

Exhibit 1

Dated Submitted: October 11, 2021

PART OF TRACTS 8 AND 10 AND A PORTION OF A 60 FOOT RIGHT OF WAY AS SHOWN ON MAP OF CEDAR CREEK FARMS AS RECORDED IN PLAT BOOK 3, PAGE 86 OF THE CURRENT PUBLIC RECORDS OF DUVAL CO., FL., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 8; THENCE RUN NORTH 89°38'23" WEST ALONG THE NORTH LINE OF SAID TRACT 8 A DISTANCE OF 692.16 FEET TO THE WEST RIGHT OF WAY LINE OF LASOTA AVENUE; THENCE RUN SOUTH 01°32'27" EAST ALONG THE WEST RIGHT OF WAY LINE A DISTANCE OF 957.47 FEET TO THE NORTH RIGHT OF WAY LINE OF RADIO LANE; THENCE RUN SOUTH 89°34'30" EAST ALONG THE NORTH RIGHT OF WAY LINE, A DISTANCE OF 61.20 FEET TO THE WEST BOUNDARY LINE OF TRACT 12 AS DESCRIBED IN PLAT BOOK 3 PAGE 86; THENCE RUN NORTH 01°36'35" WEST ALONG THE WEST LINE OF TRACT 12, A DISTANCE OF 298.00 FEET TO THE SOUTH LINE OF SAID TRACT 10, THENCE RUN SOUTH 89°35'58" EAST ALONG THE SOUTH LINE OF TRACT 10, A DISTANCE OF 518.52 FEET TO THE 1/2" IRON ROD LB#8139; THENCE RUN NORTH 01°26'42" WEST, A DISTANCE OF 358.10 FEET TO A 1/2" UNNUMBERED IRON PIPE; THENCE RUN NORTH 89°07'34" EAST, A DISTANCE OF 111.66 FEET TO THE WEST RIGHT OF WAY LINE OF LAKE SHORE BOULEVARD (A 60 FOOT RIGHT OF WAY AS ESTABLISHED); THENCE RUN NORTH 01°32'12" WEST ALONG THE WEST RIGHT OF WAY LINE OF LAKE SHORE BOULEVARD, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING TO CLOSE.

LESS AND EXCEPT:

THAT PORTION OF UNIMPROVED LASOTA AVENUE (PLATTED AS DESOTO AVENUE IN PLAT BOOK 6 PAGE 20, PLAT BOOK 19 PAGE 79, AND PLAT BOOK 6 PAGE 20, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) SITUATED BETWEEN PLAT BOOK 19 PAGE 46 TO THE WEST AND TRACTS 8, 10 AND 12 OF PLAT BOOK 3 PAGE 86 ON THE EAST AND BEING SOUTH OF PLAT BOOK 19 PAGE 79 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF 51ST STREET AS SHOWN IN PLAT BOOK 6 PAGE 20.