

EXHIBIT 1

Legal Description

A parcel of land situated in Government Lot 7, Section 18, Township 4 South, Range 27 East, Duval County, Florida said parcel being more particularly described as follows:

Begin at the intersection of the southerly line of said Section 18 with the easterly right-of-way line of San Jose Boulevard (State Road No. 13, a 120 foot right-of-way as now established); thence on said east line North 00 degrees 11 minutes 18 seconds East, 340.92 feet; thence continue on said east line North 43 degrees 33 minutes 42 seconds East, 13.76 feet to the southerly right-of-way line of Marbon Road (a 60 foot right-of-way as now established); thence on said southerly right-of-way line South 89 degrees 49 minutes 35 seconds East, 0.53 feet; thence continuing on said southerly right-of-way line and on the arc of a curve concave northwesterly and having a radius of 604.40 feet, run in a northeasterly direction, an arc length of 279.60 feet, said arc being subtended by a chord bearing and distance of North 76 degrees 55 minutes 17 seconds East, 277.11 feet; thence South 00 degrees 11 minutes 18 seconds West, 410.45 feet to the south line of Section 18; thence on said south line South 89 degrees 21 minutes 22 seconds West, 279.72 feet to the Point of Beginning

LESS AND EXCEPT REAL ESTATE NUMBER 158180-0000

February 12, 2020

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