

# Exhibit 1

July 29, 2020

## LEGAL DESCRIPTION

PARCEL 1: A PART OF THE CHARLES F. SIBBALD GRANT IN SECTION 40, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MILLWRIGHT COURT F/K/A SOUTEL DRIVE (A 60 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 396.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 167.0 FEET; THENCE NORTH 71 DEGREES 12 MINUTES 10 SECONDS EAST, 244.57 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 20 SECONDS WEST, 181.0 FEET; THENCE SOUTH 67 DEGREES 55 MINUTES 20 SECONDS WEST, 245.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PART OF THE CHARLES F. SIBBALD GRANT IN SECTION 40, TOWNSHIP I SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MILLWRIGHT COURT F/K/A SOUTEL DRIVE (A 60 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 563.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE, 4.0 FEET; THENCE NORTH 70 DEGREES 30 MINUTES 00 SECONDS EAST, 244.59 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 20 SECONDS WEST, 1.0 FEET; THENCE SOUTH 71 DEGREES 12 MINUTES 10 SECONDS WEST, 244.57 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PART OF THE CHARLES SIBBALD GRANT, SECTION 40, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILLWRIGHT COURT F/K/A SOUTEL DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE S 19°05'17" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 563.00 FEET TO THE POINT OF BEGINNING; THENCE N 70°47'56" E, A DISTANCE OF 10.00 FEET; THENCE S 19°05'17" E, PARALLEL WITH AND 10 FEET EAST OF THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 3.88 FEET TO THE SOUTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452, THENCE S 70°06'03" W, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET; THENCE N 19°05'17" W, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE CHARLES SIBBALD GRANT, SECTION 40, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILLWRIGHT COURT F/K/A SOUTEL DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE S  $19^{\circ}05'17''$  E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING; THENCE N  $67^{\circ}31'23''$  E, ALONG THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452, A DISTANCE OF 10.02 FEET; THENCE S  $19^{\circ}05'17''$  E, PARALLEL WITH AND 10 FEET EAST OF THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 167.57 FEET; THENCE S  $70^{\circ}47'56''$  W, A DISTANCE OF 10.00 FEET; THENCE N  $19^{\circ}05'17''$  W, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING.