

**Exhibit 1**  
**Legal Description**

**November 17, 2021**

A PORTION OF LOT 4, DIVISION 3 OF THE DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, AS RECORDED IN DEED BOOK "AC" PAGE 212 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER DRIVE, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 101 (ALSO KNOWN AS MAYPORT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 10 DEGREES 47 MINUTES 24 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 250.00 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11976, PAGE 2249 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING: THENCE SOUTH 10 DEGREES 47 MINUTES 24 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 377.36 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 17 DEGREES 17 MINUTES 37 SECONDS WEST, 159.86 FEET TO A NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15753, PAGE 1492 OF SAID CURRENT PUBLIC RECORDS; THENCE ON THE BOUNDARIES OF SAID LANDS, RUN THE FOLLOWING 4 COURSES: 1) NORTH 78 DEGREES 42 MINUTES 53 SECONDS WEST, 132.24 FEET; 2) SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, 79.05 FEET; 3) NORTH 02 DEGREES 23 MINUTES 00 SECONDS EAST, 201.29 FEET; 4) NORTH 12 DEGREES 00 MINUTES 36 SECONDS EAST, 303.20 FEET TO SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11976, PAGE 2249; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, 255.44 FEET TO THE POINT OF BEGINNING; BEING 2.92 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

A PART OF LOT 4, DIVISION 3, ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, ACCORDING TO DEED BOOK "AC," PAGE 212 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER DRIVE (AS NOW ESTABLISHED AS A 66 FOOT RIGHT-OF-WAY), WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 101 (MAYPORT ROAD, AS NOW ESTABLISHED); THENCE SOUTH 10°47'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET; THENCE NORTH 89°57'00" WEST, A DISTANCE OF 255.44 FEET; THENCE NORTH 12°00'36" EAST, A DISTANCE OF 251.07 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER DRIVE; THENCE SOUTH 89°57'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.43 ACRES, MORE OR LESS.