

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**July 31, 2018**

A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9-A (A VARIABLE WIDTH RIGHT OF WAY, AS PER JACKSONVILLE TRANSIT AUTHORITY DAME POINT EXPRESSWAY RIGHT OF WAY MAP, SECTION NO. 72002-3513), WITH THE EASTERLY RIGHT OF WAY LINE OF GRANITE PLACE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 16°16'23" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 354.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, CONTINUING ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 686.20 FEET, AN ARC DISTANCE OF 194.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°08'20" WEST, 194.23 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 26°51'58" EAST, ALONG LAST SAID LINE, 293.75 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9-A; THENCE NORTH 05°04'27" EAST, ALONG LAST SAID LINE, 663.33 FEET; THENCE NORTH 25°43'36" WEST, CONTINUING ALONG LAST SAID LINE, 148.72 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.91 ACRES, MORE OR LESS.