

## Exhibit 1

A PORTION OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 89° 49' 35" EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1,199.53 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 04° 17' 45" WEST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 2, ALSO BEING THE WESTERLY LINE OF THE MOSES HAROLD GRANT, SECTION 47, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID COUNTY, A DISTANCE OF 867.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 47; THENCE SOUTH 85° 15' 20" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 47, A DISTANCE OF 146.40 FEET; THENCE SOUTH 01° 36' 56" EAST, A DISTANCE OF 30.04 FEET TO A POINT ON THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), CLOSED BY ORDINANCE 2006-149-e AND RECORDED IN OFFICIAL RECORDS BOOK 13165, PAGE 2335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 471.56 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84° 33' 56" EAST, 107.55 FEET; THENCE SOUTH 80° 26' 55" WEST, A DISTANCE OF 374.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86° 31' 21" WEST, 203.00 FEET TO A POINT OF SAID FORMER NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD; THENCE NORTH 78° 51' 25" EAST ALONG LAST SAID LINE A DISTANCE OF 71.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10821, PAGE 2143 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY AND WESTERLY THE FOLLOWING THREE (3) COURSES ALONG THE LINES OF LAST SAID LANDS: COURSE NO. 1: THENCE NORTH 11° 10' 56" WEST, A DISTANCE OF 150.00 FEET; COURSE NO. 2: THENCE SOUTH 78° 49' 04" WEST, A DISTANCE OF 25.00 FEET; COURSE NO. 3: THENCE NORTH 89° 47' 23" WEST, A DISTANCE OF 185.29 FEET; THENCE NORTH 38° 18' 35" WEST, A DISTANCE OF 434.01 FEET; THENCE SOUTH 51° 57' 43" WEST, A DISTANCE OF 185.55 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60-FOOT RIGHT-OF-WAY); THENCE NORTH 38° 53' 45" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 369.18 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF PREVIOUSLY MENTIONED GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE NORTH 00° 06' 11" EAST, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 317.45 FEET TO THE POINT OF BEGINNING.

THE PROPERTY THUS DESCRIBED CONTAINS 19.55 ACRES, MORE OR LESS.

8/23/2019