

EXHIBIT 1

Legal Description

A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF TRACT B, AS SHOWN ON THE PLAT OF GATE PARKWAY EXTENSION - PHASE 2, RECORDED IN PLAT BOOK 56, PAGES 47 AND 47A THROUGH 47F, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF BURNT MILL ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BURNT MILL ROAD, 12.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°37'52" WEST, 49.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GATE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°37'52" WEST, ALONG LAST SAID LINE, 178.26 FEET; THENCE NORTH 90°00'00" EAST, 283.71 FEET TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED DRIVEWAY PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19458, PAGE 468 OF SAID CURRENT PUBLIC RECORDS AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 75.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°06'18" WEST, 75.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, CONTINUING ALONG LAST SAID LINE, 111.05 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF BURNT MILL ROAD AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY AND WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 26.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°32'59" WEST, 26.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 20.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°57'20" WEST, 19.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 89°22'08" WEST, 192.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,632 SQUARE FEET OR 1.35 ACRES, MORE OR LESS.

November 23, 2021