

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**March 10, 2022**

PARCEL B

A PART OF GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 21; THENCE SOUTH 01° 15' 07" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 21, A DISTANCE OF 1322.29 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 15' 07" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 909.71 FEET TO THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3357, PAGE 286, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89° 52' 46" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1054.73 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 02° 24' 00" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 411.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS AND THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89° 57' 33" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 30.03 FEET; THENCE NORTH 02° 24' 00" EAST A DISTANCE OF 442.71 FEET; THENCE NORTH 12° 22' 47" EAST A DISTANCE OF 899.55 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 89° 53' 16" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 910.47 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PART OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ¼, 1063.45 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF WEBB ROAD; THENCE N 2° 24' 00" e, 412.45 FEET; THENCE EAST, 1045.87 FEET IN THE EAST LINE OF SAID SECTION 21; THENCE SOUTH ALONG SAID EAST LINE, 412.20 FEET TO THE POINT OF BEGINNING.