

Exhibit 1

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF EASTERLY LINE OF SAID SECTION 35, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED PER RIGHT-OF-WAY MAPS PREPARED BY GHIOTTO & ASSOCIATES, INC. LAST REVISED; 1-22-04, FILE No. C-195, PROJECT No. 99-48); THENCE SOUTH 00°35'19" EAST, ALONG SAID EASTERLY LINE OF SECTION 35, A DISTANCE OF 398.53 FEET; THENCE SOUTH 89°24'41" WEST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°41'56" WEST, 63.03 FEET; THENCE SOUTH 89°24'41" WEST, 111.80 FEET; THENCE SOUTH 09°04'56" WEST, 253.60 FEET; THENCE SOUTH 89°24'41" WEST, 847.16 FEET TO THE EASTERLY RAILROAD RIGHT-OF-WAY OF DUVAL CONNECTING RAILROAD COMPANY, (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°00'34" WEST, ALONG LAST SAID LINE, 2801.29 FEET; THENCE NORTH 86°53'12" EAST, 206.83 FEET; THENCE NORTH 34°40'56" EAST, 726.05 FEET; THENCE NORTH 54°46'36" EAST, 561.61 FEET, TO AN INTERSECTION WITH A LINE LYING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE AFORESAID EASTERLY LINE OF SECTION 35; THENCE NORTH 00°35'19" WEST, ALONG SAID PARALLEL LINE, 2103.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for access, ingress, egress, utilities and drainage and for the construction of roadway improvements as Set forth in Paragraph 1, of that certain Reciprocal Easement Agreement recorded in Official Records Book 12393, page 2255 as partially assigned in Official Records Book 14120, page 2199, of the Public Records of Duval County, Florida.

TOGETHER WITH the following described easements which are set forth in that certain Development, Easement and Maintenance Agreement recorded in Official Records Book 14120, page 2206, of the Public Records of Duval County, Florida:

TOGETHER WITH a nonexclusive, perpetual Storm Water Drainage Easements for the purpose of directing the flow of stormwater runoff, as set forth in Paragraph 2.3(a) of that certain Development and Maintenance Agreement recorded in Official Records Book 14120, page 2206, of the Public Records of Duval County, Florida.

TOGETHER WITH a nonexclusive, perpetual Access Easement for pedestrian and vehicular access, ingress and egress, as set forth in Paragraph 2.4 of that certain Development, Easement and Maintenance Agreement recorded in Official Records Book 14120, page 2206, of the Public Records of Duval County, Florida.

TOGETHER WITH a nonexclusive, perpetual Utility and Sign Easements for purpose of installation, operation, flow, passage, use, maintenance, repair, relocation and removal of utility lines, as set forth in Paragraph 2.5(a) of that certain Development, Easement and Maintenance Agreement recorded in Official Records Book 14120, page 2206, of the Public Records of Duval County, Florida.

TOGETHER WITH an exclusive, perpetual easement for purpose of installation and maintenance of signage, landscaping and lighting, as set forth in Paragraph 2.5(b) of that certain Development, Easement and Maintenance Agreement recorded in Official Records Book 14120, page 2206, of the Public Records of Duval County, Florida.

August 29, 2019

And for Conservation the land described by the following northing/easting flags per the Map Showing A Specific Purpose survey of a portion of Section 35, Township 1 South, Range 25 East and a portion of Section 2, Township 2 South, Range 25 East, with a last revision date of 6/18/2014, as certified by Gregory B. Clary, P.S.M. Cert. No 3377:

FLAG NUMBER	NORTHING	EASTING
F-34	2193330	414425
F-35	2193291	414377
F-36	2193237	414365
F-37	2193211	414305
F-38	2193163	414240
F-39	2193127	414234
F-40	2193068	414281
F-41	2193034	414261
F-42	2192974	414229
F-43	2192981	414186
F-44	2192891	414175
F-45	2192845	414167
F-46	2192814	414110
F-47	2192761	414139
F-48	2192737	414118
F-49	2192725	414093
F-50	2192714	414045
F-51	2192746	414005
F-52	2192744	413963
F-53	2192788	413955
F-54	2192814	413922
F-55	2192836	413920
F-56	2192907	413908
F-57	2192972	413874
F-58	2193001	413870
F-63	2192870	413869
F-64	2192864	413887
F-65	2192834	413898
F-66	2192790	413909
F-67	2192779	413926
F-68	2192732	413952
F-69	2192733	413884
F-70	2192705	413872
F-22	2193648	414926
F-23	2193670	414890
F-24	2193661	414815
F-25	2193644	414771
F-26	2193612	414708
F-27	2193596	414649
F-28	2193552	414582
F-29	2193522	414553
F-30	2193489	414514
F-31	2193444	414473
F-32	2193387	414448
F-33	2193341	414453

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