

**Exhibit 1**  
**Legal Description**

2016-0190

A PART OF SECTIONS 7, 8, 17 AND 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST EASTERLY CENTERLINE INTERSECTION OF BURNT MILL ROAD (AN 80 FOOT RIGHT OF WAY) WITH GATE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON SHEET 7 OF THE PLAT OF GATE PARKWAY EXTENSION AS RECORDED IN PLAT BOOK 55, PAGES 55 AND 55A THROUGH 55K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°37'52" WEST, ALONG THE CENTERLINE OF SAID GATE PARKWAY, A DISTANCE OF 92.84 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; THENCE NORTH 89°22'08" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE SOUTH 00°37'52" EAST, A DISTANCE OF 17.84 FEET TO THE POINT OF BEGINNING; THENCE, NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: COURSE No. 1 - NORTH 00°37'52" WEST, A DISTANCE OF 525.98 FEET; COURSE No. 2 - NORTH 12°51'52" EAST, A DISTANCE OF 51.42 FEET; COURSE No. 3 - NORTH 00°37'52" WEST, A DISTANCE OF 180.35 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1372.00 FEET; COURSE No. 4 - NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.01 FEET, MAKING A CENTRAL ANGLE OF 04°40'39" AND HAVING A CHORD BEARING OF NORTH 02°58'12" WEST AND A CHORD DISTANCE OF 111.98 FEET TO THE END OF SAID CURVE; COURSE No. 5 - NORTH 19°54'15" WEST, A DISTANCE OF 51.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1360.00 FEET; COURSE No. 6 - NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 444.06 FEET, MAKING A CENTRAL ANGLE OF 18°42'29" AND HAVING A CHORD BEARING OF NORTH 16°45'03" WEST AND A CHORD DISTANCE OF 442.09 FEET TO THE END OF SAID CURVE; COURSE No. 7 - NORTH 13°47'07" WEST, A DISTANCE OF 51.86 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1372.00 FEET; COURSE No. 8 - NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 295.66 FEET, MAKING A CENTRAL ANGLE OF 12°20'49" AND HAVING A CHORD BEARING OF NORTH 34°23'40" WEST AND A CHORD DISTANCE OF 295.09 FEET TO THE END OF SAID CURVE; COURSE No. 9 - NORTH 55°09'48" WEST, A DISTANCE OF 51.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1360.00 FEET; COURSE No. 10 - NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.69 FEET, MAKING A CENTRAL ANGLE OF 15°44'35" AND HAVING A CHORD BEARING OF NORTH 50°31'39" WEST AND A CHORD DISTANCE OF 372.51 FEET TO THE WEST LINE OF THAT 150 FOOT POWER LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10332, PAGE 2110; THENCE NORTH 00°37'00" WEST, ALONG THE WEST LINE OF SAID POWER LINE EASEMENT, A DISTANCE OF 1086.39 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 00°37'38" WEST, ALONG SAID WEST LINE OF SAID POWER LINE EASEMENT, A DISTANCE OF 135.19 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE DITCH PARCEL/DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 16849, PAGE 1085 OF SAID PUBLIC RECORDS; THENCE, EASTERLY AND NORTHERLY ALONG THE SOUTH AND EAST LINES (AND WESTERLY

