

EXHIBIT 1

LEGAL DESCRIPTION

December 28, 2021

PARCEL "A"

ALL OF LOTS 9, 10, 11, 12 AND 13 AND A PART OF LOT 8, AS SHOWN ON THE PLAT OF HOLZHEY'S ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 7, TOGETHER WITH A PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 250.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 BEING A CURVE CONCAVE TO THE WEST AND HAVE A RADIUS OF 2739.79 FEET; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 SOUTH 19°57'47" EAST, 194.02 FEET (CHORD BEARING AND DISTANCE); THENCE SOUTH 72°35'20" WEST ALONG A LINE HEREINAFTER REFERRED TO AS REFERENCE LINE "A", 80.0 FEET; THENCE SOUTH 17°24'40" EAST, 50.0 FEET; THENCE NORTH 72°35'20" EAST ALONG A LINE HEREINAFTER REFERRED TO AS REFERENCE LINE "B", 80.0 FEET TO THE AFOREMENTIONED CURVED WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE SOUTH 09°44'40" EAST 681.46 FEET (CHORD BEARING AND DISTANCE); THENCE SOUTH 89°04'03" WEST ALONG A LINE HEREIN AFTER REFERRED TO AS REFERENCE LINE "C", 667.53 FEET THENCE SOUTH 00°55'57" EAST 441.10 FEET TO A POINT SITUATE IN A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 90.00 FEET; THENCE AROUND AND ALONG SAID CURVE SOUTH 45°22'51" EAST, 78.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE AROUND AND ALONG SAID CURVE SOUTH 50°57'03" EAST, 20.89 FEET CHORD BEARING AND DISTANCE TO THE P.T. OF SAID CURVE; THENCE SOUTH 82°25'57" EAST, 443.57 FEET; THENCE SOUTH 00°55'57" EAST PARALLEL TO, AND WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE OF WALGREEN ROAD (A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 82°25'57" WEST, 448.05 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WALGREEN ROAD TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WALGREEN ROAD NORTH 50°57'03" WEST, 52.22 FEET (CHORD BEARING AND DISTANCE) TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84°46'05" WEST, 109.03 FEET; THENCE ALONG AND AROUND THE RIGHT OF WAY LINE OF SAID WALGREEN ROAD, AN ARC DISTANCE OF 136.78 FEET TO A POINT ON SAID CURVE; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 66°06'12" WEST, 310.42 FEET; THENCE NORTH 05°51'36" WEST 297.92 FEET; THENCE NORTH 52°30'52" EAST, 391.50 FEET; THENCE NORTH 05°52'12" WEST, 517.33 FEET TO A POINT SITUATE IN SAID SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 68°44'04" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT OF WAY, 644.97 FEET TO THE POINT OF BEGINNING.