

EXHIBIT 1

LEGAL DESCRIPTION

June 3, 2022

A PART OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FAYE ROAD, (AN 80 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT OF WAY LINE OF ALTA DRIVE, (AN 80 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 03 DEGREES 40 MINUTES 45 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF ALTA DRIVE, 101.40 FEET TO A TRANSITION IN SAID RIGHT OF WAY LINE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72002, F.P. NO. 2096584, DATED 10-10-2014; THENCE NORTH 76 DEGREES 46 MINUTES 34 SECONDS WEST, ALONG SAID TRANSITION, 40.56 FEET TO A TRANSITION IN SAID WESTERLY RIGHT OF WAY LINE, (A 155 FOOT WIDE RIGHT OF WAY AT THIS POINT) AND THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 40 MINUTES 45 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 692.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 295 (STATE ROAD 9A), ACCORDING TO SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, ALSO BEING THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19441, PAGE 1782 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID LINE, THE FOLLOWING FOUR COURSES: COURSE NO. 1) NORTH 86 DEGREES 19 MINUTES 15 SECONDS WEST, 232.48 FEET; COURSE NO. 2) THENCE SOUTH 39 DEGREES 14 MINUTES 08 SECONDS WEST, 68.61 FEET; COURSE NO. 3) NORTH 50 DEGREES 45 MINUTES 52 SECONDS WEST, 73.00 FEET; COURSE NO. 4) THENCE NORTH 48 DEGREES 16 MINUTES 59 SECONDS WEST, 227.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PLEASANT OAKS DRIVE NORTH, (A 60 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 13 DEGREES 11 MINUTES 24 SECONDS EAST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 295, AND ALONG SAID EASTERLY RIGHT OF WAY LINE OF PLEASANT OAKS ROAD NORTH, 642.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A CSX RAILROAD RIGHT OF WAY, (A 100 FOOT RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 506, PAGE 134 OF SAID PUBLIC RECORDS); THENCE SOUTH 76 DEGREES 46 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 410.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.67 ACRES MORE OR LESS.