

**Legal Description**  
**Exhibit 1**  
**June 30, 2021**

BENE JAQUEZ PARCEL (PARCEL ONE)

A PARCEL OF LAND BEING A PORTION OF FARM TRACT 11 OF DIXIE FARMS, AS PER MAP RECORDED IN PLAT BOOK 7, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE 25 FOOT DRAINAGE AND ROADWAY EASEMENT DESCRIBED IN OFFICIAL RECORDS VOLUME 2062, PAGE 332, OF SAID PUBLIC RECORDS, WITH THE EASTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 1854.94 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.80 FEET, AND HAVING A CHORD BEARING OF NORTH 01°33'16" EAST AND A CHORD DISTANCE OF 157.75 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°59'30" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 67.00 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1(>423, PAGE 2374; THENCE SOUTH 86°10'47" EAST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 03°59'30" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 249.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DUPONT AVENUE (A 50 FOOT RIGHT OF WAY); THENCE SOUTH 86°10'47" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 26.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°59'30" EAST, A DISTANCE OF 227.40 FEET TO AN INTERSECTION WITH A WESTERLY EXTENSION OF THE NORTH LINE OF THOSE LANDS DESCRIBED AS PARCEL 2, IN OFFICIAL RECORDS BOOK 18676, PAGE 765; THENCE SOUTH 86°18'27" EAST, ALONG THE NORTH LINE OF LAST SAID LANDS AND ITS WESTERLY AND EASTERLY EXTENSION, A DISTANCE OF 293.35 FEET; THENCE SOUTH 03°52'00" WEST, A DISTANCE OF 45.63 FEET; THENCE NORTH 86°08'00" WEST, A DISTANCE OF 5.31 FEET; THENCE SOUTH 44°04'19" WEST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 02°32'46" WEST, A DISTANCE OF 71.58 FEET; THENCE SOUTH 16°55'28" EAST, A DISTANCE OF 14.89 FEET; THENCE SOUTH 86°08'00" EAST, A DISTANCE OF 6.44 FEET; THENCE SOUTH 03°52'00" WEST, A DISTANCE OF 77.39 FEET; THENCE NORTH 86°10'47" WEST, A DISTANCE OF 8.88 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AS PARCEL 4, IN OFFICIAL RECORDS BOOK 18676, PAGE 765; THENCE SOUTH 03°52'00" WEST, ALONG LAST SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF DUPONT AVENUE; THENCE NORTH 86°10'47" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 284.96 FEET TO THE POINT OF BEGINNING.