

Exhibit 1

Legal Description

Parcel A

A PART OF FRACTION SECTION 30, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PART OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 30, THENCE SOUTH 00° 30' 06" WEST ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 370.33 FEET TO THE CENTERLINE OF STATE ROAD 111 (AIRPORT ROAD) AS NOW ESTABLISHED; THENCE SOUTH 79° 16'56" EAST ALONG SAID CENTERLINE, A DISTANCE OF 272.51 FEET; THENCE SOUTH 10° 43' 04" WEST, A DISTANCE OF 99.86 FEET TO A POINT ON THE END OF THE LIMITED ACCESS PORTION OF INTERSTATE 95 RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY, THE FOLLOWING NINE COURSES; (1) SOUTH 10° 43' 04" WEST, A DISTANCE OF 25.00 FEET; (2) SOUTH 79° 15' 22" EAST, A DISTANCE OF 299.00 FEET; (3) SOUTH 42° 59' 48" EAST, A DISTANCE OF 295.72 FEET; (4) SOUTH 01° 56'49" WEST, A DISTANCE OF 475.06 FEET; (5) THENCE NORTH 88° 03' 11" WEST, A DISTANCE OF 40.00 FEET; (6) THENCE SOUTH 01° 56'49" WEST A DISTANCE OF 15.00 FEET; (7) THENCE SOUTH 88° 03' 11" EAST, A DISTANCE OF 40.00 FEET; (8) THENCE SOUTH 01 ° 56' 49" WEST, A DISTANCE OF 217.77 FEET; (9) THENCE SOUTH 06° 44' 39" WEST, A DISTANCE OF 320.99 FEET TO A POINT ON THE LINE DIVIDING THE AFOREMENTIONED SECTION 30 FROM THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE SOUTH 60° 18' 48" WEST, A DISTANCE OF 798.89 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED SECTION 30; THENCE SOUTH 01° 02' 52" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 99.97 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RANCH ROAD, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 52° 22' 57" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 362.41 FEET TO THE SOUTHEAST CORNER OF THE "BIT AND SPUR SADDLE CLUB"; THENCE NORTH 11° 30' 17" EAST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF SAID "BIT AND SPUR SADDLE CLUB", A DISTANCE OF 799.36 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 17095, PAGE 1559 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE NORTH 89° 14' 56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 137.15 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID AFOREMENTIONED LANDS, AND SAID WESTERLY LINE OF THE AFOREMENTIONED SECTION 30; THENCE NORTH 00° 32' 22" EAST, ALONG SAID EASTERLY LINE OF SAID LANDS AND ALONG SAID WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 150.23 FEET; THENCE NORTH 89° 52' 05" WEST, ALONG SAID AFOREMENTIONED LANDS, A DISTANCE OF 110.64 FEET; THENCE NORTH 00° 09' 44" EAST, CONTINUING ALONG SAID

LANDS, A DISTANCE OF 356.32 FEET; THENCE NORTH 89° 57' 46" WEST, ALONG SAID LANDS, A DISTANCE OF 73.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 29° 49' 08" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 140.84 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 12901, PAGE 528 OF THE AFOREMENTIONED CURRENT PUBLIC RECORDS; THENCE SOUTH 79° 25' 29" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 119.80 FEET; THENCE NORTH 00° 38' 19" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, SAID LANDS ALSO BEING THE AFOREMENTIONED WESTERLY LINE OF SECTION 30, A DISTANCE OF 19.84 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 15725, PAGE 1178 OF SAID CURRENT PUBLIC RECORDS, THE FOLLOWING TWO COURSES: SOUTH 79° 16' 56" EAST, A DISTANCE OF 190.10 FEET AND NORTH 00° 07' 04" EAST, A DISTANCE OF 232.85 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED STATE ROAD NO. 111 (AIRPORT ROAD), AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE SOUTH 79° 16' 56" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 65.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT the following described parcel which has been taken by State of Florida, Department of Transportation pursuant to that certain condemnation proceeding in the Circuit Court, Fourth Judicial Circuit in and for Duval County, Florida, Case No.: 2017-CA-3795, Division: CV-G, filed by the State of Florida Department of Transportation:

A Part Of Section 25, Township 1 North, Range 26 East, Duval County Florida, Being More Particularly Described As Follows:

Commence At The Northeast Comer Of Section 25, Township 1 North, Range 26 East; Thence South 00°30'28" West Along The Easterly Line Of Said Section 25, A Distance Of 371.18 Feet To The Baseline Of Survey Of State Road No. 102 (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 72290, F.P. No. 2093652); Thence North 79°17'34"¹¹ West, Along Said Baseline Of Survey, A Distance Of 14.20 Feet To The Baseline Of Duval Road (A 150.00 Foot Right Of Way As Now Established); Thence South 29°54'55" West, A Distance Of 354.41 Feet; Thence South 60°05'07" East, A Distance Of 75.00 Feet To The Easterly Right Of Way Of Duval Road And To The Point Of Beginning; Thence South 00°05'46" West, A Distance Of 84.51 Feet; Thence North 89°54'46" West, A Distance Of 48.44 Feet To The Aforementioned Easterly Right Of Way Line Of Said Duval Road; Thence North 29°54'53" East, A Distance Of 97.41 Feet To The Point Of Beginning.

