between Government Lots 5 and 6 in said Section 31; thence run North 89 degrees 30 minutes East along said North right of way line of Beach Boulevard a distance of 100 feet; thence run North 1 degree 26 minutes West a distance of 264.5 feet; thence run South 89 degrees 30 minutes West a distance of 100 feet; thence run South 1 degree 26 minutes East, a distance of 264.5 feet to the point of beginning.

PARCEL "B" Tax I.D. No. 177029-0100

The Southerly 300 feet of those lands recorded in Official Records Volume 6606, Page 1957, of the Current Public Records of Duval County, Florida, also being a part of Government Lots 4 and 5, Section 31, Township 2 South, Range 29 East, all situate in said County more particularly described as follows:

For a Point of Reference commence at the intersection of the Easterly right-of-way line of San Pablo Road (an 80 foot right-of-way as now established) with the Northerly right-of-way line of Beach Boulevard (a 200 foot right-of-way as now established); thence North 89 degrees 30 minutes 00 seconds East along said Northerly right-of-way line of Beach Boulevard a distance of 1280.05 feet to a point on the line dividing Government Lots 3 and 5, of said Section 31; thence continue North 89 degrees 30 minutes 00 seconds East along the said northerly right-of-way line of Beach Boulevard a distance of 110.00 feet to the Southwest corner of said lands recorded in Official Records Volume 6606, Page 1957 and the POINT OF BEGINNING; thence North 01 degrees 26 minutes 00 seconds West along the Westerly line of said lands a distance of 300.00 feet; thence North 89 degrees 30 minutes 00 seconds East parallel to and 300 feet North of said North right-of-way line of Beach Boulevard a distance of 100.00 feet; thence South 01 degrees 26 minutes 00 seconds East along the East line of said lands as recorded in Official Records Volume 6606, Page 1957, to its intersection with the aforesaid North right-of-way line of Beach Boulevard a distance of 300.00 feet; thence South 89 degrees 30 minutes 00 seconds West along the said Northerly right-of-way line of Beach Boulevard a distance of 100.00 feet to the POINT OF BEGINNING.