

## EXHIBIT 1

### LEGAL DESCRIPTION

November 17, 2021

A part of Lots 1, 2 and 3, Sunbeam Pines as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628 Page 18 of the current County Records of said County, with the Northerly line of said Lot 3; thence South  $88^{\circ} 02' 16''$  East, along said Northerly line, a distance of 219.95 feet to the proposed Southwesterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA; thence South  $41^{\circ} 28' 04''$  East, along said right of way line, a distance of 100.92 feet; thence South  $03^{\circ} 31' 56''$  West 70.71 feet; thence along the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, the following, two courses: South  $48^{\circ} 31' 56''$  West, a distance of 226.55 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 710.00 feet; thence Southwesterly along the arc of said curve, being subtended by a chord bearing of South  $68^{\circ} 00' 04''$  West and a chord distance of 473.28 feet to a Point on said curve, said point being the Southeasterly comer of Parcel 144 of aforementioned Condemnation case- thence North  $03^{\circ} 30' 45''$  West along the Easterly line of said Parcel 144, a distance of 10.47 feet to the aforementioned Easterly right of way line of Hood Road, thence North  $45^{\circ} 06' 38''$  East, along said right of way line, a distance of 192.48 feet to the Northerly line of said Lot 1, said line also being the Southerly line of right of way line of Hood Road as described in said Deed Book 1628 Page 18, thence South  $88^{\circ} 02' 16''$  East, along said line a distance of 13.71 feet; thence along the Easterly right of way line of Hood Road as described in said Deed Book, the following three courses-North  $45^{\circ} 06' 38''$  East, a distance of 116.10 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 280.51 feet thence Northwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of North  $22^{\circ} 34' 20''$  East and a chord distance of 215.03 feet to the Point of Tangency of said curve, thence North  $00^{\circ} 02' 06''$  East, a distance of 53.91 feet to the POINT OF BEGINNING.