

Exhibit 1
Legal Description - 11/10/2021

A PORTION OF GOVERNMENT LOTS 1 AND 9, SECTION 23, A PORTION OF GOVERNMENT LOT 1, SECTION 24, AND A PORTION OF UNSURVEYED SECTION 24, ALL IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°28'14" EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 108.48 FEET, TO THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AT THE INTERCHANGE OF SAID STATE ROAD 9-A AND HECKSCHER DRIVE, AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, SECTION 72002-3513 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 83°42'20" WEST, 29.34 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.07 FEET, AN ARC DISTANCE OF 821.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°33'18" WEST, 754.44 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1442.14 FEET, AN ARC DISTANCE OF 61.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°30'45" EAST, 61.98 FEET, TO THE SOUTHERLY LINE OF THAT PORTION OF LEGEND LANE CLOSED BY ORDINANCE 199-1258-E, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9525, PAGE 810 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°32'51" EAST, ALONG LAST SAID LINE, 141.42 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID LEGEND LANE (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°27'09" EAST, 150.51 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3324.04 FEET, AN ARC DISTANCE OF 392.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°02'13" WEST, 392.18 FEET; THENCE SOUTH 51°05'30" EAST, 33.73 FEET; THENCE SOUTH 68°28'14" EAST, 31.15 FEET; THENCE SOUTH 17°57'56" EAST, 20.36 FEET; THENCE SOUTH 27°15'52" EAST, 31.85 FEET; THENCE SOUTH 17°58'20" EAST, 23.14 FEET; THENCE SOUTH 64°07'37" EAST, 24.59 FEET; THENCE SOUTH 17°58'17" EAST, 19.09 FEET; THENCE SOUTH 64°06'20" EAST, 11.94 FEET; THENCE SOUTH 52°48'44" EAST, 49.28 FEET; THENCE SOUTH 64°06'52" EAST, 33.89 FEET; THENCE NORTH 43°52'26" EAST, 16.16 FEET; THENCE SOUTH 62°44'59" EAST, 14.97 FEET; THENCE SOUTH 72°00'39" EAST, 15.87 FEET; THENCE SOUTH 25°13'37" EAST, 11.50 FEET; THENCE NORTH 88°49'31" WEST, 20.00 FEET; THENCE SOUTH 52°02'34" WEST, 12.56 FEET; THENCE SOUTH 64°06'37" EAST, 16.67 FEET; THENCE SOUTH 51°05'31" EAST, 34.65 FEET; THENCE NORTH 82°43'14" EAST, 57.11 FEET; THENCE SOUTH 71°06'28" EAST, 32.32 FEET; THENCE SOUTH 09°14'33" EAST, 35.57 FEET; THENCE SOUTH 27°14'01" EAST, 13.85 FEET; THENCE SOUTH 72°45'15" EAST, 25.59 FEET; THENCE NORTH 71°06'26" EAST, 34.97 FEET; THENCE SOUTH 11°02'20" EAST, 19.23 FEET; THENCE NORTH 75°37'01" EAST, 3.18 FEET, TO THE AFORESAID WEST LINE OF SECTION 24; THENCE NORTH 00°28'14" WEST, ALONG LAST SAID LINE, 142.42 FEET, TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1,

