

**Exhibit 1**  
**Legal Description**  
**February 23, 2022**

A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4828, PAGE 840 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF LOT 16, SECTION 7 OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SHOWN ON SHEET "A" OF COMMISSIONERS MAP ATTACHED TO FINAL DECREE IN SUIT OF ROBERT EMMETT BROWARD, ET AL, VERSUS ALBERT SIDNEY BROWARD, ET AL, CHANCERY ORDER BOOK. 115, PAGE 282, CASE #17095-B, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET, STATE ROAD NO. 5, AT A POINT DISTANT 879.35 FEET SOUTHERLY FROM THE NORTH LINE OF SECTION 7 MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4828, PAGE 840, 227.84 FEET TO THE EASTERLY LINE OF THE WESTERLY 217 FEET OF SAID LANDS, ALSO BEING THE DIVIDING LINE BETWEEN LANDS ZONED "CO" AND LANDS ZONED "CCG-2" AND THE **POINT OF BEGINNING**; THENCE SOUTH 17 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG LAST SAID LINE, 339.14 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4828, PAGE 840; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH LINE, 272.16 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 17 DEGREES 08 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LANDS, 339.14 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS, 272.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES MORE OR LESS.