

June 6, 2018

Legal Description (1 of 2)

A portion of Sections 5 and 8, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 5829, page 373, of the current Public Records of said county, being more particularly described as follows;

For a Point of Reference, commence at the Southwesterly corner of said Section 8; thence North 01° 03'14" West, along the Westerly line of said Section 8, a distance of 1980.98 feet to the Point of Beginning.

From said Point of Beginning; thence continue North 01°03'14" West, along said Westerly line, 1029.92 feet to the Southwesterly corner of JEA Well Site No. 2, as described and recorded in Official Records Book 12303, page 2322 of said current Public Records; thence along the boundary line of said Well Site No. 2, the following 8 courses: Course 1, thence North 34°11'18" East, departing said Westerly line of Section 8, a distance of 69.35 feet; Course 2, thence North 12°40'01" East, 105.15 feet; Course 3, thence North 11°37'44" East, 107.40 feet; Course 4, thence North 05°21'41" East, 109.01 feet; Course 5, thence North 03°28'05" East, 151.13 feet; Course 6, thence North 27°50'53" West, 25.22 feet; Course 7, thence North 86°34' 17" West, 84.73 feet; Course 8, thence South 51°55'03" West, 21.04 feet to a point on said Westerly line of Section 8; thence North 01°03'14" West, along said Westerly line, 565.35 feet to the Southwest corner of JEA Well Site No. 1, as described and recorded in said Official Records Book 12303, page 2322; thence North 45°00'00" East, along the Easterly line of said JEA Well Site No.1, a distance of 197.78 feet; thence North 15°00'00" East, continuing along said Easterly line, 262.97 feet to the Northeasterly corner of said JEA Well Site No. 1, said point being on the existing Southeasterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation map Section 72002-2511, Work Program Identification Number 2114883; thence North 66°06'44" East, along said existing Southeasterly limited access right of way line, 188.26 feet to the point of curvature of a curve concave Northwest, having a radius of 5729.58 feet; thence Northeasterly, continuing along said existing Southeasterly right of way line and along the arc of said curve, through a central angle of 17°02'38", an arc length of 1704.38 feet to a point of intersection with the existing Westerly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way line as per Florida Department of Transportation map Section 72002-2513 Financial Project No. 209294-1, said arc being subtended by a chord bearing and distance of North 57°35'25" East, 1698.10 feet; thence South 00°17'54" East, along said existing Westerly limited access right of way line, 557.27 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 15226, page 1277 of said

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EXHIBIT 1

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current Public Records; thence along the boundary line of said lands the following 3 courses: Course 1, thence South 89°41'03" West, 234.82 feet; Course 2, thence South 00°19'02" East, 472.00 feet; Course 3, thence North 89°40'57" East, 241.71 feet to a point on a non-tangent curve concave Easterly having a radius of 5929.58 feet, said point also being on said existing Westerly limited access right of way line of State Road No. 9B; thence Southerly along the arc of said curve and along said existing Westerly limited access right of way line, through a central angle of 06°34'02", an arc length of 679.65 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 15226, page 1277 of said current Public Records, said arc being subtended by a chord bearing and distance of South 06°22'33" East, 679.28 feet; thence along the boundary line of said lands the following 3 courses: Course 1, thence South 80°19'21" West, 249.35 feet; Course 2, thence South 10°35'33" East, 500.06 feet; Course 3, thence North 80°19'22" East, 262.32 feet to a point on said existing Westerly limited access right of way line of State Road No. 9B; thence South 14°27'30" East, 842.69 feet, along said existing Westerly limited access right of way line to a point on a non-tangent curve concave Westerly having a radius of 2906.00 feet; thence Southerly departing said existing Westerly limited access right of way line and along the arc of said curve, through a central angle of 06°26'21", an arc length of 326.58 feet to a point on a non-tangent line, said arc being subtended by a chord bearing and distance of South 07°17'30" East, 326.41 feet; thence South 85°20'35" West, along said non-tangent line, 2226.12 feet to the Point of Beginning.

Containing 120.86 acres, more or less.