

Exhibit 1
Legal Description
July 18, 2023

A tract of land being a portion of that certain property as recorded in Official Records Book 20639, page 72 of the Public Records of Duval County, Florida and lying within Section 20, Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Section 20, said point being on the North right-of-way line of Cisco Drive (a 60-foot right-of-way, as it is now established); thence N89°20'38"E, along said North right-of-way line, for 2640.90 feet to the Southwest corner of Government Lot 14; thence N00°36'57"E, leaving said North right-of-way line and along the West line of said Government Lot 14, for 231.55 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue N00°36'57"E, along the West line of said Government Lot 14, for 1098.81 feet to the point of intersection with the North line of said Government Lot 14, same being the South line of said Government Lot 9; thence N89°06'05"E, along said line, for 1276.55 feet to the point of intersection with the West right-of-way line of Jones Road (an 80-foot right-of-way, as it is now established); thence S00°25'39"W, along said West right-of-way line, for 1104.15 feet; thence S89°20'38"W, leaving said West right-of-way line, for 1280.05 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 32.32 acres, more or less.