

EXHIBIT 1

LEGAL DESCRIPTION

December 2, 2022

A PORTION OF THE SOUTH ONE-HALF (S ½) OF GOVERNMENT LOTS 7 AND 8, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, LYING EAST OF INTERSTATE 295, NORTH OF HERLONG ROAD AND WEST OF OLD MIDDLEBURG ROAD (FORMERLY BLACK CREEK ROAD) SAID ROADWAYS AS NOW ESTABLISHED AND SHOWN ON STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 72001-2406, SHEETS 4, 5, 10 AND 11 (INTERSTATE 295 AND HERLONG ROAD) AND SECTION 72580-2602, SHEET 110 (OLD MIDDLEBURG ROAD (FORMERLY BLACK CREEK ROAD)), BEING A PORTION OF THOSE LANDS DESCRIBED BY DEED BOOK 1540, PAGE 520, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID HERLONG ROAD, THENCE WESTERLY ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, S. 89°39'56"W., 66.58 FEET TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUE NORTHWESTERLY ALONG SAID LINE N.60°12'30"W., 160.71 FEET TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUE WESTERLY ALONG SAID LINE S.89°39'56"W., 786.83 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 295, SAID LINE BEING A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHERLY ALONG LAST SAID EASTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 182.51 FEET, ALONG A CHORD BEARING AND DISTANCE OF N..03°14'43"E., 182.50 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG LAST SAID EASTERLY RIGHT OF WAY LINE N.04°10'56"E., 146.28 FEET; THENCE EASTERLY N.89°51'20"E., 1040.91 FEET TO A POINT ON A CURVE, AND THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED OLD MIDDLEBURG ROAD, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1192.17 FEET; THENCE SOUTHERLY ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 199.93 FEET, ALONG A CHORD BEARING AND DISTANCE OF S.12°08'05"W., 199.70 FEET TO A POINT OF TANGENCY; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY LINE, S.07°19'49"W., 212.09 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF HERLONG ROAD AND THE POINT OF BEGINNING, CONTAINING 343,686 SQUARE FEET OR 7.89 ACRES, MORE OR LESS.