

Exhibit 1 - Legal Description

Legal Dated May 3, 2019 for 2465 New Berlin Road – RE# 106509-0100

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA (LESS ROAD RIGHTS-OF-WAY) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN UN-NUMBERED 1/2" IRON PIPE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (A 66-FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE WEST RIGHT-OF-WAY LINE OF DUNN CREEK ROAD (A 66-FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED), SAID POINT BEING THE POINT OF BEGINNING; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NEW BERLIN ROAD, A DISTANCE OF 555.61 FEET TO AN UN-NUMBERED 1/2" IRON PIPE MARKING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE NORTH 00° 01' 00" WEST, ALONG SAID WEST LINE A DISTANCE OF 162.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN EAST, PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 403.44 FEET; THENCE NORTH 01° 15' 41" WEST, A DISTANCE OF 27.96 FEET; THENCE EAST, A DISTANCE OF 148.65 FEET TO A POINT ON SAID RIGHT-OF-WAY OF DUNN CREEK ROAD; THENCE SOUTH 01° 15' 41" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 93,879.34 SQUARE FEET OR 2.1552 ACRES MORE OR LESS.

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