

Legal Description

JAX Commerce Center North (Parcels A, B and C)

NORTH PARCEL A (CONTAINING 312.08 ACRES, MORE OR LESS)

A PORTION OF LOTS 3, 4, 5 AND 7, TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°07'03" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD, 2644.83 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8732, PAGE 1729 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°53'18" WEST, ALONG LAST SAID LINE, 265.17 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°06'44" EAST, ALONG LAST SAID LINE, 66.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE NORTH 88°53'18" WEST, ALONG LAST SAID LINE, 3251.29 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE NORTH 01°16'01" WEST, ALONG LAST SAID LINE, 1228.19 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 89°26'08" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 1754.64 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2639, PAGE 451 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 30°17'07" EAST, 213.57 FEET; COURSE NO. 2: NORTH 14°05'07" EAST, 731.14 FEET; COURSE NO. 3: NORTH 08°21'53" WEST, 1314.58 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD; THENCE SOUTH 81°39'27" EAST, ALONG LAST SAID LINE, 5253.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

NORTH PARCEL B (CONTAINING 380 ACRES, MORE OR LESS)

A PORTION OF TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND A PORTION OF SECTION 40, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°07'03" EAST, 186.31 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 00°07'03" EAST, 3674.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2924.79 FEET, AN ARC DISTANCE OF 1617.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°43'30" WEST, 1596.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 31°34'03" WEST, 339.56 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8253, PAGE 958 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 70°30'40" EAST, ALONG LAST SAID LINE, 981.22 FEET; THENCE NORTH 79°32'18" EAST, CONTINUING ALONG LAST SAID LINE, 2162.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11294.00 FEET, AN ARC DISTANCE OF 1774.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°33'09" EAST, 1772.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 15°03'02" EAST, 2748.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1597.00 FEET, AN ARC DISTANCE OF 282.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°07'12" EAST, 282.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 135.00 FEET, AN ARC DISTANCE OF 212.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°53'10" WEST, 191.17 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD AND THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, NORTHERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 674.00 FEET, AN ARC DISTANCE OF 303.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°50'34" WEST, 300.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 89°16'33" WEST, 283.34 FEET; COURSE NO. 3: NORTH 86°22'15" WEST, 790.44 FEET; COURSE NO. 4: SOUTH 89°16'33" WEST, 15.42 FEET; COURSE NO. 5: SOUTH 89°54'43" WEST, 134.17 FEET; COURSE NO. 6: NORTH 00°43'27" WEST, 50.00 FEET; COURSE NO. 7: SOUTH 89°54'43" WEST, 740.33 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 8: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2120.83 FEET, AN ARC DISTANCE OF 289.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°59'58" WEST, 289.42 FEET; COURSE NO. 9: SOUTH 07°54'47" EAST, 20.00 FEET; COURSE NO. 10: SOUTH 82°05'13" WEST, 176.88 FEET; COURSE NO. 11:

October 10, 2020

EXHIBIT 1

Page 1 of 6

Legal Description

SOUTH 79°03'25" WEST, 105.45 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 12: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1224.98 FEET, AN ARC DISTANCE OF 265.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°46'54" WEST, 264.58 FEET TO THE CENTERLINE OF WILLIAMSON CREEK; THENCE SOUTHWESTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 300 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18505, PAGE 353 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 72°01'57" WEST, ALONG LAST SAID LINE, 600 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

NORTH PARCEL C (CONTAINING 253.26 ACRES, MORE OR LESS)

