

EXHIBIT 1

LEGAL DESCRIPTION

January 20, 2023

PARCEL "A"

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT-OF-WAY) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT-OF-WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 684.48 FEET; THENCE NORTH 21°01'39" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 158.98 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 89°44'06" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 1375.07 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19077, PAGE 967 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 09°15'00" EAST, DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 592.44 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF ED JOHNSON DRIVE; THENCE SOUTH 80°45'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1116.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 19.7 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL "B"

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF JAKE ROAD (A 60' RIGHT-OF-WAY) WITH THE NORTHEASTERLY RIGHT-OF-WAY OF YELLOW BLUFF ROAD (A 60' RIGHT-OF-WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1064.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT-OF-WAY); THENCE NORTH 80°45'00" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1379.57 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13460, PAGE 246 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 09°15'00" EAST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 463.63 FEET; THENCE NORTH 80°45'00" EAST, A DISTANCE OF 18.08 FEET; THENCE SOUTH 09°15'00" EAST, A DISTANCE OF 495.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF JAKE ROAD; THENCE SOUTH 80°45'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 822.03 FEET; THENCE SOUTH 68°19'20" WEST, CONTINUING ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 255.31 FEET TO THE POINT OF BEGINNING.