

EXHIBIT 1

LEGAL DESCRIPTION

May 11, 2023

A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88° 38' 36" WEST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 60.37 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 88° 38' 36" WEST ALONG SAID SOUTH LINE OF SECTION 24, A DISTANCE OF 282.59 FEET; THENCE NORTH 00° 27' 16" EAST DEPARTING SAID SOUTH LINE OF SECTION 24, A DISTANCE OF 229.37 FEET TO A POINT LYING ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17694, PAGE 1538 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88° 44' 31" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 90.04 FEET TO A POINT LYING ON THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17694, PAGE 1538; THENCE NORTH 00° 27' 16" EAST ALONG SAID EASTERLY LINE TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOXWOOD DRIVE A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 428.62 FEET; THENCE NORTH 88° 40' 33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 171.99 FEET; THENCE SOUTH 00° 22' 47" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 8.14 FEET; THENCE SOUTH 43° 16' 22" EAST, A DISTANCE OF 21.58 FEET TO A POINT LYING ON THE CURRENT WESTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 00° 24' 41" WEST ALONG SAID CURRENT WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 403.50 FEET; THENCE NORTH 89° 12' 36" EAST, A DISTANCE OF 5.14 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD A VARIABLE WIDTH RIGHT-OF-WAY AS FORMERLY ESTABLISHED; THENCE SOUTH 00° 24' 41" WEST ALONG SAID FORMER WESTERLY LINE A DISTANCE OF 229.97 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 3.32 ACRES MORE OR LESS.