

Exhibit 1

Legal Description

A PORTION OF THE FRANCIS GOODWIN GRANT, SECTION 51, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD EXTENSION PARCEL B, (A 100 FOOT RIGHT OF WAY) AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 6238, PAGE 1331 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); RUN THENCE SOUTH 41 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 676, PAGE 122, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 89 DEGREES 01 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 676, PAGE 122, A DISTANCE OF 1,367.95 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE SOUTH 12 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 255.34 FEET; RUN THENCE SOUTH 09 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTNACE OF 67.22 FEET; RUN THENCE SOUTH 06 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 134.49 FEET; RUN THENCE SOUTH 23 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 215.99 FEET; RUN THENCE SOUTH 12 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 440.93 FEET; RUN THENCE NORTH 89 DEGREES 10 MINUTES 10 SECONDS EAST, PARALLEL TO AND 60.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF PREVIOUSLY MENTIONED OFFICIAL RECORDS VOLUME 676, PAGE 122, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 204.37 FEET; RUN THENCE NORTH 12 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 1105.32 FEET TO A POINT ON AFORESAID NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 676, PAGE 122; RUN THENCE SOUTH 89 DEGREES 01 MINUTES 45 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 204.27 FEET TO THE POINT OF BEGINNING.

Parcel Identification No.: 152577-0050

Legal Dated August 27, 2020