

Exhibit 1 – Legal Description – 8/21/2023

Part of RE Parcel 165263-8300:

A part of Section 21, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: Commencing at the intersection of the East line of said Section 21 and the center line of Atlantic Boulevard (State Road No. 10), said point being South 00°44'40" East from the Northeast corner of Section 21, a distance of 1958.22 feet as measured along the East line of Section 21; thence North 74°38'46" West along a chord of a curve (said curve being concave to the Northeast and having a radius of 11459.16 feet) a distance of 1322.82 feet to a point of tangency on the center line of Atlantic Boulevard; thence North 71°20'14" West along the center line of Atlantic Boulevard a distance of 2574.48 feet; thence South 18°39'46" West a distance of 90.00 feet to the Southerly line of Atlantic Boulevard and the center of the Northerly line of that easement designated as S-246 plus 00 according to the Drainage Easement recorded in Official Records Volume 2947, page 536 and assigned to the State of Florida Department of Transportation in Official Records Book 8124, page 1800, public records of said County; thence North 71°20'14" West along said Southerly line a distance of 50.00 feet to the Point of Beginning; thence continue North 71°20'14" West along said Southerly line a distance of 457.82 feet to the point of tangency of a curve to the left being concave Southerly and having a radius of 11369.16 feet; thence along and around the arc of said curve and along said Southerly line an arc distance of 128.98 feet, said arc being subtended by a chord bearing and distance of North 71°39'44" West 128.98 feet; thence departing said Southerly line, South 01°52'09" West 312.58 feet; thence South 71°20'14" East 406.58 feet; thence North 35°20'47" East 313.16 feet to the Southerly line of Atlantic Boulevard and the Point of Beginning.

Containing 3.42 acres more or less.