

**EXHIBIT 1**  
**Date: October 7, 2021**

**Legal Description**

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PROPOSED COMMERCIAL PARCEL A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 AT THE SOUTHWESTERLY CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 (ALSO BEING THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1208, PAGE 545, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY) AND RUN NORTH 89°46'45" EAST, ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 13 AND THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 1208, PAGE 545, A DISTANCE OF 313.67 FEET TO THE SOUTHEASTERLY CORNER OF SAID OFFICIAL RECORDS VOLUME 1208, PAGE 545; THENCE NORTH 89°47'25" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 A DISTANCE OF 731.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35°43'11" WEST, A DISTANCE OF 182.33 FEET; THENCE NORTH 00°25'21" WEST, A DISTANCE OF 106.02 FEET; THENCE SOUTH 89°34'39" EAST, A DISTANCE OF 352.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE CENTER DRIVE (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S00°25'21" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 255.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13; THENCE S89°47'17" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, A DISTANCE OF 247.54 FEET TO THE POINT OF BEGINNING.  
CONTAINING:82,202 SQ. FT. - 1.9 ACRES±