

## Exhibit 1

A PORTION OF GOVERNMENT LOT 5, SECTION 31 TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SOUTH RIVERSIDE SECTION "A", AS SHOWN ON PLAT RECORDED IN PLAT BOOK 6, PAGE 14, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE EASTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND RUN SOUTH 01° 15' 36" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.00 FEET TO THE NORTHWESTERLY CORNER OF OFFICIAL RECORDS VOLUME 5536, PAGE 1947, THENCE CONTINUE SOUTH 01° 15' 36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 43.01 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89° 49' 16" EAST DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 251.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 5536, PAGE 1947; THENCE NORTH 00°36'51" WEST ALONG SAID EASTERLY LINE AND THE NORTHERLY PROLONGATION THEREOF, ALSO BEING THE WESTERLY LINE OF OFFICIAL RECORDS VOLUME 4650, PAGE 379, A DISTANCE OF 80.69 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS VOLUME 4650, PAGE 379; THENCE NORTH 89° 52' 10" EAST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS VOLUME 4650, PAGE 379, A DISTANCE OF 90.00 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH 0° 33' 50" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED DEED TO AND ALONG THE EASTERLY LINE OF DEEDS RECORDED IN OFFICIAL RECORDS VOLUME 4646, PAGE 722, AND VOLUME 5590, PAGE 1152, A DISTANCE OF 281.95 FEET TO THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS VOLUME 5590, PAGE 1152; RUN THENCE SOUTH 89° 38' 40" WEST ALONG THE SOUTH LINE OF LAST MENTIONED DEED, A DISTANCE OF 89.75 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 00° 36' 51" WEST ALONG THE WEST LINE OF SAID OFFICIAL RECORDS VOLUME 5590, PAGE 1152, A DISTANCE OF 201.64 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.58 ACRES MORE OR LESS.

October 10, 2019