

LEGAL DESCRIPTION  
Exhibit 1: January 4, 2022

A PORTION OF THE FRANCIS RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS WAY WEST (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE CENTERLINE OF BAYMEADOWS WAY (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHERLY, ALONG SAID CENTERLINE OF BAYMEADOWS WAY AND THE ARC OF A CURVE LEADING NORTHERLY, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1050.95 FEET, AN ARC DISTANCE OF 356.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°38'33" WEST, 354.87 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 00°55'21" WEST, 77.65 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 699.99 FEET, AN ARC DISTANCE OF 281.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°37'06" EAST, 280.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 67°50'28" EAST, 50.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS WAY; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 22°09'32" EAST, 17.94 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 22°09'32" EAST, 79.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 310.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°59'02" EAST, 306.37 FEET; THENCE NORTH 47°41'52" EAST, 701.64 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY AND THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17082.73 FEET, AN ARC DISTANCE OF 912.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°26'56" EAST, 912.83 FEET; THENCE SOUTH 56°04'55" WEST, 54.76 FEET; THENCE SOUTH 52°23'03" WEST, 99.35 FEET; THENCE SOUTH 89°06'08" WEST, 986.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 12.95 ACRES, MORE OR LESS.