

LEGAL DESCRIPTION

Exhibit 1

January 27, 2023

That certain tract or parcel of land being a part of Farm 24, Alderman Realty Company's Farms as shown on Plat recorded in Plat Book 5, Page 99, of the Current Public Records of Duval County, Florida, being more particularly described as beginning at the intersection of the Northerly right-of-way line of the Arlington Expressway with the Westerly right-of-way line of Alderman Road; thence South 89°39'50" West, along said Northerly right-of-way of the Arlington Expressway, 100.0 feet; thence North 0°20' 10" West, parallel with said Westerly right-of-way line of Alderman Road, 246.0 feet; thence North 89°39'50" East, parallel with said Northerly right-of-way line of the Arlington Expressway, 100.0 feet to a point in said Westerly right-of-way of Alderman road; thence South 0°20'10" East, along said Westerly right-of-way line of Alderman Road, 246.0 feet to the point of beginning. LESS AND EXCEPT that portion of the above lands as described in Official Records Book 18299, page 318 AND LESS AND EXCEPT that certain tract of land taken by the State of Florida Department of Transportation, pursuant to Stipulated Final Judgment as to Parcels 110 and 710 in Case No. 2018-CA-4660 in the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida and recorded in Official Records Book 18999, Page 1466 and as set forth in that certain Order of Taking recorded October 18, 2018 in Official Records Book 18568, Page 1943.