

Exhibit 1

Legal Description

July 6, 2023

Part Of Government Lots 2 And 3, Section 2, Township 2 South, Range 28 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 2, Township 2 South, Range 28 East; Thence North $00^{\circ}33'41''$ East, Along The West Line Of Said Section 2, A Distance Of 1601.23 Feet To The Baseline Of Survey Of State Road No. 116, McCormick Road (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Map, Section 72193, F.P No. 4287961); Thence South $89^{\circ}37'02''$ East, Along Said Baseline Of Survey, A Distance Of 1017.03 Feet; Thence South $00^{\circ}26'19''$ West, A Distance Of 99.43 Feet To The Southerly Existing Right Of Way Line Of Said State Road No. 116 (McCormick Road) And To The **Point Of Beginning**; Thence Continue South $00^{\circ}26'19''$ West, A Distance Of 321.06 Feet; Thence North $89^{\circ}41'41''$ West, A Distance Of 409.71 Feet; Thence North $00^{\circ}26'19''$ East, A Distance Of 343.84 Feet To The Southerly Existing Right Of Way Line Of Said State Road No. 116 (McCormick Road); Thence South $86^{\circ}30'40''$ East, Along Said Southerly Existing Right Of Way Line, A Distance Of 410.29 Feet To The **Point Of Beginning**.

Containing 3.127 AC. More Or Less.

THE FOREGOING LEGAL DESCRIPTION ALSO DESCRIBES THE SAME PROPERTY AS SHOWN BELOW:

"PART OF GOVERNMENT LOTS 2 AND 3, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER LOT 1, MT. PLEASANT WOODS, AS RECORDED IN PLAT BOOK 55, PAGES 18, 18A, 18B, AND 18C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $89^{\circ}-50'-13''$ EAST, 18.79 FEET, ALONG THE NORTH LINE OF SAID LOT 1, TO A POINT IN THE EASTERLY LINE OF GATELY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING IN A CURVE, CONCAVE TO THE SOUTHEAST AND HAVINO A RADIUS OF 775.74 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EASTERLY LINE OF SAID GATELY ROAD, THROUGH A CENTRAL ANGLE OF $29^{\circ}-46'-16''$, AN ARC DISTANCE OF 258.17 FEET (CHORD BEARING AND DISTANCE OF NORTH $15^{\circ}-14'-28''$ EAST, 256.98 FEET), TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1113.49 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EASTERLY LINE OF SAID GATELY ROAD, THROUGH A CENTRAL ANGLE OF $16^{\circ}-46'-39''$, AN ARC DISTANCE OF 326.05 FEET (CHORD BEARING AND DISTANCE OF NORTH $16^{\circ}-23'-11''$ EAST, 324.89

FEET), TO THE END OF SAID CURVE; THENCE NORTH 66°-44'-08" EAST, 18.89 FEET, TO THE SOUTH LINE OF MOUNT PLEASANT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 86°-21'-12" EAST, 25.51 FEET, ALONG THE SOUTH LINE OF SAID MOUNT PLEASANT ROAD; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID MOUNT PLEASANT ROAD, SOUTH 86°-06'-14" EAST, 360.82 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°-26'-19" WEST, 343.84 FEET; THENCE SOUTH 89°-'-41" EAST, 409.72 FEET; THENCE NORTH 00°-26'-19" EAST, 321.06 FEET; THENCE NORTH 86°-30'-37" WEST, 410.30 FEET, TO THE POINT OF BEGINNING.

CONTAINING 136,208.98 SQUARE FEET AND/OR 3.13 ACRES."