

**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**June 30, 2021**

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA. PARENT TRACT OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 9169, PAGES 1469 THROUGH 1470 BEING RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE; BEING DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 24 WITH THE WESTERLY LINE OF GROVER ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 03°24'20" E ALONG SAID WESTERLY RIGHT OF WAY LINE, 993.91 FEET (DEED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE SOUTHEAST CORNER OF THE PARENT TRACT AFOREMENTIONED ; THENCE S 89°13'06" W (**BEARING BASIS FOR THIS DEED**) ALONG THE SOUTH LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 991.30 FEET (DEED) 991.68 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE SOUTHWEST CORNER OF THE PARENT TRACT AFORESAID; THENCE N 00°28'19" W (DEED AND MEASURED) ALONG THE WEST LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 220.00 FEET (MEASURED) TO A 5/8 INCH REBAR AND CAP, PLS 5712 AT THE **POINT OF BEGINNING**; THENCE CONTINUE N 00°28'19" W (DEED AND MEASURED) ALONG THE WEST LINE AFORESAID, A DISTANCE OF 416.01 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE NORTHWEST CORNER OF THE PARENT TRACT AFORESAID; THENCE N 89°13'06" E (DEED) N 89°12'04" E (MEASURED) ALONG THE NORTH LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 1126.35 FEET (DEED) 1126.87 FEET (MEASURED) TO A FOUND 1/2 INCH REBAR AND CAP, PLS 4144 AT THE NORTHEAST CORNER OF THE PARENT TRACT AFORESAID AND BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GROVER ROAD AFOREMENTIONED AND BEING THE BEGINNING OF A CUREVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 603.69 FEET (DEED AND MEASURED); THENCE SOUTHWESTERLY ALONG AND AROUND THE WESTERLY RIGHT OF WAY LINE AFORESAID AND SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 337.47 FEET (MEASURED), SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF S 19°24'02" W, 332.70 FEET (DEED) S 19°25'37" W, 333.10 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE POINT OF TANGENCY OF SAID CURVE; THENCE S 03°24'20" W (DEED) S 03°23'57" W (MEASURED) ALONG WESTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 104.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE AFORESAID, BEING A 5/8 INCH REBAR AND CAP, PLS 5712; THENCE S 89°15'05" W, A DISTANCE OF 1006.49 FEET (MEASURED) TO THE **POINT OF BEGINNING**, CONTAINING 10.00 ACRES MORE OR LESS.