

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**July 13, 2023**

A portion of Section 7, 8 and 17, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly right of way line of Loretto Road, a public 60 foot right of way as presently established, and the Easterly right of way line of Kennedy Lane, a public 30 foot right of way as presently established; then North 00°37'06" West, along said Easterly right of way line, 231.50 feet; thence North 00°42'11" West, continuing along said Easterly right of way line, 822.94 feet to its intersection with the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 9404, page 172, of the current Public Records of said Duval County; thence South 89°18'05" West, departing said Easterly right of way line, along said Easterly prolongation and along said Northerly line, 263.91 feet to the Northwesterly corner thereof, said corner lying on the Easterly line of Lake Mandarin Unit Six, as recorded in Plat Book 36, pages 100, 100A and 100B, of said current Public Records; thence North 00°43'07" West, along said Easterly line, 824.51 feet; thence North 89°16'37" East, continuing along said Easterly line, 264.13 feet to a point lying on the Westerly line of Phase I, Mandarin Glen, as described and recorded in Official Records Volume 5980, page 105, of said current Public Records; thence South 00°42'11" East, departing said Easterly line of Lake Mandarin Unit Six and along said Westerly line of Phase I, a distance of 326.00 feet to the Southwesterly corner thereof; thence North 89°41'07" East, along the Southerly line of said Phase I and along the Southerly line of Phase II, Mandarin Glen (Buildings 15 & 16 ), said Official Records Volume 5980, page 105, a distance of 602.04 feet; thence South 00°57'38" East, continuing along said Southerly line of said Phase I, a distance of 416.94 feet to a point lying on the Northerly right of way line of Fairbanks Road, a private 33 foot right of way as presently established; thence South 83°42'00" West, departing said Southerly line of Phase I and along said Northerly right of way line, 70.37 feet to its intersection with the Northerly prolongation of the Westerly line of those lands described and recorded in Official Records Volume 5552, page 1950, of said current Public Records; thence South 00°42'11" East, departing said Northerly right of way line, along said Northerly prolongation and along said Westerly line, 248.49 feet to the Southwesterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Volume 5457, page 539, of said current Public Records; thence South 89°35'58" West, along said Northerly line, 72.48 feet to the Northwesterly corner thereof; thence South 00°31'02" East, along the Westerly line of said Official Records Volume 5457, page 539, and along the Westerly line of those lands described and recorded in Official Records Volume 408, page 238, of said current Public Records, 953.00 feet to the Southwesterly corner of last said lands, said corner lying on said Northerly right of way line of Loretto Road; thence North 81 °18'.22" West, along said Northerly right of way line, 464.88 feet to the Point of Beginning.

Less and except any portion of the above lands lying in Fairbanks Road.