

EXHIBIT 1

LEGAL DESCRIPTION

April 30, 2022

A PORTION OF LAND LYING EAST OF AND ADJACENT TO LEM TURNER ROAD (STATE ROAD 115), A VARIABLE WIDTH RIGHT OF WAY, AND NORTH OF AND ADJACENT TO INTERSTATE I-295 (STATE ROAD 9A), A 200.00 FOOT RIGHT OF WAY, LOCATED IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF AFORESAID LEM TURNER ROAD AND THE SOUTH RIGHT OF WAY LINE OF PERCY ROAD, A 60.00 FOOT RIGHT OF WAY; THENCE RUN N 89° 05' 19" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.19 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19751, PAGE 1457, AND OFFICIAL RECORDS BOOK 19729, PAGE 1973, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S 00° 50' 46" E, ALONG SAID EAST LINE OF DESCRIBED LANDS, A DISTANCE OF 513.96 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF DESCRIBED LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE RUN N 89° 34' 30" E FOR A DISTANCE OF 246.71 FEET; THENCE RUN S 00° 54' 41" E FOR A DISTANCE OF 182.09 FEET; THENCE RUN N 89° 34' 30" E FOR A DISTANCE OF 1258.89 FEET; THENCE RUN S 01° 14' 37" E FOR A DISTANCE OF 1192.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFORESAID INTERSTATE I-295; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF AFOREMENTIONED LEM TURNER ROAD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE RUN S 69° 11' 27" W, A DISTANCE OF 180.39 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3725.72 FEET, WITH A CHORD BEARING OF S 74° 10' 55" W, AND A CHORD DISTANCE OF 483.41 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 26' 22", A DISTANCE OF 483.75 FEET TO A POINT OF TANGENCY; THENCE RUN S 77° 54' 07" W, A DISTANCE OF 463.41 FEET; THENCE RUN N 57° 14' 12" W, A DISTANCE OF 191.89 FEET; THENCE RUN N 18° 47' 32" W, A DISTANCE OF 258.90 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE RUN N 00° 50' 51" W, A DISTANCE OF 187.11 FEET; THENCE RUN S 89° 25' 07" W, A DISTANCE OF 60.69 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF LEM TURNER ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE RUN N 18° 47' 32" W, A DISTANCE OF 147.22 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5678.58 FEET, WITH A CHORD BEARING OF N 10° 50' 02" W, AND A CHORD DISTANCE OF 46.46 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 28' 07", A DISTANCE OF 46.46 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE RUN N 82° 02' 37" E, A DISTANCE OF 115.16 FEET; THENCE RUN N 00° 49' 17" W, A DISTANCE OF 836.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N 45° 40' 06" W, AND A CHORD DISTANCE OF 35.20 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 30' 49", A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 34' 30" W, A DISTANCE OF 169.98 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19751, PAGE 1457, AND OFFICIAL RECORDS BOOK 19729, PAGE 1973, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5671.58 FEET, WITH A CHORD BEARING OF N 01° 56' 01" W, AND A CHORD DISTANCE OF 59.78 FEET; THENCE RUN ALONG SAID EAST LINE OF SAID DESCRIBED LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 36' 14", A DISTANCE OF 59.78 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N 88° 26' 32" E, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,839,963 SQUARE FEET, OR 42.24 ACRES, MORE OR LESS.