

EXHIBIT 1

LEGAL DESCRIPTION

PARCEL A (LYING SOUTH OF 101ST STREET):

A PORTION OF FARMS 4 AND 5, BLOCK 25, AS SHOWN ON THE MAP OF ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TIMUQUANA ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF CATOMA STREET, A 60 FOOT RIGHT OF WAY; THENCE ON LAST SAID LINE NORTH 00°22'50" EAST, 288.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID EASTERLY RIGHT OF WAY LINE, NORTH 00°22'50" EAST, 741.90 FEET; THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF 101ST STREET, A 60 FOOT RIGHT OF WAY, SOUTH 89°32'30" EAST, 393.37 FEET; THENCE SOUTH 01 °02'10" EAST, 273.0 FEET; THENCE NORTH 88°57'50" EAST, 257.29 FEET; THENCE SOUTH 01 °02'10" EAST, 468.95 FEET; THENCE SOUTH 89°50'20" WEST, 668.89 FEET TO THE POINT OF BEGINNING.

PARCEL B (LYING NORTH OF 101ST STREET):

A PORTION OF FARMS, 3, 5 AND 6, BLOCK 25, AS SHOWN ON THE MAP OF ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TIMUQUANA ROAD, WITH THE EASTERLY RIGHT OF WAY LINE OF CATOMA STREET, A 60 FOOT RIGHT OF WAY; THENCE ON LAST SAID LINE NORTH 00°22'50" EAST, 1089.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID EASTERLY RIGHT OF WAY LINE OF CATOMA STREET, NORTH 00°22'50" EAST, 522.0 FEET; THENCE SOUTH 89°32'30" EAST, 422.34 FEET; THENCE SOUTH 00°27'30" WEST, 32.0 FEET; THENCE SOUTH

89°32'30" EAST, 366.0 FEET, THENCE NORTH 00°27'30" EAST, 32.0 FEET; THENCE SOUTH 89°32'30" EAST, 478.93 FEET; THENCE SOUTH 00°53'46" EAST 522.15 FEET; THENCE ON THE NORTH RIGHT OF WAY LINE OF 101ST STREET, A 60 FOOT RIGHT OF WAY, NORTH 89°32'30" WEST, 1278.90 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF FARMS 4 AND 5, BLOCK 25, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF LINE OF TIMUQUANA ROAD (104 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED BY DEED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION) WITH THE EASTERLY BOUNDARY OF SAID FARM 5, THENCE NORTH 01 °02'10" WEST, ALONG THE EASTERLY BOUNDARY OF SAID FARM 5, 1020.02 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 101ST STREET (A 60 FOOT RIGHT OF WAY); THENCE NORTH 89°32'30" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 101ST STREET, 557.47 FEET; THENCE SOUTH 01°02'10"

EAST, 273.0 FEET; THENCE NORTH 88°57'50" EAST, 257.29 FEET; THENCE SOUTH

01 °02'10" EAST, 756.98 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID TIMUQUANA ROAD; THENCE NORTH 89°50'20" EAST ALONG SAID RIGHT OF WAY LINE, 300.03 FEET TO THE POINT OF BEGINNING.

March 2, 2021

**Exhibit 1
Page 1 of 1**