

EXHIBIT 1

LEGAL DESCRIPTION

November 21, 2022

A PORTION OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 30, AS SHOWN ON THE PLAT OF WESTERN ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 22, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°56'06" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 30, A DISTANCE OF 256.71 FEET, TO THE WESTERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 512, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 17°01'26" EAST, ALONG LAST SAID LINE, 394.26 FEET, TO THE NORTHERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13995, PAGE 807, OF SAID PUBLIC RECORDS ; THENCE NORTH 88°36'02" EAST, ALONG LAST SAID LINE, 349.57 FEET, TO THE EASTERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386; THENCE SOUTH 00°39'38" WEST, ALONG LAST SAID LINE, 284.24 FEET, TO A SOUTH LINE OF LAST SAID LANDS; THENCE SOUTH 89°51'56" WEST, ALONG LAST SAID LINE AND THE WESTERLY PROLONGATION THEREOF, 992.58 FEET, TO THE WEST LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY; THENCE NORTH 00°39'35" EAST, ALONG LAST SAID LINE, 262.31 FEET, TO A NORTH LINE OF SAID LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386; THENCE NORTH 88°36'02" EAST, ALONG LAST SAID LINE, 381.92 FEET, TO A WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 17°01'26" WEST, ALONG LAST SAID LANDS, 306.50 FEET; THENCE NORTH 00°13'59" EAST, CONTINUING ALONG LAST SAID LANDS, 143.73 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND THE ARC OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11,409.16 FEET, AN ARC DISTANCE OF 209.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°47'46" EAST, 209.38 FEET, TO AFORESAID WESTERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 512; THENCE SOUTH 17°01'26" EAST, ALONG LAST SAID LINE, 124.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.93 ACRES, MORE OR LESS.