

EXHIBIT 1

LEGAL DESCRIPTION

September 8, 2021

THAT PART OF TRACTS 8, 9 AND 10, BLOCK 2, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING WEST OF INTERSTATE HIGHWAY 295 (A 300 FOOT WIDE RIGHT-OF-WAY); LESS AND EXCEPT THE NORTH 200 FEET OF TRACT 8, LYING WEST OF SAID INTERSTATE HIGHWAY 295 AND THAT PORTION OF SAID LAND LYING WITHIN THE RIGHTS-OF-WAY OF MORSE AVENUE, FIRESTONE ROAD AND SAID INTERSTATE HIGHWAY 295; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF MORSE AVENUE (A 150 FOOT WIDE RIGHT-OF-WAY) WITH FIRESTONE ROAD (A 66 FOOT WIDE RIGHT-OF-WAY), SAID POINT MARKED BY A DEPARTMENT OF TRANSPORTATION METAL TAB STAMPED STA. 14+78.62; THENCE NORTH 00°25'06" EAST, ALONG THE CENTERLINE OF SAID FIRESTONE ROAD, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89°34'54" EAST, A DISTANCE OF 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FIRESTONE ROAD AND THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 00°25'06" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FIRESTONE ROAD, A DISTANCE OF 799.93 FEET; THENCE NORTH 89°10'52" EAST, A DISTANCE OF 159.42 FEET; THENCE NORTH 51°13'22" EAST, A DISTANCE OF 25.06 FEET; THENCE NORTH 00°15'16" EAST, A DISTANCE OF 176.86 FEET; THENCE NORTH 89°09'08" EAST, A DISTANCE OF 151.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 295; THENCE SOUTH 00°19'21" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 295, A DISTANCE OF 863.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 11609.16 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 303.42 FEET, MAKING A CENTRAL ANGLE OF 01°29'51" AND HAVING A CHORD BEARING A ND DISTANCE OF SOUTH 00°25'34" EAST, 303.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MORSE AVENUE; THENCE SOUTH 89°14'06" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 315.93 FEET; THENCE NORTH 06°02'16" WEST 175.13 FEET TO THE POINT OF BEGINNING. CONTAINING 8.04 ACRES, MORE OR LESS.