

EXHIBIT 1

LEGAL DESCRIPTION

February 15, 2023

A PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE, AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD (A 60' RIGHT' OF WAY, AS NOW ESTABLISHED); WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY DOCK ROAD (A 30' RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 37°56'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY DOCK ROAD, A DISTANCE OF 161.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37°56'40" WEST, ALONG LAST SAID LINE, A DISTANCE OF 255.87 FEET, TO THE SOUTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10311, PAGE 1887, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 73° 15'08" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 397.79 FEET; THENCE NORTH 29°57'58" WEST, A DISTANCE OF 250.14 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4063, PAGE 1099, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 82°57'15" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHEASTERLY LINE OF LOT 6 AND LOT 5, AS SHOWN ON THE PLAT OF ASHCROFT, PLAT BOOK 43, PAGES 14 THROUGH 14A, AND ALONG THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16467, PAGE 703, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 701.91 FEET TO THE WEST LINE OF RAMSGATE UNIT ONE, AS RECORDED IN PLAT BOOK 35, PAGES 49 THROUGH 49A, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 03°08'00" EAST, ALONG LAST SAID LINE AND ALONG THE WEST LINE OF LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, AND LOT 23, AS SHOWN ON THE PLAT OF RAMSGATE UNIT TWO, AS RECORDED IN PLAT BOOK 36, PAGES 11 THROUGH 11A, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 707.02 FEET, TO THE NORTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14810, PAGE 810, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 86°56'11" WEST, A DISTANCE OF 20.12 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 03°08'00" WEST, A DISTANCE OF 62.69 FEET; THENCE SOUTH 86°27'24" WEST, A DISTANCE OF 179.04 FEET TO THE EAST LINE OF A 30 FOOT EASEMENT FOR INGRESS AND EGRESS, RECORDED IN OFFICIAL RECORDS BOOK 12276, PAGE 1098, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°21'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 62.37 FEET; THENCE SOUTH 10°03'08" EAST, ALONG LAST SAID LINE, A DISTANCE OF 177.65 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD; THENCE NORTH 75°50'12" WEST, ALONG LAST SAID LINE, A DISTANCE OF 32.78 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5667, PAGE 1018, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID EAST LINE ALSO BEING THE WEST LINE OF AFOREMENTIONED 30 FOOT EASEMENT FOR INGRESS AND EGRESS; THENCE NORTH 10°02'20" WEST, ALONG SAID LINE A DISTANCE OF 167.72 FEET; THENCE NORTH 00°21'23" WEST, ALONG LAST SAID LINES AND ALONG THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12276, PAGE 1098, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 249.90 FEET; THENCE SOUTH 76°16'23" WEST A DISTANCE OF 252.36 FEET TO THE NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 17522, PAGE 1801 OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 30°24'38 WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 135.53 FEET TO THE EASTERLY LINE

OF OFFICIAL RECORDS BOOK 15440, PAGE 373 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; THENCE SOUTH 14°37'15" WEST ALONG SAID EASTERLY LINE, A DISTANCE 156.95 FEET; THENCE SOUTH 77°32'01" WEST, A DISTANCE OF 253.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT AN IRON PIPE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LORETTO ROAD (HAVING A 60 FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY DOCK ROAD (HAVING A 30 FOOT RIGHT-OF-WAY) AND RUN S75°13'12"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LORETTO ROAD 97.37 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE S75°13'12"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LORETTO ROAD 143.60 FEET TO AN IRON PIPE; RUN THENCE N14°46'48"E A DISTANCE OF 224.65 FEET TO AN IRON PIPE ON THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 526, PAGE 17, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE N29°51'51"W ALONG AN OLD FENCE AND ALONG SAID EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 526, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 204.35 FEET TO AN IRON PIPE; RUN THENCE S14°46'48"W, 370.04 FEET TO THE POINT OF BEGINNING. THE LANDS THUS DESCRIBED ARE A PORTION OF LANDS DESCRIBED IN DEED BOOK 526, PAGE 17, AND IN DEED BOOK 1089, PAGE 92, SAID PUBLIC RECORDS.