

## EXHIBIT 1

### Legal Description

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That certain tract or parcel of land being a part of Lot 13, and a portion of an numbered lot lying South of said Lot, Lawrence Point, as recorded in Deed Book AB, Page 304 of the Former Public Records of Duval County, Florida, and lying with the Peter Bagley Grant, Section 48 and the Richard Grant, Section 52, all in Township 2 South, Range 27 East of said County and being more particularly described as commencing at the Northeast corner of Lot 41, Milmar Manor, as recorded in Plat Book 21, Page 49 of the Current Public Records of said County, said corner being situated in the Westerly right of way line of Bartram Road (a 60 foot right of way); thence North 0200'00" East, along said Westerly right of way line, 166.78 feet to a point for the point of beginning; thence South 0200'00" West, along said Westerly right of way line, 24.00 feet to a point in the Northerly line of the lands described in Official Records Volume 6892, Page 4 of said Current Public Records; thence North 8424'50" West, along said Northerly line of said aforementioned lands, 600.15 feet to the Northwest corner of said lands; thence South 0200'00" West, along the Westerly line of said lands described in Official Records Volume 6892, Page 4, a distance of 142.78 feet to the Southwest corner of said aforementioned lands, said corner being situated in the Northerly line of said Plat of Milmar Manor; thence North 8424'50" West, along said Northerly line of Milmar Manor, the same being the Southerly line of the lands described in Deed Book 878, Page 248 of said Public Records, 237.18 feet; thence continuing along said Northerly line of Milmar Manor, the same being said Southerly line of Deed Book 878, Page 248, North 8421'30" West, 1230 feet, more or less to the channel of Little Pottsburg Creek; thence Northeasterly, Easterly and Northerly, along said channel, following the meanderings, thereof, 454 feet, more or less, to a point that bears North 8421'30" West, 1704 feet, more or less from the point of beginning; thence South 8421'30" East, 500 feet, more or less to the Southwest corner of the lands described in Deed Book 1089, Page 41 of said Current Public Records; thence North 6440'30" East, along the Northwesterly line of said lands described in Deed Book 1089, Page 41, a distance of 433.60 feet to the most Northerly corner of said lands; thence South 07'07'30 East, along the Easterly line of said aforementioned lands, 228.76 feet to the Southeast corner of said lands, said corner being situated in the Northerly line of the lands described in Deed Book 741, Page 362 of said Public Records; thence North 8421'30" East, along said Northerly line of the lands described in Deed Book 741, Page 362, a distance of 1051.63 feet to the point of beginning. Containing 6.62 acres, more or less.

January 19, 2021