

## Exhibit 1

### LEGAL DESCRIPTION

**A PORTION OF TRACTS 12 AND 13, BLOCK 1, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 12 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°06'29" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 12, A DISTANCE OF 634.62 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID TRACT 13; THENCE NORTH 89°26'09" EAST, ALONG LAST SAID LINE, 338.92 FEET TO THE EASTERLY LINE OF SAID TRACT 13; THENCE SOUTH 00°15'30" EAST, ALONG LAST SAID LINE, 678.44 FEET TO THE SOUTHERLY LINE OF SAID TRACT 13; THENCE SOUTH 89°43'28" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF SAID TRACT 12, A DISTANCE OF 681.39 FEET TO THE WESTERLY LINE OF SAID TRACT 12; THENCE NORTH 00°05'45" EAST, ALONG LAST SAID LINE, 1114.96 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE NORTH 59°30'45" EAST, ALONG LAST SAID LINE, 390.33 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 14.71 ACRES, MORE OR LESS.**

**BEING THE SAME LANDS AS THOSE DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16147, PAGE 560 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

09/05/2019