

EXHIBIT 1

Legal Description

A portion of Section 33, Township 1 South, Range 25 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the South line of Section 33, Township 1 South, Range 25 East, with the East Right-of-way line of Jones Road (a 80.00 foot Right-of-way); thence North 00°27'05" East, along said East Right-of-way line of Jones Road, 774.37 feet to the Point of Beginning; thence continue North 00°27'05" East, along said East Right-of-way line 100.00 feet to the Southwest corner of lands described in Official Records Volume 3351, page 896, of the Current Public Records of said County; thence North 89°37'20" East, along the Southerly boundary of said Official Records Volume 3351, page 896, 417.23 feet to the Southeast corner of said Official Records Volume 3351, page 896; thence North 00°24'55" East, along the Easterly boundary of said Official Records Volume 3351, page 896, 432.84 feet to the Southerly boundary of lands described in Official Records Volume 6088, page 1625, of the Current Public Records of said County; thence North 89°55'06" East, along the Southerly boundaries of lands described in Official Records Volume 6088, page 1625 and Official Records Volume 7733, page 778, of the Current Public Records of said County, 881.56 feet to a point in the center line of Magill Road (a 66.00 foot Right-of-way); thence South 00°54'01" West along the Westerly boundaries of lands described in Official Records Volume 6800, page 1448 and Official Records Volume 5880, page 1032, of the Current Public Records of said County, 1314.22 feet to the Southerly boundary of Said Section 33 Township 1 South, Range 25 East; thence North 89°52'24" West, along the South line of said Section 33, and the North line of lands described in Official Records Volume 3268, page 1028, of the Current Public Records of said County, 870.41 feet; thence North 00°24'55" East, 778.07 feet; thence South 89°37'20" West, 417.30 feet to the Point of Beginning.

August 5, 2021

**Exhibit 1
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