

Exhibit 1

Legal Description

December 22, 2021

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13; THENCE NORTH 87 DEGREES 46 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, 555.58 FEET TO THE LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95, A RIGHT OF WAY OF VARYING WIDTH, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72050, F.P. NO. 4207841, AS RECORDED IN ROAD PLAT BOOK G, PAGE 104, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: COURSE NO. 1) NORTH 02 DEGREES 20 MINUTES 11 SECONDS WEST, 100.68 FEET; COURSE NO. 2) THENCE NORTH 00 DEGREES 18 MINUTES 45 SECONDS WEST, 198.96 FEET; COURSE NO. 3) SOUTH 89 DEGREES 04 MINUTES 19 SECONDS WEST, 33.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BROWARD ROAD (A RIGHT OF WAY OF VARYING WIDTH AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES 25 MINUTES 32 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 206.94 FEET TO THE POINT OF BEGINNING SAID POINT LYING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1222.90 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF BROWARD AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 236.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 06 DEGREES 30 MINUTES 06 SECONDS EAST AND A CHORD DISTANCE OF 235.80 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE CENTER DRIVE, (A RIGHT OF WAY OF VARYING WIDTH AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72050); SAID

POINT LYING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 116.00 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE CENTER DRIVE, THE FOLLOWING ELEVEN (11) COURSES: COURSE NO . 1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 199.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29 DEGREES 52 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 175.73 FEET TO A POINT ON SAID CURVE; COURSE NO. 2) THENCE NORTH 51 DEGREES 30 MINUTES 16 SECONDS EAST, 24.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1470.00 FEET; COURSE NO. 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 146.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 48 DEGREES 38 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 146.90 FEET TO A POINT ON SAID CURVE; COURSE NO. 4) THENCE SOUTH 44 DEGREES 13 MINUTES 25 SECONDS EAST, 5.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1475.00 FEET; COURSE NO. 5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 105.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES 43 MINUTES 16 SECONDS EAST AND A CHORD DISTANCE OF 105.78 FEET TO A POINT ON SAID CURVE; COURSE NO. 6) THENCE SOUTH 48 DEGREES 20 MINUTES 01 SECONDS EAST, 2.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1477.00 FEET, COURSE NO. 7) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 35.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40 DEGREES 59 MINUTES 14 SECONDS EAST, AND A CHORD DISTANCE OF 35.01 FEET TO A POINT ON SAID CURVE; COURSE NO. 8) THENCE NORTH 49 DEGREES 41 MINUTES 32 SECONDS WEST, 2.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1475.00 FEET; COURSE NO. 9) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 168.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37 DEGREES 02 MINUTES 26 SECONDS EAST, AND A CHORD DISTANCE OF 168.15 FEET TO A POINT ON SAID CURVE; COURSE NO. 10) THENCE NORTH 56 DEGREES 13 MINUTES 38 SECONDS

WEST, 5.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1470.00 FEET; COURSE NO. 11) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 110.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 31 DEGREES 37 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 110.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CLARK ROAD, (A RIGHT OF WAY OF VARYING WIDTH AS NOW ESTABLISHED); THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 603.46 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95, A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 03 DEGREES 17 MINUTES 07 SECONDS WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, 788.52 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16043, PAGE 2222, OF SAID PUBLIC RECORDS; THENCE SOUTH 87 DEGREES 44 MINUTES 22 SECONDS WEST, ALONG SAID NORTH LINE, 1057.49 FEET TO THE POINT OF BEGINNING.