

## LEGAL DESCRIPTION

Exhibit 1

July 5, 2023

### Parcel 1:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOTS 1, 2, 3, 4, 5 AND 6, AS SHOWN ON THE PLAT OF FERTILE LAND COLONY. AS RECORDED IN PLAT BOOK 4, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SOUTHWOOD REPLAT AS RECORDED IN PLAT BOOK 34, PAGE 58 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89° 25' 50" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 175.00 FEET FOR A POINT OF BEGINNING: THENCE CONTINUING SOUTH 89° 25' 50" WEST, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 630.70 FEET TO AN ANGLE POINT IN SAID NORTH LINE, THENCE SOUTH 86° 37' 00" WEST, AND CONTINUING ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 49.34 FEET TO THE NORTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5644, PAGE 1250 (PARCEL "A") OF SAID CURRENT PUBLIC RECORDS; THENCE THE FOLLOWING FOUR COURSES ALONG THE BOUNDARY LINE OF SAID LAST MENTIONED LANDS: COURSE NO. 1: SOUTH 00° 12' 00" EAST, 163.00 FEET; COURSE NO. 2: SOUTH 89° 48' 00" WEST, 130.00 FEET; COURSE NO. 3: NORTH 12° 44' 20" WEST, 89.86 FEET; COURSE NO. 4: NORTH 76° 23' 50" WEST, 26.00 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 13° 36' 10" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 209.95 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF HARTLEY ROAD, SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 93.00 FEET; THENCE SOUTHEASTERLY AROUND AND ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 122.85, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24° 14' 16" EAST, 114.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13° 36' 10" WEST, AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF HARTLEY ROAD, A DISTANCE OF 59.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2719.29 FEET; THENCE SOUTHERLY AROUND AND ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 230.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11° 10' 47" WEST, 229.92 FEET; THENCE SOUTH 89° 34' 00" EAST, ALONG THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4673, PAGE 319 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 169.14 FEET TO A POINT WHICH LIES NORTH 89° 34' 00" WEST, 10.86 FEET FROM THE NORTHEAST CORNER OF SAID LAST MENTIONED LANDS, THENCE SOUTH 00° 15' 00" EAST, A DISTANCE OF 77.96 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF SAID LAST MENTIONED LANDS; THENCE SOUTH 07° 41' 35" WEST, ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5729, PAGE 1240 OF SAID CURRENT PUBLIC RECORDS AND A SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 123.02 FEET TO A POINT SITUATE IN THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89° 34' 00" EAST, ALONG SAID SOUTH LINE OF LOT 5, A DISTANCE OF 610.32 FEET: THENCE SOUTH 00° 12' 00" EAST. A DISTANCE OF 118.40 FEET TO A POINT SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF SAID HARTLEY ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 70° 40' 50" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HARTLEY ROAD, A DISTANCE OF 190.78 FEET; THENCE NORTH 00° 12' 00" WEST, A DISTANCE OF 590.16 FEET;

THENCE SOUTH 89° 48' 00" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00° 12' 00" WEST, A DISTANCE OF 341 .17 FEET TO THE POINT OF BEGINNING.

Parcel 2:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 1, AS SHOWN IN THE PLAT OF FERTILE LAND COLONY, AS RECORDED IN PLAT BOOK 4, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SOUTHWOOD REPLAT AS RECORDED IN PLAT BOOK 34, PAGE 58 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89° 25' 50" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 805.70 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 86° 37' 00" WEST AND CONTINUING ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 179.56 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 86° 37' 00" WEST, ALONG SAID NORTH LINE A DISTANCE OF 30.0 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 13° 36' 10" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 5.0 FEET; THENCE NORTH 86° 37' 00" EAST AND PARALLEL TO SAID NORTH LINE OF LOT 1, A DISTANCE OF 30 FEET; THENCE NORTH 13° 36' 10" EAST AND PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, A DISTANCE OF 5.0 FEET TO THE POINT OF BEGINNING.