SECTION 24; THENCE SOUTH 87°22'12" EAST, ALONG LAST SAID LINE, 330.75 FEET; THENCE NORTH 03°25'43" WEST, 0.18 FEET; THENCE NORTH 65°20'31" WEST, 28.87 FEET; THENCE NORTH 28°31'06" EAST, 22.30 FEET; THENCE NORTH 72°50'06" WEST, 17.49 FEET; THENCE NORTH 10°19'36" WEST, 13.73 FEET; THENCE NORTH 49°15'14" WEST, 26.21 FEET; THENCE NORTH 65°50'42" EAST, 15.79 FEET; THENCE SOUTH 51°56'02" EAST, 37.98 FEET; THENCE NORTH 04°35'37" EAST, 9.02 FEET; THENCE NORTH 35°20'45" WEST, 18.65 FEET; THENCE NORTH 04°36'54" EAST, 14.69 FEET; THENCE NORTH 04°36'56" WEST, 15.05 FEET; THENCE NORTH 04°36'06" EAST, 32.26 FEET; THENCE NORTH 65°57'04" WEST, 34.82 FEET; THENCE NORTH 50°18'06" EAST, 6.02 FEET; THENCE NORTH 65°57'10" EAST, 17.10 FEET; THENCE NORTH 04°35'41" WEST, 10.73 FEET; THENCE NORTH 65°57'29" EAST, 17.56 FEET; THENCE NORTH 04°36'54" WEST, 14.69 FEET; THENCE NORTH 35°20'08" EAST, 25.28 FEET; THENCE NORTH 38°03'51" WEST, 46.81 FEET; THENCE NORTH 29°48'19" EAST, 14.91 FEET; THENCE NORTH 86°29'05" EAST, 39.98 FEET; THENCE NORTH 00°00'00" WEST, 15.00 FEET; THENCE NORTH 72°25'37" EAST, 9.44 FEET; THENCE NORTH 38°14'51" EAST, 13.57 FEET; THENCE NORTH 27°52'44" WEST, 33.33 FEET; THENCE SOUTH 87°43'30" WEST, 24.36 FEET; THENCE NORTH 10°48'01" WEST, 26.06 FEET; THENCE NORTH 42°18'48" WEST, 13.26 FEET; THENCE SOUTH 52°30'51" WEST, 39.07 FEET; THENCE NORTH 30°55'34" WEST, 29.32 FEET; THENCE NORTH 68°43'28" EAST, 51.26 FEET; THENCE NORTH 27°54'15" WEST, 17.01 FEET; THENCE NORTH 23°23'56" WEST, 12.10 FEET; THENCE NORTH 47°10'57" EAST, 33.36 FEET; THENCE NORTH 72°26'20" WEST, 36.56 FEET; THENCE NORTH 42°48'38" WEST, 29.37 FEET; THENCE NORTH 02°16'37" EAST, 9.83 FEET; THENCE SOUTH 87°43'52" EAST, 39.22 FEET; THENCE NORTH 29°01'29" EAST, 21.78 FEET; THENCE NORTH 72°26'12" WEST, 27.41 FEET; THENCE NORTH 19°18'37" EAST, 27.29 FEET; THENCE NORTH 47°11'22" WEST, 14.37 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12557, PAGE 2337 OF SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY, NORTHERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 85°07'12" WEST, 42.05 FEET; COURSE NO. 2: NORTH 04°52'48" EAST, 92.00 FEET; COURSE NO. 3: SOUTH 85°07'12" EAST, 63.75 FEET; THENCE NORTH 42°49'18" WEST, 36.72 FEET; THENCE NORTH 17°33'48" WEST, 25.99 FEET; THENCE NORTH 72°25'50" WEST, 20.14 FEET; THENCE NORTH 02°16'05" EAST, 16.29 FEET; THENCE NORTH 53°44'38" WEST, 31.55 FEET; THENCE NORTH 49°47'48" WEST, 44.68 FEET; THENCE NORTH 76°35'50" WEST, 31.07 FEET; THENCE NORTH 09°19'33" WEST, 33.69 FEET; THENCE NORTH 39°08'13" EAST, 39.92 FEET; THENCE NORTH 02°17'37" WEST, 15.13 FEET; THENCE NORTH 47°11'16" EAST, 20.62 FEET; THENCE NORTH 24°01'50" EAST, 12.49 FEET; THENCE SOUTH 87°43'58" WEST, 20.00 FEET; THENCE NORTH 70°40'35" WEST, 7.86 FEET; THENCE NORTH 00°00'00" WEST, 5.00 FEET; THENCE NORTH 49°15'04" EAST, 15.42 FEET; THENCE NORTH 24°03'29" EAST, 26.16 FEET; THENCE NORTH 05°51'36" EAST, 18.46 FEET; THENCE SOUTH 40°45'07" WEST, 33.00 FEET; THENCE SOUTH 49°14'40" WEST, 10.03 FEET; THENCE NORTH 60°50'35" WEST, 15.94 FEET; THENCE NORTH 04°37'03" EAST, 20.02 FEET; THENCE SOUTH 85°24'21" EAST, 20.85 FEET; THENCE NORTH 04°36'16" WEST, 18.25 FEET; THENCE NORTH 04°35'12" EAST, 15.63 FEET; THENCE NORTH 29°09'29" EAST, 19.16 FEET; THENCE NORTH 10°20'23" EAST, 25.79 FEET; THENCE NORTH 38°23'58" EAST, 58.75 FEET; THENCE NORTH 04°35'28" WEST, 28.55 FEET; THENCE NORTH 57°55'45" EAST, 20.85 FEET; THENCE NORTH 40°44'47" EAST, 51.06 FEET; THENCE NORTH 24°03'13" EAST, 21.18 FEET; THENCE NORTH 77°11'44" EAST, 27.21 FEET; THENCE NORTH 40°44'37" EAST, 32.00 FEET; THENCE NORTH 73°15'15" EAST, 26.45 FEET; THENCE NORTH 50°23'52" EAST, 50.39 FEET; THENCE NORTH 73°14'48" EAST, 20.84 FEET; THENCE NORTH 51°55'50" EAST, 5.62 FEET, TO THE AFORESAID WESTERLY LINE OF THE LAST SAID LANDS; THENCE NORTHERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°37'48" EAST, 90.24 FEET, TO THE ARC OF A CURVE

LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.05 FEET, AN ARC DISTANCE OF 71.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°03'06" EAST, 70.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 16.17 FEET, AN ARC DISTANCE OF 22.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°07'25" EAST, 20.56 FEET, TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3849.72 FEET, AN ARC DISTANCE OF 193.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°08'44" WEST, 193.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 83°42'20" WEST, 310.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 21.80 ACRES, MORE OR LESS.