

EXHIBIT 1

LEGAL DESCRIPTION

August 1, 2022

PARCEL "F"

A PORTION OF LOT 7 AND THE EAST 1 /2 OF LOT 6 AS SHOWN ON THE PLAT OF REED'S SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 3, LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SUNBEAM WOODS, UNIT TWO, RECORDED IN PLAT BOOK 39, PAGES 92 AND 92A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°44'30" WEST, ALONG THE NORTH LINE OF SUNBEAM WOODS, UNIT TWO AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 82.71 FEET TO THE INTERSECTION WITH THE MONUMENTED EAST LINE OF PARCEL "F" AS SHOWN ON THE SURVEY PREPARED BY WILLIAM T. BROWN, SAID SURVEY BEING RECORDED IN OFFICIAL RECORDS BOOK 9869, PAGE 592 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°44'30" WEST, CONTINUE ALONG THE NORTH LINE OF SUNBEAM WOODS, UNIT TWO AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 989.70 FEET TO THE INTERSECTION WITH THE MONUMENTED WEST LINE OF SAID PARCEL "F"; THENCE NORTH 01°14'43" WEST, ALONG SAID WEST LINE, A DISTANCE OF 278.71 FEET TO THE INTERSECTION OF THE MONUMENT NORTH LINE OF THE AFOREMENTIONED PARCEL "F"; THENCE NORTH 89°19'03" EAST, ALONG THE LAST SAID NORTH LINE, A DISTANCE OF 989.64 FEET TO THE AFOREMENTION EAST LINE OF PARCEL "F"; THENCE SOUTH 01°14'15" EAST, ALONG THE LAST SAID EAST LINE, A DISTANCE OF 286.04 FEET TO THE POINT OF BEGINNING.