

**Exhibit 1**  
**Legal Description**

November 4, 2021

A PORTION OF GOVERNMENT LOT 1, SECTION 23, A PORTION OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°24'32" EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 108.48 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AT THE INTERCHANGE OF SAID STATE ROAD 9-A AND HECKSCHER DRIVE, AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, SECTION 72002-3513 AND THE POINT OF BEGINNING; THENCE NORTH 83°42'20" EAST, ALONG LAST SAID LINE, 310.53 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3849.72 FEET, AN ARC DISTANCE OF 46.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°03'04" EAST, 46.18 FEET; THENCE SOUTH 04°39'53" EAST, 109.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°36'44" WEST, 25.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 723.14 FEET, AN ARC DISTANCE OF 310.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°35'46" WEST, 307.92 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 167.00 FEET, AN ARC DISTANCE OF 88.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°03'37" WEST, 87.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°49'01" WEST, 53.07 FEET; THENCE SOUTH 20°38'39" EAST, 84.80 FEET; THENCE SOUTH 51°52'30" WEST, 252.51 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 34.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°44'37" WEST, 34.23 FEET; THENCE NORTH 38°07'30" WEST, 78.82 FEET; THENCE NORTH 16°48'09" EAST, 100.13 FEET; THENCE NORTH 25°08'37" WEST, 80.20 FEET; THENCE NORTH 44°00'40" EAST, 118.93 FEET; THENCE NORTH 58°01'41" WEST, 122.16 FEET; THENCE NORTH 43°11'51" WEST, 188.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°07'48" WEST, 13.88 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 519.57 FEET, AN ARC DISTANCE OF 55.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°53'23" WEST, 55.23 FEET; THENCE NORTH 46°03'14" WEST, 60.51 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.07 FEET, AN ARC DISTANCE OF 406.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°02'19" EAST, 398.32 FEET; THENCE NORTH 83°42'20" EAST, CONTINUING ALONG LAST SAID LINE, 29.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.68 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF GOVERNMENT LOTS 1 AND 9, SECTION 23, A PORTION OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°24'32" EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 108.48 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AT THE INTERCHANGE OF SAID STATE ROAD 9-A AND HECKSCHER DRIVE, AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, SECTION 72002-3513; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 83°42'20" WEST, 29.34 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.07 FEET, AN ARC DISTANCE OF 406.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°02'19" WEST, 398.32 FEET TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING; COURSE NO. 3: SOUTHWESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.07 FEET, AN ARC DISTANCE OF 414.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°28'28" WEST, 405.98 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1442.14 FEET, AN ARC DISTANCE OF 61.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°30'45" EAST, 61.98 FEET TO THE SOUTHERLY LINE OF THAT PORTION OF LEGEND LANE CLOSED BY ORDINANCE 199-1258-E, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9525, PAGE 810 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°32'51" EAST, ALONG LAST SAID LINE, 141.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID LEGEND LANE (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°27'09" EAST, 150.51 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3324.04 FEET, AN ARC DISTANCE OF 404.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°08'41" WEST, 404.67 FEET; COURSE NO. 3: SOUTH 06°20'10" WEST, 333.94 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8296, PAGE 453 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 80°11'40" EAST, ALONG LAST SAID LINE, 457.90 FEET TO THE AFORESAID WEST LINE OF SECTION 24; THENCE NORTH 00°28'14" WEST, ALONG LAST SAID LINE, 271.90 FEET TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 24; THENCE SOUTH 87°22'12" EAST, ALONG LAST SAID LINE, 385.01 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12557, PAGE 2337 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, WESTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°37'48" EAST, 524.99 FEET; COURSE NO. 2: NORTH 85°07'12" WEST, 158.33 FEET; COURSE NO. 3: NORTH 04°52'48" EAST, 92.00 FEET; COURSE NO. 4: SOUTH 85°07'12" EAST 154.72 FEET; COURSE NO. 5: NORTH 02°37'48" EAST, 684.70 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.05 FEET, AN ARC DISTANCE OF 71.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°03'06" EAST, 70.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 16.17 FEET, AN ARC DISTANCE OF 22.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°07'24" EAST, 20.56 FEET, TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AT THE INTERCHANGE OF SAID STATE ROAD 9-A AND HECKSCHER DRIVE, AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3849.72 FEET, AN ARC DISTANCE OF 147.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°29'21" WEST, 147.08 FEET; THENCE SOUTH 04°39'53" EAST, 109.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°36'44" WEST, 25.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 723.14 FEET, AN ARC DISTANCE OF 310.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°35'46" WEST, 307.92 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 167.00 FEET, AN ARC DISTANCE OF 88.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°03'37" WEST, 87.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°49'01" WEST, 53.07 FEET; THENCE SOUTH 20°38'39" EAST, 84.80 FEET; THENCE SOUTH 51°52'30" WEST, 252.51 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 34.33 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°44'37" WEST, 34.23 FEET; THENCE NORTH 38°07'30" WEST, 78.82 FEET; THENCE NORTH 16°48'09" EAST, 100.13 FEET; THENCE NORTH 25°08'37" WEST, 80.20 FEET; THENCE NORTH 44°00'40" EAST, 118.93 FEET; THENCE NORTH 58°01'41" WEST, 122.16 FEET; THENCE NORTH 43°11'51" WEST, 188.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°07'48" WEST, 13.88 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 519.57 FEET, AN ARC DISTANCE OF 55.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°53'23" WEST, 55.23 FEET; THENCE NORTH 46°03'14" WEST, 60.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 21.73 ACRES, MORE OR LESS.