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EXTENSION THEREOF) OF SAID DITCH PARCEL/DRAINAGE EASEMENT THE FOLLOWING TEN (10) COURSES: COURSE No. 1 - NORTH 65°24'11" EAST, A DISTANCE OF 50.50 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 245.00 FEET; COURSE No. 2 - THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.38 FEET, MAKING A CENTRAL ANGLE OF 22°32'26" AND HAVING A CHORD BEARING OF NORTH 76°40'24" EAST AND A CHORD DISTANCE OF 95.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3 - NORTH 87°56'37" EAST, A DISTANCE OF 33.86 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 495.00 FEET; COURSE No. 4 - EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.98 FEET, MAKING A CENTRAL ANGLE OF 07°38'15" AND HAVING A CHORD BEARING OF SOUTH 88°14'16" EAST AND A CHORD DISTANCE OF 65.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5 - SOUTH 84°25'08" EAST, A DISTANCE OF 113.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 495.00 FEET; COURSE No. 6 - SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.74 FEET, MAKING A CENTRAL ANGLE OF 10°02'26" AND HAVING A CHORD BEARING OF SOUTH 79°23'55" EAST AND A CHORD DISTANCE OF 86.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 7 - SOUTH 74°22'42" EAST, A DISTANCE OF 170.14 FEET; COURSE No. 8 - NORTH 18°46'46" WEST, A DISTANCE OF 34.86 FEET; COURSE No. 9 - NORTH 30°46'49" WEST, A DISTANCE OF 29.96 FEET; COURSE No. 10 - NORTH 44°40'29" WEST, A DISTANCE OF 56.23 FEET TO A POINT OF THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 295 (STATE ROAD No. 9A, A VARIABLE WITH RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1335.00 FEET; THENCE, SOUTHEASTERLY AND SOUTHERLY, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 295 THE FOLLOWING SIX (6) COURSES: COURSE No. 1 - SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 375.73 FEET, MAKING A CENTRAL ANGLE OF 16°07'32" AND HAVING A CHORD BEARING OF SOUTH 65°47'13" EAST AND A CHORD DISTANCE OF 374.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 2 - SOUTH 57°43'16" EAST, A DISTANCE OF 370.78 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1735.00 FEET; COURSE No. 3 - SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1528.52 FEET, MAKING A CENTRAL ANGLE OF 50°28'38" AND HAVING A CHORD BEARING OF SOUTH 32°26'42" EAST AND A CHORD DISTANCE OF 1479.57 FEET TO A POINT OF CUSP; COURSE No. 4 - SOUTH 14°00'47" EAST, A DISTANCE OF 222.57 FEET TO THE POINT OF TANGENCY WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 22,762.31 FEET; COURSE No. 5 - SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1029.64 FEET. MAKING A CENTRAL ANGLE OF 02°35'30" AND HAVING A CHORD BEARING OF SOUTH 05°19'09" EAST AND A CHORD DISTANCE OF 1029.55 FEET TO A POINT OF CUSP; COURSE No. 6 - SOUTH 02°04'01" WEST, A DISTANCE OF 402.77 FEET; THENCE NORTH 87°55'59" WEST, A DISTANCE OF 97.00 FEET; THENCE SOUTH 02°04'01" WEST, A DISTANCE OF 338.75 FEET; SOUTH 52°54'52" EAST, A DISTANCE OF 118.44 FEET TO THE AFOREMENTIONED WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 295; THENCE SOUTH 02°04'01" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 813.11 FEET TO THE SOUTH LINE OF THE NORTHEAST POND PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 9346, PAGE 1414; THENCE SOUTH 88°18'00" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 252.86 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16471, PAGE 1116; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS THE FOLLOWING SIX (6) COURSES: COURSE No. 1 - NORTH 01°39'40" WEST, A DISTANCE OF 172.54 FEET; COURSE No. 2 - NORTH 27°03'16" EAST, A DISTANCE OF 192.97 FEET; COURSE No. 3 - NORTH 02°03'16" EAST, A DISTANCE OF 241.99 FEET; COURSE No.

4 - SOUTH 87°56'44" EAST, A DISTANCE OF 132.00 FEET; COURSE NO. 5 - NORTH 02°03'16" EAST, A DISTANCE OF 161.03 FEET; COURSE NO. 6 - NORTH 52°56'24" WEST, A DISTANCE OF 716.62 FEET; THENCE SOUTH 89°22'08" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 443.63 FEET TO A POINT OF CUSP ON THE RIGHT OF WAY LINE OF THE AFOREMENTIONED BURNT MILL ROAD, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE RIGHT OF WAY OF SAID BURNT MILL ROAD, A DISTANCE OF 209.74 FEET, MAKING A CENTRAL ANGLE OF 171°40'40" AND HAVING A CHORD BEARING OF NORTH 51°37'07" WEST AND A CHORD DISTANCE OF 139.63 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE RIGHT OF WAY LINE OF BURNT MILL ROAD, A DISTANCE OF 20.43 FEET, MAKING A CENTRAL ANGLE OF 46°49'35" AND HAVING A CHORD BEARING OF SOUTH 65°57'20" WEST AND A CHORD DISTANCE OF 19.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°22'08" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 204.00 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET, AND TO THE EASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED GATE PARKWAY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.98 FEET, MAKING A CENTRAL ANGLE OF 90°00'00" AND HAVING A CHORD BEARING OF NORTH 45°37'52" WEST AND A CHORD DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE JEA LIFT STATION PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 11203, PAGE 1068 AND DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST EASTERLY INTERSECTION OF THE CENTERLINE OF BURNT MILL ROAD WITH THE CENTERLINE OF GATE PARKWAY AS SAID INTERSECTION POINT IS SHOWN ON SHEET 7 OF THE PLAT OF GATE PARKWAY EXTENSION RECORDED IN PLAT BOOK 52, PAGES 55, 55A THROUGH 55K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 89°22'08" EAST, ALONG THE CENTERLINE OF BURNT MILL ROAD, A DISTANCE OF 107.00 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; THENCE DEPARTING SAID PLAT, CONTINUE NORTH 89°22'08" EAST, A DISTANCE OF 331.28 FEET TO A POINT ON A CURVE; RUN THENCE NORTHWESTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 48.86 FEET TO A POINT ON THE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°38'18" WEST, A DISTANCE OF 47.88 FEET; RUN THENCE NORTH 89°22'08" EAST, A DISTANCE OF 54.89 FEET; RUN THENCE SOUTH 41°38'08" EAST, A DISTANCE OF 4.35 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 41°38'08" WEST, A DISTANCE OF 55.00 FEET; RUN THENCE NORTH 48°21'52" EAST, A DISTANCE OF 65.00 FEET; RUN THENCE SOUTH 41°38'08" EAST, A DISTANCE OF 55.00 FEET; RUN THENCE SOUTH 48°21'52" WEST, A DISTANCE OF 65.00 FEET; RUN THENCE SOUTH 41°38'08" EAST, A DISTANCE OF 55.00 FEET; RUN THENCE SOUTH 48°21'52" WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.