

EXHIBIT 1

Legal Description

12-16-2021

Parcel #3

A PART OF THE SE ¼ OF SECTION 10 OF A SUBDIVISION OF THE JOHN BROWARD GRANT SECTION 37. TOWNSHIP 1 NORTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST COORNER OF SAID SE ¼ OF SECTION 10, RUN THENCE SOUTH 1'17'32" EAST. A DISTANCE OF 30.00 FEET TO AN IRON PIPE SITUATED ON THE SOUTH RIGHT-OF-WAY LINE OF CAMDEN ROAD (A 60' RIGHT-OF-WAY AS CURRENTLY ESTABLISHED)AND THE POINT OF BEGINNING, THENCE RUN NORTH 89'28'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY ALONG DISTANCE IF 25.00 FEET: THENCE RUN SOUTH 1'17'32" EAST, A DISTANCE OF 389.73 FEET:THENCE RUN NOTTH 89'28'00" EAST A DISTANCE OF 354.93 FEET TO A POINT LYING ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1793 PAGE 49 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, THENCE RUN SOUTH 1'14'50" EAST ALONE LAST SAID LINE A DISTANCE OF 405.00 LANDS DESCRIBED IN OFFICAIAL RECORDS BOOK 7837, PAGE 1146 AND OFFICIAL RECORDS BOOK 2260, PAGE 357 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SOUTH 89'27'36" WEST, A DISTANCE OF 374.82 FEET:THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE WEST LINE OF THOSE LANDS DESCRIBE IN OFICAL RECORDS BOOK 3789, PAGE 178 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, NORTH 1'17'32" WEST A DISTANCE OF 794.78 FEET TO COLSE ON THE POINT OF BEGINNING

SAID PARCEL CONTANINING 3.66 ACRES MORE OR LESS