

Exhibit 1

LEGAL DESCRIPTION

5050 Sunbeam Road

CURRENT DATE

4/09/2020

A parcel of land situated in the West 1/3 of the Northeast 1/4 of Section 34, Township 3 South, Range 27 East, Duval County, Florida, said parcel being more particularly described as follows:

Commence at the intersection of the east line of Hood Road as presently established, with the south line of Sunbeam Road as presently established; thence on said south line North 89 degrees 56' 30" East to point of beginning; thence continue on said south line North 89 degrees, 56' 30" East, 280.05 feet; thence South 00 degrees 01' 30" East 146.00 feet, thence South 89 degrees 56'30" West, 300.00 feet to said east line of Hood Road, thence on said east line North 00 degrees 01'30" West, 123.95 feet; thence North 42 degrees 05'51" East, 29.74 feet to the point of beginning.