

**EXHIBIT 1**  
**Legal Description**

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72002-2513), WITH THE CURRENT NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY), SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID SECTION 32 AND THE DIVIDING LINE BETWEEN DUVAL COUNTY AND ST. JOHNS COUNTY; THENCE NORTH 11°39'49" EAST, ALONG SAID SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B, 87.27 FEET TO THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF SAID RACE TRACK ROAD AND THE POINT OF BEGINNING; THENCE NORTH 75°57'24" EAST, ALONG LAST SAID LINE, 438.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1325.76 FEET, AN ARC DISTANCE OF 205.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°23'57" EAST, 205.39 FEET TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED TRACT 21, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9977, PAGE 214 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°21'33" WEST, ALONG LAST SAID LINE, 958.95 FEET; THENCE SOUTH 87°40'44" WEST, CONTINUING ALONG LAST SAID LINE, 294.39 FEET TO THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.39 FEET, AN ARC DISTANCE OF 101.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°31'33" WEST, 101.19 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED TRACT 21A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9977, PAGE 214 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°19'24" EAST, ALONG LAST SAID LINE, 620.56 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°28'54" WEST, ALONG LAST SAID LINE, 196.54 FEET TO THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B; THENCE SOUTH 15°30'26" WEST, ALONG LAST SAID LINE, 173.46 FEET; THENCE SOUTH 11°39'49" WEST, CONTINUING ALONG LAST SAID LINE, 206.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.42 ACRES, MORE OR LESS.

Legal Description Dated April 20, 2021