Containing 2047 Square Feet, More Or Less.

Parcel B

A PART OF FRACTION SECTION 30, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PART OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 30, THENCE SOUTH 00° 30' 06" WEST ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 370.33 FEET TO THE CENTERLINE OF STATE ROAD 111 (AIRPORT ROAD) AS NOW ESTABLISHED; THENCE SOUTH 79° 16'56" EAST ALONG SAID CENTERLINE, A DISTANCE OF 272.51 FEET; THENCE SOUTH 10° 43' 04" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON THE END OF THE LIMITED ACCESS PORTION OF INTERSTATE 95 RIGHT OF WAY; THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY, THE FOLLOWING THREE COURSES; (1) SOUTH 79° 15' 22" EAST, A DISTANCE OF 299.00 FEET; (2) SOUTH 42° 59' 48" EAST, A DISTANCE OF 295.72 FEET; (3) SOUTH 01° 56'49" WEST, A DISTANCE OF 324.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY, THE FOLLOWING SIX COURSES (1) THENCE SOUTH 01° 56'49" WEST, A DISTANCE OF 150.27 FEET; (2) THENCE NORTH 88° 03' 11" WEST, A DISTANCE OF 40.00 FEET; (3) THENCE SOUTH 01° 56'49" WEST A DISTANCE OF 15.00 FEET; (4) THENCE SOUTH 88° 03' 11" EAST, A DISTANCE OF 40.00 FEET; (5) THENCE SOUTH 01° 56' 49" WEST, A DISTANCE OF 217.77 FEET; (6) THENCE SOUTH 06° 44' 39" WEST, A DISTANCE OF 320.99 FEET TO A POINT ON THE LINE DIVIDING LINE OF THE AFOREMENTIONED SECTION 30 FROM THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE SOUTH 60° 18' 48" WEST, A DISTANCE OF 798.89 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED SECTION 30; THENCE SOUTH 01° 02' 52" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 99.97 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RANCH ROAD, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 52° 22' 57" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 362.41 FEET TO THE SOUTHEAST CORNER OF THE "BIT AND SPUR SADDLE CLUB"; THENCE NORTH 11° 30' 17" EAST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF SAID "BIT AND SPUR SADDLE CLUB", A DISTANCE OF 799.36 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 17095, PAGE 1559 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE NORTH 89° 14' 56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 137.15 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID AFOREMENTIONED LANDS, AND SAID WESTERLY LINE OF THE AFOREMENTIONED SECTION 30; THENCE NORTH 00° 32' 22" EAST, ALONG SAID EASTERLY LINE OF SAID LANDS AND ALONG SAID WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 150.23 FEET; THENCE SOUTH 89° 52' 05" EAST, ALONG SAID AFOREMENTIONED LANDS, A DISTANCE OF 17.83 FEET; THENCE NORTH 00° 00' 00" WEST, A DISTANCE 24.46 FEET; THENCE SOUTH 89° 59' 01" EAST, A DISTANCE 50.21 FEET; THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 47.01 FEET; THENCE SOUTH 89° 59' 01" EAST, A DISTANCE OF 315.25 FEET; THENCE NORTH 01° 56' 49" EAST, A DISTANCE OF

75.28 FEET; THENCE SOUTH 88° 03' 11" EAST, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

Parcel C

A part of Government Lot 1, Section 25, Township 1 North, Range 26 East, Duval County, Florida, and being more particularly described as follows: Commence at the intersection of the Northeasterly right of way line of Ranch Road (a 60 foot right of way) and the Easterly right of way line of Duval Road (a 150 foot right of way); thence North 30°58'10" East, along said Easterly right of way line of Duval Road, 44.32 feet to the Point of Beginning; thence continue North 30°58'10" East, along said Easterly right of way line of Duval Road, 253.62 feet to its intersection with the Westerly boundary of land described in Official Records Volume 2056, Page 434, of the current public records of said county; thence South 01°40'40" West, along said Westerly boundary of said Official Records Volume 2056, Page 434, 369.39 feet to a point on the Northeasterly right of way line of Ranch Road; thence North 51°23'50" West, along said Northeasterly right of way line of Ranch Road 154.04 feet; thence North 00°42'10" East, 55.67 feet to the Point of Beginning.