

EXHIBIT 1 LEGAL DESCRIPTION

February 23, 2022

PARCEL 1

A PARCEL OF LAND BEING A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS BOOK 13029, PAGE 1940, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JONES ROAD, AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SAID SECTION 4, AS ESTABLISHED BY MAX GARCIA AND ASSOCIATES, PER SURVEY DATED 04/20/1965; THENCE NORTH 00°40'15" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID JONES ROAD, A DISTANCE OF 267.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°40'15" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID JONES ROAD, A DISTANCE OF 240.71 FEET; THENCE NORTH 09°20'43" EAST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13029, PAGE 1940, A DISTANCE OF 1292.66 FEET TO THE WESTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 7835, PAGE 1003; THENCE SOUTH 02°09'30" WEST, A DISTANCE OF 505.70 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13029, PAGE 1940, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SAID SECTION 4, AS ESTABLISHED BY MAX GARCIA AND ASSOCIATES, PER SURVEY DATED 04/20/1965; THENCE SOUTH 89°11'46" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1079.48 FEET; THENCE NORTH 07°30'40" EAST, A DISTANCE OF 89.77 FEET; THENCE NORTH 50°01'19" EAST, A DISTANCE OF 9.91 FEET; THENCE NORTH 09°42'49" EAST, A DISTANCE OF 9.49 FEET; THENCE NORTH 29°34'30" WEST, A DISTANCE OF 11.08 FEET; THENCE NORTH 07°58'03" EAST, A DISTANCE OF 124.57 FEET; THENCE NORTH 83°13'25" WEST, A DISTANCE OF 231.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.71 ACRES MORE OR LESS.

R.E. No. 004562-0050 (plus additional lands)

PARCEL 2

A PORTION OF THE NORTH 1/2 OF LOT 9, BLOCK 1, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY OF SAID LOT 9, WITH THE EASTERLY LINE OF JONES ROAD (AN 80-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 250.21 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, 369.40 FEET TO THE EASTERLY LINE OF SAID LOT 9; THENCE SOUTH 00 DEGREES 43 MINUTES 01 SECONDS WEST, ALONG LAST SAID LINE 330.13 FEET TO THE SOUTHERLY LINE OF SAID NORTH ½ OF LOT 9; THENCE SOUTH 89 DEGREES 30 MINUTES 23 SECONDS WEST, ALONG SAID LINE, 413.65 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 27 SECONDS EAST, 236.65 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, 43.25 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 27 SECONDS EAST, 93.44 FEET TO THE POINT OF THE BEGINNING. R.E. NO. 004607-0020