

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**June 20, 2022**

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

**PARCEL A**

PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), AS NOW ESTABLISHED WITH SOUTHERLY RIGHT OF WAY LINE OF GILCHRIST ROAD (COUNTY ROAD NO. 739) AS NOW ESTABLISHED; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 490 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 110.0 FEET TO A POINT; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.0 FEET TO A POINT; THENCE SOUTHEASTERLY, PARALLEL WITH AND 430.0 FEET DISTANT FROM THE SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 100.0 FEET TO A POINT; THENCE NORTHEASTERLY AND PERPENDICULAR TO SAID STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.0 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL WITH AND 860 FEET DISTANT FROM SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 210.0 FEET TO A POINT; THENCE SOUTHWESTERLY, PERPENDICULAR TO SAID STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 860.0FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL B**

PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.15 (FORMERLY STATE ROAD NO. 4), AS NOW ESTABLISHED, WITH THE SOUTHERLY RIGHT OF WAY LINE OF GILCHRIST ROAD

(COUNTY ROAD NO. 739) AS NOW ESTABLISHED; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING;

THENCE RUNNING NORTHEASTERLY AND PERPENDICULAR TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.00 FEET TO AN IRON STAKE; THENCE SOUTHEASTERLY PARALLEL WITH AND 430.00 FEET DISTANT FROM THE SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 190.0 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY AND PERPENDICULAR TO SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.0 FEET TO AN IRON STAKE IN THE SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4); THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 190.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.