

March 25, 2019

**Exhibit 1**

**Legal Description**

Portions of Sections 8, 9, 16 and 17, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida more particularly described as follows:

For a point of reference, commence at the point of intersection of the centerline of Baymeadows Road East with the centerline of Gate Parkway as said lines are shown on plat of Baymeadows Road East according to plat recorded in the current public records of Jacksonville, Duval County, Florida in Plat Book 54, Pages 9, 9A through 9N and run North 88° 14' 54" East along the Easterly projection of last centerline, a distance of 60.00 feet to a point on the boundary of said plat lying on the line dividing Section 20 and aforesaid Section 17 and the Point of Beginning.

From the Point of Beginning thus described run along the boundary of said plat the following courses: first course, North 01° 14' 16" West, a distance of 110.00 feet; second course, South 88° 14' 54" West, a distance of 140.01 feet; third course, South 43° 14' 54" West, a distance of 39.60 feet; fourth course, South 88° 14' 54" West, a distance of 375.17 feet to a point on the Easterly right of way line of State Road No. 9A (Parcel 103.1-R, a variable width limited access right of way as described in Official Records Volume 8206, Page 968, Public Records of said County); run thence along said right of way as follows: first course, North 01° 45' 06" West, a distance of 18.00 feet; second course, South 88° 14' 54" West, a distance of 300.00 feet; third course, North 12° 32' 47" West, a distance of 95.18 feet; fourth course, North 09° 45' 09" West, a distance of 329.70 feet; fifth course, North 07° 17' 12" West, a distance of 974.64 feet; sixth course, North 05° 20' 43" West, a distance of 1311.16 feet; seventh course, Northerly along the arc of a curve concave Westerly with a radius of 23,074.31 feet, an arc distance of 915.44 feet, said arc being subtended by a chord bearing North 05° 57' 27" West and distance of 915.38 feet; eighth course, North 03° 35' 12" West, a distance of 404.16 feet; run thence Northeasterly along the right of way of State Road No. 9A/J. Turner Butler Boulevard interchange and along the arc of a curve concave Southeasterly with a radius of 1785.00 feet an arc distance of 1307.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North 13° 07' 39" East and distance of 1278.54 feet; run thence North 34° 06' 39" East along said right of way, a distance of 394.54 feet to a point of curvature; run thence Northeasterly along said right of way and along the arc of a curve concave Southeasterly with a radius of 1335.00 feet and arc distance of 1377.49 feet to a point on the Southerly right of way line of J. Turner Butler Boulevard, said arc being subtended by a chord bearing North 63° 40' 22" East and distance of 1317.19 feet; run thence Easterly along said right of way and along the right of way of J. Turner Butler Boulevard / Kernan Road Interchange the following courses: first course, North 89° 03' 38" East, a distance of 516.67 feet; second course, South 84° 34' 57" East, a distance of 367.98 feet; third course, South 72° 44' 40" East, a distance of 431.07 feet; fourth course, South 57° 51' 00" East, a distance of 213.98 feet; fifth course, South 72° 44' 40" East, a distance of 432.31 feet; sixth course, North 62° 15' 20" East, a distance of 91.93 feet; seventh course, South 72° 44' 40" East, a distance of 300.24 feet; eighth course, South 42° 45' 00" East, a distance of 19.99 feet; ninth

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course, South 72° 44' 40" East, a distance of 389.01 feet; tenth course, South 49° 04' 07" East, a distance of 450.10 feet; eleventh course, South 04° 58' 11" East, a distance of 121.52 feet; twelfth course, South 19° 19' 33" West, a distance of 300.00 feet; thirteenth course, South 70° 40' 27" East, a distance of 200.00 feet; fourteenth course, North 19° 19' 33" East, a distance of 300.00 feet; fifteenth course, North 25° 25' 20" East, a distance of 188.33 feet; sixteenth course, North 89° 14' 38" East, a distance of 1092.51 feet; seventeenth course, South 86° 40' 14" East, a distance of 1340.15 feet; eighteenth course, Easterly along the arc of a curve concave Northerly with a radius of 4733.66 feet, an arc distance of 375.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing South 88° 27' 40" East and distance of 375.15 feet; nineteenth course, North 89° 16' 04" East, a distance of 677.11 feet to a point lying on the line dividing Section 15 and Section 16, Township and Range aforementioned; run thence South 00° 50' 36" East, along said Section line, a distance of 5223.99 feet to the Southeast corner of said Section 16; run thence 89° 57' 47" West along the Southerly line of said Section, a distance of 5339.72 feet to the corner common to Section 16, 17, 20 and 21, Township and Range aforementioned; run thence 88° 14' 51" West along the Southerly line of said Section 17, a distance of 1887.13 feet to the Point of Beginning.

**Less and Except** from the above described parcel those lands described as Parcel 101 in that certain Order of Taking as adjudged and recorded in Official Records Book 17341, Page 1301, of the current Public Records of Duval County, Florida.