A PORTION OF TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND A PORTION OF SECTION 40, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, AND A PORTION OF A SUBDIVISION OF PART OF G.N. TISON ESTATE AS RECORDED IN PLAT 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, LYING IN AND BEING A PORTION OF SAID SECTION 40, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHWESTERLY, SOUTHERLY, EASTERLY AND WESTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 64°03'18" WEST, 174.37 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1267.00 FEET, AN ARC DISTANCE OF 81.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°54'10" WEST, 81.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 15°03'02" WEST, 1674.13 FEET; COURSE NO. 4: SOUTH 74°56'58" EAST, 300.00 FEET; COURSE NO. 5: SOUTH 15°03'02" WEST, 524.84 FEET; COURSE NO. 6: SOUTH 65°29'29" WEST, 233.42 FEET; COURSE NO. 7: NORTH 74°56'58" WEST, 120.04 FEET; COURSE NO. 8: SOUTH 15°03'02" WEST, 400.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 9: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11624.00 FEET, AN ARC DISTANCE OF 1601.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°59'48" WEST, 1599.94 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8253, PAGE 958 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 79°32'18" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14178, PAGE 849 OF SAID CURRENT PUBLIC RECORDS, 4467.52 FEET TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18499, PAGE 2243 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°18'56" WEST, 156.31 FEET; COURSE NO. 2: NORTH 89°53'43" EAST, 157.22 FEET; COURSE NO. 3: NORTH 00°12'15" WEST, 888.15 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17616, PAGE 1698 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°11'15" WEST, ALONG LAST SAID LINE, 549.95 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 19°02'29" WEST, ALONG LAST SAID LINE, 2179.60 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD; THENCE WESTERLY, NORTHERLY, SOUTHERLY, SOUTHWESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 85°30'05" WEST, 147.64 FEET; COURSE NO. 2: NORTH 04°29'55" WEST, 45.00 FEET; COURSE NO. 3: SOUTH 85°30'05" WEST, 139.93 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2747.00 FEET, AN ARC DISTANCE OF 82.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°38'34" WEST, 82.32 FEET; COURSE NO. 5: SOUTH 06°12'57" EAST, 142.43 FEET; COURSE NO. 6: SOUTH 53°37'27" WEST, 412.28 FEET; COURSE NO. 7: SOUTH 40°50'01" WEST, 522.12 FEET; COURSE NO. 8: SOUTH 54°03'52" WEST, 148.49 FEET; COURSE NO. 9: NORTH 77°55'08" WEST, 268.50 FEET; COURSE NO. 10: NORTH 04°33'31" EAST, 282.12 FEET; COURSE NO. 11: NORTH 35°36'40" EAST, 556.63 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 12: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 806.00 FEET, AN ARC DISTANCE OF 540.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°47'29" WEST, 530.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 13: NORTH 48°34'07" WEST, 417.11 FEET TO THE POINT OF BEGINNING.

October 10, 2020

EXHIBIT 1

Page 2 of 6

Legal Description

JAX Commerce Center South (Parcels A, B, C, D, E, F and G)

SOUTH PARCEL A (CONTAINING 113.15 ACRES, MORE OR LESS)

A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF SAID SECTION 26; THENCE NORTH 89°18'41" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 814.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 12°50'43" WEST, ALONG LAST SAID LINE, 1631.42 FEET; THENCE NORTH 03°29'42" EAST, CONTINUING ALONG LAST SAID LINE, 218.63 FEET; THENCE SOUTH 89°49'23" WEST, 2510.79 FEET; THENCE SOUTH 01°46'02" WEST, 1865.64 FEET TO THE SOUTHERLY LINE OF SAID SECTION 27; THENCE NORTH 88°31'55" EAST, ALONG LAST SAID LINE, 2103.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

SOUTH PARCEL B (CONTAINING 622.04 ACRES, MORE OR LESS)

