

Exhibit 1
Legal Description
November 16, 2022

DESCRIPTION BY SURVEY:

BEING PART OF THE WEST 80 ACRES OF THE NORTHEAST PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF DUVAL COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF SAID COUNTY AND STATE, THENCE WITH THE SOUTH LINE OF SECTION 18, SOUTH 89° 47' 21" EAST, A DISTANCE OF 2630.20 FEET TO THE SOUTHWEST CORNER OF THE WEST 80 ACRES OF SECTION 18 AS PREVIOUSLY DESCRIBED IN OFFICIAL RECORD VOLUME 6512, PAGE 1171 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUING WITH THE SOUTH LINE OF SECTION 18, SOUTH 89° 47' 21" EAST, A DISTANCE OF 1170.82 FEET TO A POINT; THENCE WITH A LINE PERPENDICULAR TO THE SOUTH LINE OF SECTION 18, NORTH 00° 12' 39" EAST, A DISTANCE OF 33.12 FEET TO A CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD VOLUME 6512, PAGE 1171 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA, REFERENCE THE WESTERLY LINE OF BEVERLY HILLS TERRACE PLAT AS RECORDED IN PLAT BOOK 15, PAGE 19 OF THE PLAT RECORDS OF DUVAL COUNTY, FLORIDA, NORTH 89° 42' 05" EAST, A DISTANCE OF 25.00 FEET, SAID CORNER BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT:

THENCE WITH THE NORTHERLY RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), NORTH 89° 52' 29" WEST, A DISTANCE OF 341.34 FEET TO A CORNER, SAID CORNER BEING A DEFLECTION POINT IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY LINE, NORTH 82° 06' 18" WEST, A DISTANCE OF 504.15 FEET TO A CORNER, SAID CORNER BEING DEFLECTION POINT IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89° 44' 27" WEST, A DISTANCE OF 118.31 FEET TO A CORNER, SAID CORNER LYING IN THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY OF INTERSTATE ROUTE NO. 295 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID CORNER LYING IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIAL BEARING OF NORTH 38° 33' 13" WEST, 4,733.66 FEET TO THE RADIUS POINT OF SAID CURVE; THENCE WITH THE LIMITED ACCESS RIGHT OF WAY OF INTERSTATE ROUTE NO. 295, WITH SAID CURVE NORTHEASTERLY HAVING A RADIUS OF 4,733.66 FEET, A DELTA ANGLE OF 16° 59' 53", AN ARC DISTANCE OF 1,404.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 42° 56' 35" EAST, 1,399.20 FEET TO A CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND PARALLEL AND 25 FOOT DISTANT FROM THE WEST LINE OF SAID BEVERLY HILLS TERRACE PLAT, SOUTH 00° 18' 10" EAST, A DISTANCE OF 1094.80 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.11 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.