

EXHIBIT 1

Legal Description

April 19, 2022

Parcel A- RE# 106894-0000

Property Description Part of Section 32 of a subdivision of JOHN BROWARD GRANT, Section 37, Township One (1) North, Range 27 East, more particularly described as follows: Beginning at an iron pipe at the intersection of the South line of Section 37, Township One (1) North, Range 27 East and the West property line of the New Berlin Road; thence Northwest along the West property line of the New Berlin Road 650 feet to a Point of Beginning; Thence South 75 degrees 30 minutes West 1600 feet to an iron pipe in the East Bank of Dunns' Creek; thence Northerly along said Creek bank 200 feet to an iron pipe; thence North 71 degrees 41 minutes East 1520 feet to an iron pipe in the West property line of the New Berlin Road; thence South-Easterly along said property line 300 feet to the Point of Beginning.

Parcel B- RE# 106887-0000

Property Description A part of Section 32 of a subdivision of the JOHN BROWARD GRANT, Section 37, Township 1 North, Range 27 East, Duval County, Florida, and being a part of those lands described and recorded in Official Records Volume 787, page 444, of the current public records of said County and being more particularly described as follows: BEGIN at the Southeasterly corner of those lands described and recorded in Official Records Volume 5658, page 2226, of said current public records; thence North 71 degrees 30 minutes 00 seconds East along the Southerly line of said lands described and recorded in Official Records Volume 787, page 444, 152.74 feet to the point of beginning; thence North 29 degrees 21 minutes 40 seconds West, 188.95 feet to the Northerly line of said lands described and recorded in Official Records Volume 787, page 444; thence North 64 degrees 05 minutes 00 seconds East along said Northerly line, 1008.14 feet to the Westerly right-of-way line of New Berlin Road (a 66 foot R/W as now established); thence South 36 degrees 10 minutes 10 seconds East along said Westerly right-of-way line, 80.00 feet; thence South 64 degrees 05 minutes 00 seconds West, 15.00 feet; thence South 36 degrees 10 minutes 10 seconds East, 10.00 feet; thence North 64 degrees 05 minutes 00 seconds East, 15.00 feet to the Westerly right-of-way line of said New Berlin Road; thence South 36 degrees 10 minutes 10 seconds East along said Westerly right-of-way line, 241.33 feet to the Southeasterly corner of said lands described and recorded in Official Records Volume 787, page 444; thence South 71 degrees 30 minutes 00 seconds West along the Southerly line of said lands, 1064.67 feet to the point of beginning. AND BEING SUBJECT to a 35 foot easement for ingress and egress as described and recorded in Official Records Volume 5658, page 2226, of the current public records of Duval County, Florida