

All of that tract or parcel of land lying or being in all of Farm 30, South ½ of Farm 31 and the West ½ of Farm 40 of Bowden Farms, P.B. 9, Pg. 61 in the Francis Richard Mill Grant, Section 56, Township 3 South, Range 27 East, City of Jacksonville, Duval County, Florida and being more particularly described as follows:

Beginning at a mag nail and disk stamped Armstrong L.S. 6241 at the mitered intersection of the northerly right of way of University Boulevard a.k.a. State Route No. 109 (108' R.O.W.) and the easterly right of way of Richard Street (variable R.O.W.); thence northwesterly along said mitered intersection North 76 degrees 30 minutes 28 seconds West, a distance of 7.08 feet to a point on the easterly right of way of Richard Street (variable R.O.W.); thence northwesterly along the easterly right of way of Richard Street (variable R.O.W.) North 31 degrees 33 minutes 18 seconds West, a distance of 30.97 feet to a 5/8" rebar; thence southwesterly along said right of way South 58 degrees 26 minutes 34 seconds West, a distance of 5.00 feet to a mag nail and disk stamped Armstrong L.S. 6241; thence northwesterly along said right of way North 31 degrees 33 minutes 26 seconds West, a distance of 573.65 feet to a ½" open top pipe at the northwest corner of Farm Lot 30 also being the southwest corner to Farm Lot 31; thence northwesterly along said right of way North 31 degrees 29 minutes 05 seconds West, a distance of 55.70 feet to a ½" rebar and cap stamped L.B. 3672; thence leaving said right of way North 58 degrees 33 minutes 10 seconds East, a distance of 456.24 feet to a ½" open top pipe found; thence South 32 degrees 06 minutes 17 seconds East, a distance of 25.23 feet to a ½" open top pipe found; thence North 58 degrees 35 minutes 04 seconds East, a distance of 203.19 feet to a ½" rebar and cap stamped L.B. 3080; thence South 32 degrees 26 minutes 42 seconds East, a distance of 30.72 feet to a 5/8" rebar and cap stamped L.B. 6085 at the common corner to Farm Lot's 30, 31, 39 & 40; thence northeasterly along the common farm lot line to Farm Lot's 39 & 40 North 58 degrees 31 minutes 39 seconds East, a distance of 76.01 feet to a 5/8" rebar and cap stamped L.B. 6085 on the westerly right of way of Interstate 95 a.k.a. State Route 9 (variable R.O.W.); thence southeasterly along the westerly right of way of Interstate 95 a.k.a. State Route 9 (variable R.O.W.) South 28 degrees 55 minutes 07 seconds East, a distance of 233.46 feet to a ½" open top pipe found; thence southeasterly along said right of way South 22 degrees 47 minutes 16 seconds East, a distance of 229.07 feet to a ½" open top pipe found; thence southeasterly along said right of way South 22 degrees 49 minutes 20 seconds East, a distance of 125.33 feet to a ½" open top pipe found; thence southeasterly along said right of way South 26 degrees 37 minutes 12 seconds West, a distance of 63.11 feet to a ½" rebar found at the intersection of the westerly right of way of Interstate 95 a.k.a. State Route 9 (variable R.O.W.) and the northerly right of way of University Boulevard a.k.a. State Route No. 109 (108' R.O.W.); thence southwesterly along the northerly right of way of University Boulevard a.k.a. State Route No. 109 (108' R.O.W.) South 60 degrees 22 minutes 06 seconds West, a distance of 112.42 feet to a nail and cap stamped P.L.S. 1576; thence southwesterly along said right of way South 60 degrees 05 minutes 50 seconds West, a distance of 49.90 feet to a ½" open top pipe found; thence southwesterly along said right of way South 59 degrees 40 minutes 23 seconds West, a distance of 149.94 feet to a ½" open top pipe found; thence southwesterly along said right of way South 58 degrees 31 minutes 27 seconds West, a distance of 295.76 feet to a mag nail and disk stamped Armstrong L.S. 6241; said mag nail and disk stamped Armstrong L.S. 6241 being THE POINT OF BEGINNING. Said tract or parcel containing 464,603 square feet or 10.67 acres, more or less.

Exhibit 1