

EXHIBIT 1

LEGAL DESCRIPTION

June 20, 2022

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND THE STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ZONING PARCEL (PART OF PARCEL A),

PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), AS NOW ESTABLISHED WITH SOUTHERLY RIGHT OF WAY LINE OF GILCHRIST ROAD (COUNTY ROAD NO. 739) AS NOW ESTABLISHED; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 490 FEET; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ON SAID LINE, A DISTANCE OF 120.00 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH AND 860 FEET DISTANT FROM SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 210.00 FEET TO A POINT; THENCE SOUTHWESTERLY, PERPENDICULAR TO SAID STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 120.00 FEET TO A POINT; THENCE NORTHWESTERLY AND PARELLEL WITH AND 740 FEET DISTANT FROM SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 210.00 FEET BACK TO THE POINT OF BEGINNING.