

EXHIBIT 1

LEGAL DESCRIPTION

OCTOBER 7, 2021

All that certain parcel of land situate, lying and being in the City of Jacksonville, County of Duval, State of Florida, and being more particularly described by courses and distances as follows, to wit:

A part of Farm 28, Bowden Farms, as recorded in Plat Book 6, Page 91 of the current public records of Duval County, Florida and being more particularly described as follows: Commence at the intersection of the Northerly Right of Way line of Bowden Road (a 66 foot Right of Way as now established), with the Easterly Right of Way line of Richard Street (a 60 foot Right of Way as now established); thence North 31 degrees, 13 minutes, 20 seconds West along said Easterly Right of Way line, 300.29 feet to the Point of Beginning; thence continue along said Easterly Right of Way line North 31 degrees, 13 minutes, 20 seconds West 149.35 feet; thence North 58 degrees, 38 minutes, 42 seconds East 295.52 feet to the Westerly Right of Way line of Cagle Road (a 60 foot Right of Way as now established); thence South 31 degrees, 09 minutes, 22 seconds East along said Westerly Right of Way line 148.95 feet; thence South 58 degrees, 34 minutes, 04 seconds West 294.46 feet to the Point of Beginning.

TOGETHER WITH an Easement in favor of the owner of the 1.01 acres lying and being adjacent and Southerly of the aforescribed land for Ingress, Egress, Drainage, Utilities and Signage over and across a portion of Farm 28, as recorded in Plat Book 6, Page 91 of the current public records of Duval County, Florida and being more particularly described as follows: Commence at the intersection of the Northerly Right-of-Way line of Bowden Road (a 66 foot Right-of-Way as now established) with the Easterly Right-of-Way line of Richard Street (a 60 foot Right-of-Way as now established); thence North 31 degrees, 13 minutes, 20 seconds West along said Easterly Right-of-Way line, 449.64 feet to Point of Beginning; thence continue North 31 degrees, 13 minutes, 20 seconds West along said Easterly Right-of-Way line, 13.20 feet; thence North 59 degrees, 23 minutes, 58 seconds East, 295.55 feet to the Westerly Right-of-Way of Cagle Road (a 60 foot Right-of-Way as now established); thence South 31 degrees, 09 minutes, 22 seconds East along said Westerly Right-of-Way line, 9.31 feet thence South 58 degrees, 38 minutes, 42 seconds West, 295.52 feet to the Point of Beginning.