

### Exhibit 1

A part of Tison's Subdivision, Plat Book 1, page 150 of the former public records, also being part of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, Duval County, Florida being more particularly described as follows:

For a point of reference, commence at the intersection of the Southerly right-of-way line of State Road No. 9 with the West line of said Section 39; thence South  $84^{\circ}20'10''$  East along said Southerly right of way line, a distance of 98.78 feet to an intersection with the range line between Range 26 East and Range 27 East; thence South  $00^{\circ}14'30''$  East, along said range line, a distance of 1,567.86 feet to the point of beginning.

From the point of beginning thus described, thence continue along said range line South  $00^{\circ}14'30''$  East, a distance of 920.34 feet; thence the following eight (8) courses; Course No. 1: thence North  $83^{\circ}57'23''$  West, departing said range line, a distance of 175.56 feet along the Northerly line of lands described in Official Records Book 9111, page 1664 of the current public records of said County; Course 2: thence North  $06^{\circ}19'14''$  West, departing last said Northerly line, a distance of 144.92 feet; Course No. 3: thence South  $81^{\circ}50'08''$  West, a distance of 196.10 feet; Course 4: thence North  $01^{\circ}36'28''$  East, a distance of 194.81 feet; Course No. 5: thence North  $32^{\circ}42'40''$  East, a distance of 398.71 feet; Course 6: thence North  $43^{\circ}31'17''$  West, a distance of 81.34 feet; Course 7: thence North  $36^{\circ}00'29''$  East, a distance of 213.17 feet to a point on the Northerly line of lands described in Official Records Book 8826, page 2034 of the current public records of said Course; Course 8: thence North  $75^{\circ}08'16''$  East, along last said Northerly line, a distance of 93.67 feet to the point of beginning.

The lands thus described containing 5.12 acres more or less.

October 26, 2020