

EXHIBIT 1

Legal Description

April 19, 2022

A portion of the Charles F. Sibbald Grant, Section 39, Township 1 South, Range 26 East, together with a portion of the Charles F. Sibbald Grant, Section 40, Township 1 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Easterly right of way line of Old Kings Road, a 60 foot right of way as presently established, and the Southerly right of way line of Soutel Drive, a 60 foot right of way as presently established; thence South 18°41'20" East, along said Easterly right of way line, 396 feet; thence North 67°55'20" East, departing said Easterly right of way line and along the Southerly line of the land described and recorded in O.R. Book 6102, Page 2390, of the current Public Records of said county, 245.00 feet to the Point of Beginning.

From the Point of Beginning, thence continue North 67°55'20" East, along said Northerly line, 148.20 feet; thence South 19°20'20" East, departing said Southerly line, 84.97 feet to a point on the Southerly line of the lands described and recorded in O.R. Book 4690, Page 877, said current Public Records; thence South 83°11'10" East, along said Southerly line, 1149.05 feet to a point on the Westerly right of way line of Pickett Drive, a 60 foot right of way as presently established; thence South 02°04'57" East, along said Westerly right of way line, 158.16 feet; thence South 79°46'10" West, departing said Westerly right of way line, and along the Southerly line of the lands described and recorded in O.R. Book 4499, Page 18, 1400.60 feet to a point on said Easterly right of way line of Old Kings Road; thence North 18°41'20" West, along said Easterly right of way line, 331.00 feet to its intersection with the Southerly line of the lands described and recorded in O.R. Book 6467, Page 352, Parcel 2; thence North 70°30'00" East departing the Easterly right of way line and along said Southerly line, 244.59 feet; thence North 18°41'20" West, departing said Southerly line and along the Easterly line of the land described and recorded in O.R. Book 6467, Page 352, Parcels 1 and 2, a distance of 182.00 feet to the Point of Beginning.

BEING ONLY THAT PORTION located Northerly of O.R. Book 9771, Page 145; Easterly of Old Kings Road; Southerly O.R. Book 18318, Page 1901; and

LESS AND EXCEPT those lands described in O.R. Book 18507, Page 511, all within the Public Records of Duval County, Florida.