

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°-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°-22'-20" WEST, 21.0 FEET, ALONG THE WEST LINE OF SAID LOT 13; THENCE NORTH 88°-56'-34" EAST, 71.0 FEET; THENCE NORTH 01°-22'-20" WEST, 84.57 FEET, TO THE SOUTH LINE OF UNION STREET (A 65.0 FOOT RIGHT-OF-WAY); THENCE NORTH 88°-28'-45" EAST, 244.0 FEET, ALONG THE SOUTH LINE OF SAID UNION STREET; THENCE NORTH 84°-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°-28'-45" EAST, 233.44 FEET, ALONG THE SOUTH LINE OF UNION STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 14°-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°-41'-05" WEST, 60.0 FEET, ALONG SAID LINE, TO A POINT; THENCE SOUTH 14°-18'-55" WEST, 12.76 FEET, TO A POINT IN THE FORMER CENTER OF SPRING BRANCH; THENCE SOUTH 63°-12'-55" WEST, 166.24 FEET, ALONG SAID CENTER LINE, TO A POINT; THENCE SOUTH 14°-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°-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°-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°-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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