A PORTION OF SECTIONS 23, 26 AND 35, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 26; THENCE NORTH 89°18'41" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 876.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°18'41" EAST, ALONG LAST SAID LINE, 1098.08 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11696, PAGE 639 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°55'25" EAST, ALONG LAST SAID LINE, 501.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE EASTERLY, NORTHERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 71°04'16" EAST, 404.64 FEET; COURSE NO. 2: NORTH 00°57'26" WEST, 375.32 FEET; COURSE NO. 3: NORTH 89°18'41" EAST, 275.00 FEET; COURSE NO. 4: SOUTH 00°57'26" EAST, 319.58 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 618.04 FEET, AN ARC DISTANCE OF 540.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°35'12" EAST, 523.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, NORTHWESTERLY, NORTHERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: NORTH 58°11'07" EAST, 456.14 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3188.95 FEET, AN ARC DISTANCE OF 783.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°08'49" EAST, 781.51 FEET; COURSE NO. 3: NORTH 45°53'29" WEST, 46.85 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3142.10 FEET, AN ARC DISTANCE OF 2456.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°42'41" EAST, 2394.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 00°41'09" WEST, 276.71 FEET; COURSE NO. 6: NORTH 89°18'51" EAST, 32.81 FEET; COURSE NO. 7: NORTH 00°41'09" WEST, 787.40 FEET; COURSE NO. 8: NORTH 89°18'51" EAST, 14.04 FEET; COURSE NO. 9: NORTH 00°41'09" WEST, 2230.08 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: COURSE NO. 1: NORTH 39°40'59" WEST, 143.34 FEET; COURSE NO. 2: NORTH 79°18'00" WEST, 500.00 FEET; COURSE NO. 3: NORTH 73°47'33" WEST, 316.38 FEET; COURSE NO. 4: SOUTH 87°06'24" WEST, 205.76 FEET; COURSE NO. 5: NORTH 78°45'04" WEST, 200.01 FEET; COURSE NO. 6: NORTH 70°20'22" WEST, 324.87 FEET; COURSE NO. 7: NORTH 69°31'08" WEST, 55.21 FEET; COURSE NO. 8: NORTH 47°08'38" WEST, 231.97 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 9: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2020.00 FEET, AN ARC DISTANCE OF 475.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°51'53" WEST, 474.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: NORTH 52°06'54" WEST, 700.00 FEET; COURSE NO. 11: NORTH 37°53'06" EAST, 76.03 FEET; COURSE NO. 12: NORTH 51°29'43" WEST, 73.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 13: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1864.35 FEET, AN ARC DISTANCE OF 349.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°52'21" WEST, 349.34 FEET; THENCE SOUTH 08°50'21" WEST, 909.34 FEET; THENCE NORTH 78°37'41" WEST, 744.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AFORESAID PECAN PARK ROAD; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 12°15'44" WEST, 1267.56 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 606.62 FEET, AN ARC DISTANCE OF 93.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°49'37" WEST, 93.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 03°23'30" WEST, 2729.83 FEET; COURSE NO. 4: SOUTH 03°29'42" WEST, 919.82 FEET; COURSE NO. 5: SOUTH 12°50'43" EAST, 1635.73 FEET TO THE POINT OF BEGINNING.

October 10, 2020

EXHIBIT 1

Page 3 of 6

Legal Description

TOGETHER WITH

SOUTH PARCEL C (CONTAINING 4.76 ACRES, MORE OR LESS)

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A VARIABLE WIDTH R/W, AS NOW ESTABLISHED); THENCE SOUTH 58°11'07" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD, 450.36 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 3, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11696, PAGE 639 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°57'26" WEST, ALONG LAST SAID LINE, 223.35 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°21'24" WEST, ALONG LAST SAID LINE, 660.00 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11696, PAGE 639 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°55'25" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD, 52.36 FEET; THENCE NORTH 71°04'16" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD 491.27 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 508.98 FEET, AN ARC DISTANCE OF 657.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°55'01" EAST, 612.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

SOUTH PARCEL D (CONTAINING 31.21 ACRES, MORE OR LESS)

A PORTION OF SECTION 35 AND A PORTION THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A VARIABLE WIDTH R/W, AS NOW ESTABLISHED); THENCE SOUTH 58°11'07" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD, 582.69 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14610, PAGE 210 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°57'26" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8696, PAGE 1079 OF SAID CURRENT PUBLIC RECORDS, 1521.65 FEET; THENCE SOUTH 54°29'10" WEST, CONTINUING ALONG LAST SAID LINE, 272.31 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 295 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°06'49" EAST, ALONG LAST SAID LINE, 931.00 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD; THENCE NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 06°22'44" EAST, 640.59 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2814.79 FEET, AN ARC DISTANCE OF 1027.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°58'54" WEST, 1021.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 20°26'03" WEST, 382.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

SOUTH PARCEL E (CONTAINING 1.97 ACRES, MORE OR LESS)

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD (A VARIABLE WIDTH R/W, AS NOW ESTABLISHED); THENCE NORTH 58°11'07" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD, 363.98 FEET; THENCE NORTH 69°52'49" EAST, CONTINUING ALONG LAST SAID LINE, 81.97 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD RELOCATION (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 374.01 FEET, AN ARC DISTANCE OF 93.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°54'31" WEST, 92.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 14°47'02" WEST, 197.27 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 216.53 FEET, AN ARC DISTANCE OF 203.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°39'22" WEST, 195.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 68°31'42" WEST, 89.57 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD; THENCE NORTH 20°26'03" WEST, ALONG LAST SAID LINE, 251.61 FEET TO THE POINT OF BEGINNING.

