

EXHIBIT 1

PART OF LOTS 13, 14, 15, 16, 17 AND 18, BLOCK 2, OAKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "Q", PAGE 443 AND LOTS 10 AND 11, COLE'S REPLAT OF LOTS 10, 11 AND 12, BLOCK 2, OAKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "Y", PAGE 430, ALL OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 10, COLE'S REPLAT OF LOTS 10, 11 AND 12, BLOCK 2, OAKLAND; THENCE SOUTH $88^{\circ}-33'-29''$ EAST, 105.21 FEET, ALONG THE NORTH LINE OF SAID LOT 10, TO THE WEST LINE OF SAID LOT 13, BLOCK 2, OAKLAND; THENCE NORTH $01^{\circ}-22'-20''$ WEST, 21.0 FEET, ALONG THE WEST LINE OF SAID LOT 13; THENCE NORTH $88^{\circ}-56'-34''$ EAST, 71.0 FEET; THENCE NORTH $01^{\circ}-22'-20''$ WEST, 84.57 FEET, TO THE SOUTH LINE OF UNION STREET (A 65.0 FOOT RIGHT-OF-WAY); THENCE NORTH $88^{\circ}-28'-45''$ EAST, 244.0 FEET, ALONG THE SOUTH LINE OF SAID UNION STREET; THENCE NORTH $84^{\circ}-53'-49''$ EAST, 80.08 FEET, ALONG A TRANSITION IN THE SOUTH LINE OF SAID UNION STREET, TO A 60.0 FOOT RIGHT-OF-WAY; THENCE NORTH $88^{\circ}-28'-45''$ EAST, 233.44 FEET, ALONG THE SOUTH LINE OF UNION STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH $14^{\circ}-18'-55''$ WEST, 617.5 FEET, TO THE NORTHERLY LINE OF THE JACKSONVILLE EXPRESSWAY (AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 7204-276, PROJ U-503, DATED FEBRUARY 8, 1951); THENCE NORTH $75^{\circ}-41'-05''$ WEST, 60.0 FEET, ALONG SAID LINE, TO A POINT; THENCE SOUTH $14^{\circ}-18'-55''$ WEST, 12.76 FEET, TO A POINT IN THE FORMER CENTER OF SPRING BRANCH; THENCE SOUTH $63^{\circ}-12'-55''$ WEST, 166.24 FEET, ALONG SAID CENTER LINE, TO A POINT; THENCE SOUTH $14^{\circ}-23'-12''$ WEST, 14 FEET, MORE OR LESS, TO THE CENTER LINE OF SPRING BRANCH, AS NOW ESTABLISHED; THENCE SOUTHERLY, WESTERLY SOUTHEASTERLY AND SOUTHERLY, 196 FEET, MORE OR LESS, ALONG THE CENTER LINE OF SAID SPRING BRANCH, TO THE CENTER LINE OF HOGANS CREEK; THENCE NORTHWESTERLY, 263 FEET, MORE OR LESS, ALONG THE CENTER LINE OF SAID HOGANS CREEK, TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 13, BLOCK 2, OAKLAND; THENCE NORTH $01^{\circ}-22'-20''$ WEST, 414 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 13, TO THE SOUTHEAST CORNER OF LOT 11, COLE'S REPLAT; THENCE NORTH $88^{\circ}-33'-29''$ WEST, 104.86 FEET, ALONG THE SOUTH LINE OF SAID LOT 11, TO THE EAST LINE OF CATHERINE STREET LANE. (A 20.0 FOOT RIGHT-OF-WAY); THENCE NORTH $01^{\circ}-33'-40''$ WEST, 105.0 FEET, ALONG THE EAST LINE OF SAID CATHERINE STREET LANE, TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND SOUTH OF THE RIGHT-OF-WAY CENTERLINE OF THE ARLINGTON EXPRESSWAY OVERPASS.

January 30, 2019

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