

EXHIBIT 1

LEGAL DESCRIPTION

April 22, 2022

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 42 AND THE WESTERLY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 15); THENCE NORTH 25°21'50" WEST ALONG SAID WESTERLY LINE OF U.S. HIGHWAY NO. 1 545 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ON A BEARING OF SOUTH 64°40'13" WEST, A DISTANCE OF 175.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25°59'55" WEST, 475.23 FEET; THENCE SOUTH 64°25'49" WEST 370.58 FEET; THENCE SOUTH 30°15'07" EAST, 475.39 FEET; THENCE NORTH 64°40'13" EAST, 355.38 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART OF A 40 FOOT DRAINAGE RIGHT-WAY AS RECORDED IN DEED BOOK 1598, PAGE 586 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LYING WITHIN THE ABOVE DESCRIBED PARCEL OF LAND.

LANDS THUS DESCRIBED PROPERTY CONTAINS 3.84 ACRES MORE OR LESS.

BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16052, PAGE 49.