October 10, 2020

EXHIBIT 1

Page 4 of 6

Legal Description

TOGETHER WITH

SOUTH PARCEL F (CONTAINING 40.23 ACRES, MORE OR LESS)

A PORTION OF SECTIONS 25, 26, 35 AND 36, A PORTION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ALVAREZ ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF DUVAL ROAD, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 76°20'44" WEST, 757.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 788.51 FEET, AN ARC DISTANCE OF 194.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°25'06" WEST, 194.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 89°30'31" WEST, 796.44 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5730.42 FEET, AN ARC DISTANCE OF 260.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°12'27" WEST, 260.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 86°54'23" WEST, 292.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 983.19 FEET, AN ARC DISTANCE OF 198.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°19'20" WEST, 197.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: SOUTH 81°33'03" WEST, 67.30 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 08°26'57" WEST, ALONG LAST SAID LINE, 92.90 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3488.95 FEET, AN ARC DISTANCE OF 1557.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°13'49" EAST, 1544.52 FEET TO A JOG IN SAID SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD; THENCE SOUTH 57°35'33" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1844, PAGE 1345, OFFICIAL RECORDS BOOK 18052, PAGE 2116 AND OFFICIAL RECORDS BOOK 18052, PAGE 2123, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 1485.95 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18052, PAGE 2123; THENCE NORTH 89°18'51" EAST, ALONG LAST SAID LINE, 235.26 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12053, PAGE 1692 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 53°50'59" WEST, ALONG LAST SAID LINE, 334.03 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 86°08'38" EAST, ALONG LAST SAID LINE, 398.04 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF ALVAREZ ROAD; THENCE SOUTH 00°10'01" EAST, ALONG LAST SAID LINE, 95.44 FEET; THENCE SOUTH 44°30'59" WEST, CONTINUING ALONG LAST SAID LINE, 55.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

SOUTH PARCEL G (CONTAINING 255 ACRES, MORE OR LESS)

A PORTION OF SECTIONS 35 AND 36 AND A PORTION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 295 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 08°33'37" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD, 664.30 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2914.79 FEET, AN ARC DISTANCE OF 987.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°34'09" WEST, 982.94 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD RELOCATION (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, NORTHERLY, WESTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 68°31'42" EAST, 102.43 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 393.70 FEET, AN ARC DISTANCE OF 369.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°39'22" EAST, 355.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 14°47'02" EAST, 65.09 FEET; COURSE NO. 4: NORTH 75°12'58" WEST, 19.69 FEET; COURSE NO. 5: NORTH 14°47'02" EAST, 132.18 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 216.53 FEET, AN ARC DISTANCE OF 252.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°10'02" EAST, 238.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 81°33'03" EAST, 51.52 FEET; COURSE NO. 8: NORTH 08°26'57" WEST, 48.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTH 81°33'03" EAST, 67.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 923.19 FEET, AN ARC DISTANCE OF 185.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°19'20" EAST, 185.67

October 10, 2020

EXHIBIT 1

Page 5 of 6

Legal Description

FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 86°54'23" EAST, 292.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5790.42 FEET, AN ARC DISTANCE OF 262.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°12'27" EAST, 262.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 89°30'31" EAST, 796.44 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 6: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 848.51 FEET, AN ARC DISTANCE OF 209.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°25'07" EAST, 208.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 76°20'44" EAST, 927.54 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8837, PAGE 1387 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 57°33'54" EAST, ALONG LAST SAID LINE, 2305 FEET, MORE OR LESS, TO THE CENTERLINE OF LITTLE CEDAR CREEK; THENCE SOUTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1460 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 295; THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 78°28'34" WEST, 840 FEET, MORE OR LESS; COURSE NO. 2: NORTH 89°06'49" WEST, 2804.87 FEET; COURSE NO. 3: NORTH 84°21'00" WEST, 301.04 FEET; COURSE NO. 4: SOUTH 86°07'22" WEST, 301.04 FEET; COURSE NO. 5: NORTH 89°06'49" WEST, 689.82 FEET TO THE POINT OF BEGINNING.

October 10, 2020

EXHIBIT 1

Page 6 of 6