

EXHIBIT 1

LEGAL DESCRIPTION

September 18, 2023

A PART OF GOVERNMENT LOTS 11 AND 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF CHURCH ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF MAYPORT (A 100.0 FOOT RIGHT-OF-WAY), BEING IN A CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 2814.79 FEET; THENCE ALONG AND AROUND SAID CURVE, AND THE WEST LINE OF SAID MAYPORT, THROUGH A CENTRAL ANGLE $02^{\circ}24'29''$, AN ARC DISTANCE OF 118.31 FEET (CHORD BEARING AND DISTANCE OF NORTH $00^{\circ}14'12''$ WEST, 118.29 FEET), TO ITS POINT OF TANGENCY; THENCE CONTINUE ALONG THE WEST LINE OF SAID MAYPORT ROAD, NORTH $01^{\circ}26'27''$ WEST, A DISTANCE OF 1152.87 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}37'19''$ WEST, A DISTANCE OF 274.83 FEET; THENCE SOUTH $01^{\circ}25'50''$ EAST, A DISTANCE OF 99.37 FEET; THENCE SOUTH $89^{\circ}29'05''$ WEST, A DISTANCE OF 150.49 FEET; THENCE SOUTH $00^{\circ}22'13''$ EAST, A DISTANCE OF 10.40 FEET; THENCE NORTH $80^{\circ}02'21''$ WEST, A DISTANCE OF 81.34 FEET; THENCE SOUTH $01^{\circ}29'34''$ EAST, A DISTANCE OF 5.19 FEET; THENCE SOUTH $89^{\circ}44'04''$ WEST, A DISTANCE OF 108.60 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18631, PAGE 2101; THENCE NORTH $00^{\circ}20'44''$ WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 320.14 FEET, TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18631, PAGE 2101; THENCE NORTH $89^{\circ}45'42''$ EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 607.80 FEET, TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF MAYPORT ROAD; THENCE SOUTH $01^{\circ}26'27''$ EAST, ALONG SAID MAYPORT ROAD, A DISTANCE OF 218.20 FEET, TO THE POINT OF BEGINNING. CONTAINING 167,534 SQUARE FEET (3.85 ACRES), MORE OR LESS.