

Exhibit 1
Legal Description
July 25, 2022

The land referred to herein below is situated in the County of Duval, State of Florida, as described as follows:

That certain tract or parcel of land, being a part of the Charles F. Sibbald Grant, Section 55, Township 2 South, Range 26 East, Duval County, Florida, and being more particularly described as:

Commencing at the intersection of an Easterly prolongation of the Southerly right of way line of Edgewood Avenue, a 100 foot right of way, with a Northerly prolongation of the Westerly right of way of State Road No. 15 (formerly State Road No. 4) also being U.S. Highway No. 1, said State Road having a right of way 120 feet wide; thence South 25°07'30" East along said Northerly prolongation and along Westerly right of way line of said State Road No. 15, a distance of 297.70 feet to a point of curve of a curve to the left; thence Southerly along said curve to the left, having a radius of 5769.65 feet, a distance of 2126.60 feet to a point of tangency of said curve; thence South 46°14'30" East along the Westerly right of way line of said State Road No. 15, a distance of 1100 feet to a point for the point of beginning;

Thence continue South 46°14'30" East along the Westerly right of way line of said State Road No. 15, a distance of 250 feet; thence South 43°45'30" West, 209 feet; thence North 46°14'30" East, a distance of 209 feet to the point of beginning, as recorded in Volume 5013, Page 275 ET SEQ of the Current Public Records of Duval County, Florida.