

EXHIBIT 1

Legal Description

July 7, 2022

RE# 149166-0000

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34 AND SOUTH LINE OF SUNBEAM ROAD (AN 80.0 FOOT RIGHT-OF-WAY); THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID SUNBEAM ROAD, A DISTANCE OF 427.11 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE EASTERLY, ALONG THE SOUTH LINE OF SAID SUNBEAM ROAD, A DISTANCE OF 46.10 FEET; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 322.00 FEET; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF SAID SUNBEAM ROAD, A DISTANCE OF 46.10 FEET; THENCE NORTHERLY, PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

CONTAINING 14803.69 SQUARE FEET OR 0.34 ACRES MORE OR LESS

RE# 149170-0000

A PARCEL OF LAND BEING PART OF THE NE 1/4 OF NW 1/4 OF NW 1/4 OF SECTION 34, T. 3 S., R. 27 E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE SOUTH LINE OF SUNBEAM ROAD, SAID POINT BEING APPROXIMATELY 131.3 FEET FROM THE WEST LINE OF AFORESAID NE 1/4 OF NW

1/4 OF NW 1/4 OF SECTION 34, THENCE EASTERLY ALONG THE SOUTH LINE OF AFORESAID SUNBEAM ROAD, APPROXIMATELY 131.3 FEET; THENCE SOUTHERLY APPROXIMATELY 322 FEET; THENCE WESTERLY APPROXIMATELY 131.3 FEET; THENCE NORTHERLY PARALLEL TO AND 131.3 FEET FROM THE WEST LINE OF AFORESAID WEST LINE OF SAID NE 1/4 OF NW 1/4 OF NW 1/4 OF SECTION 34, T. 3 S., R. 27 E. TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY ONE (1) ACRE.

RE# 149169-0000

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 27 EAST OF SAID COUNTY, WITH THE CENTERLINE OF SUNBEAM ROAD (A 60-FOOT RIGHT OF WAY AS ESTABLISHED, SAID POINT BEING SITUATE 6.5 FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 3