

EXHIBIT 1

LEGAL DESCRIPTION

November 16, 2021

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED PARTIALLY IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 30; THENCE, SOUTH 00 DEGREES 30 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 269.92 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (STATE ROAD 111); THENCE NORTH 79 DEGREES 16 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 61.17 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 263.55 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 606.21 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 364.58 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.65 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 652.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD; THENCE, ALONG SAID NORTHERLY LINE, NORTH 79 DEGREES 16 MINUTES 56 SECONDS WEST, A DISTANCE OF 674.99 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF RANCH ROAD; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, A DISTANCE OF 521.82 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 04 SECONDS EAST, A DISTANCE OF 302.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, A DISTANCE OF 763.11 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 302.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF RANCH ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 850.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 00 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 429.20 FEET TO THE INTERSECTION OF AFOREMENTIONED RANCH ROAD AND OWENS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE, DEPARTING SAID INTERSECTION, NORTH 88 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF 739.80 FEET; THENCE SOUTH 58 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 868.57 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.64 ACRES. MORE OR LESS.

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST AND A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

BEING ALSO A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 12506, PAGE 2466 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE EAST RIGHT-OF-WAY LINE OF RANCH ROAD (A 60.00 FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF OWENS ROAD (160.00 FOOT RIGHT-OF-WAY); THENCE NORTH 88° 05' 57" ALONG THE SOUTH RIGHT-OF-WAY LINE OF OWENS ROAD, A DISTANCE OF 734.80 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 88° 05' 57" EAST

(NORTH 88° 08' 13" EAST DEED) ALONG THE SOUTH RIGHT-OF-WAY LINE OF OWENS ROAD AFORESAID, A DISTANCE OF 1339.21 FEET; THENCE SOUTH 01° 51' 47" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 47° 58' 51" EAST, A DISTANCE OF 368.00 FEET; THENCE SOUTH 52° 36' 18" WEST, A DISTANCE OF 1219.07 FEET; THENCE NORTH 88° 34' 18" WEST A DISTANCE OF 1386.34 FEET TO INTERSECT THE EAST RIGHT OF WAY LINE OF RANCH ROAD AFOREMENTIONED; THENCE NORTH 00° 09' 57" EAST (NORTH 00° 14' 14" EAST DEED) ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 470.95 FEET; THENCE NORTH 58° 30' 25" EAST, A DISTANCE OF 868.57 FEET TO THE POINT OF BEGINNING.