

EXHIBIT 1

LEGAL DESCRIPTION

February 16, 2022

THAT CERTAIN PLACE, PARCEL, OR TRACT OF LAND, SITUATE, LYING, AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, AND STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A – BEING A PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 42, AND THE WESTERLY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 15); THENCE NORTH 25 DEGREES 21 MINUTES 50 SECONDS WEST, ALONG SAID WESTERLY LINE OF U.S. HIGHWAY NO. 1, 545 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 25 DEGREES 21 MINUTES 50 SECONDS WEST, ALONG SAID WESTERLY LINE OF U.S. HIGHWAY NO. 1, 275 FEET; THENCE SOUTH 71 DEGREES 31 MINUTES 55 SECONDS WEST, 324.1 FEET; THENCE NORTH 22 DEGREES 34 MINUTES 50 SECONDS WEST, 161.4 FEET; THENCE SOUTH 64 DEGREES 36 MINUTES 10 SECONDS WEST, 235.5 FEET; THENCE SOUTH 30 DEGREES 04 MINUTES 50 SECONDS EAST, 476.61 FEET; THENCE NORTH 64 DEGREES 39 MINUTES 10 SECONDS EAST, 510.31 FEET TO THE POINT OF BEGINNING; SUBJECT TO THAT PART OF A 40 FOOT DRAINAGE RIGHT OF WAY AS RECORDED IN DEED BOOK 1598, PAGE 586, OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LYING WITHIN THE ABOVE DESCRIBED PARCEL OF LAND.

TRACT B – PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 42 WITH THE WESTERLY LINE OF U.S. HIGHWAY 1 (STATE ROAD NO. 15); THENCE NORTH 25 DEGREES 21 MINUTES 50 SECONDS WEST, ALONG SAID WESTERLY LINE OF U.S. HIGHWAY NO. 1, 620 FEET; THENCE SOUTH 71 DEGREES 31 MINUTES 55 SECONDS WEST, 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 71 DEGREES 31 MINUTES 55 SECONDS WEST, 141.1 FEET; THENCE NORTH 22 DEGREES 34 MINUTES 50 SECONDS WEST, 161.4 FEET; THENCE NORTH 54 DEGREES 38 MINUTES 10 SECONDS EAST, 134 FEET; THENCE SOUTH 23 DEGREES 46 MINUTES 55 SECONDS EAST, 178.4 FEET TO THE POINT OF BEGINNING.