

LEGAL DESCRIPTION  
APRIL 26, 2022  
EXHIBIT 1

THE LAND REFERED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Part of Lot 1, Division 4 of the Andrew Dewees Frant, Section 37, Township 2 South, Range 29 East, Duval County, Florida, ore particularly described as follows:

Commence at the Southwest corner of Section 5, Township 2 South, Range 29 East, Duval County, Florida; thence North  $01^{\circ}52'56''$  West, 436.92 feet, along the West line of said Section 5, to the South line of said Section 37 of the Andrew Dewees Grant; thence South  $85^{\circ}32'54''$  East, 432.31 feet, along the South line, to the Southwest corner of said Lot 1, Division 4, Andrew Dewees Grant; thence continue South  $85^{\circ}32'54''$  East, 425.03 feet along the South line of said Lot 1; thence North  $17^{\circ}05'00''$  West, 852.14 feet; thence South  $88^{\circ}53'09''$  West, 188.10 feet to the West line of said Lot 1; thence North  $01^{\circ}06'51''$  West, 541.32 feet along said West line and the West line of Lot 2, Division 4, of the Andrew Dewees Grant; thence North  $02^{\circ}19'55''$  West 370.82 feet, continuing along said West line; thence North  $00^{\circ}36'55''$  West, 50.00 feet along the West line of Lot 3, Division 4 of the Andrew Dewees Grant; thence North  $05^{\circ}19'54''$  West, 503.75 feet along said West line to the Southwesterly right-of-way line of State Road A-1-A (according to S.R.D right-of-way map Section No. 7224-301, dated 5/4/53); thence South  $47^{\circ}22'25''$  East, 2977.85 feet along said Southwesterly right-of-way line, to an angle point in said right-of-way line and the point of beginning.

From the point of beginning, thence North  $42^{\circ}37'35''$  East, 50.00 feet along said Southwesterly right-of-way line; thence South  $47^{\circ}22'25''$  East, 164.32 feet continuing along said Southwesterly right-of-way line to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the Southwesterly right-of-way of State Road A1A and the Westerly right-of-way on Mayport Road (State Road No. 101, according to S.R.D. Right-of-way map section 72230-2901, dated 1/23/80) and along the arc of said curve concave Southwesterly, an arc distance of 196.60 feet, said curve having a radius of 200.00 feet and being subtended by a chord bearing South  $19^{\circ}12'45''$  East, 188.78 feet to the point of reverse curvature of a curve concave Easterly; continuing thence along said Westerly right-of-way of Mayport Road and along the arc of said curve concave Easterly, an arc distance of 99.55 feet, said curve having a radius of 5779.578 feet and being subtended by a chord bearing South  $08^{\circ}27'19''$  West, 99.55 feet; thence North  $82^{\circ}23'07''$  West, 138.00 feet; thence North  $16^{\circ}30'00''$  West, 155.00 feet; thence North  $57^{\circ}40'31''$  East, 50.00 feet; thence North  $20^{\circ}15'00''$  West, 150.00 feet; thence North  $02^{\circ}03'55''$  East, 24.89 feet to the point of beginning.