

EXHIBIT 1

Legal Description

PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 WHICH IS SITUATED IN THE CENTERLINE OF CISCO DRIVE WEST (formerly Cisco Road); (a 60 foot right-of-way as now established); THENCE SOUTH 89° 35' 57" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID CISCO DRIVE WEST; THENCE NORTH 0° 37' 50" EAST ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1130.59 FEET; THENCE SOUTH 89° 35' 57" WEST PARALLEL TO SAID SOUTH LINE A DISTANCE OF 1154.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 35' 57" WEST A DISTANCE OF 232.6 FEET; THENCE NORTH 0° 37' 50" EAST PARALLEL TO SAID WEST RIGHT-OF-WAY A DISTANCE OF 281.0 FEET TO THE SOUTHERLY RIGHT-OF WAY LINE OF A PROPOSED 60 FOOT RIGHT-OF-WAY FOR INGRESS AND EGRESS; THENCE NORTH 89° 35' 57" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE PARALLEL TO SAID SOUTHLINE OF THE SOUTHWEST 1/4 A DISTANCE OF 232.6 FEET; THENCE SOUTH 0° 37' 50" WEST PARALLEL TO SAID WEST RIGHT-OF WAY A DISTANCE OF 281.0 FEET TO THE POINT OF BEGINNING.

October 6, 2020

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