

EXHIBIT 1

LEGAL DESCRIPTION

September 8, 2022

THAT PART OF TRACT B, COLLINS TOWN CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 5, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE S89°16'11"W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT B, A DISTANCE OF 247.86 FEET; THENCE, CONTINUING ALONG SAID SOUTHWESTERLY LINE, 143.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND CENTRAL ANGLE OF 41°14'13" (CHORD BEARING N70°06'42"W, A DISTANCE OF 140.86 FEET); THENCE N49°29'36"W, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 123.51 FEET TO THE POINT OF BEGINNING; THENCE N49°29'36"W, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 290.07 FEET; THENCE N40°30'25"E, A DISTANCE OF 255.77 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT B; THENCE, ALONG SAID NORTHEASTERLY LINE, 220.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4,022.49 FEET AND CENTRAL ANGLE OF 03°08'45" (CHORD BEARING S54°49'15"E, A DISTANCE OF 220.83 FEET); THENCE 70.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,879.57 FEET AND CENTRAL ANGLE OF 00°41'09" (CHORD BEARING S53°39'42"E, A DISTANCE OF 70.38 FEET); THENCE, S40°30'24"W, A DISTANCE OF 281.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,838 SQUARE FEET OR 1.787 ACRES, MORE OR LESS.