

Exhibit 1

LEGAL DESCRIPTION:

ALL OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19445, PAGE 1110, ALL OF THOSE LANDS IDENTIFIED AS TRACT 21A, RECORDED OFFICIAL RECORDS BOOK 9977, PAGE 214, AND A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 9901, PAGE 1712 AND OFFICIAL RECORDS BOOK 13959, PAGE 2208, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, SAID LANDS LYING WITHIN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE RUN SOUTH 89°58'52" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 703.99 FEET TO THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 9B PER STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 72002-2513; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 11°40'41" EAST, A DISTANCE OF 89.98 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE NORTH 11°40'41" EAST, A DISTANCE OF 212.27 FEET; 3) THENCE RUN NORTH 15°41'14" EAST, A DISTANCE OF 688.66 FEET TO A POINT OF CURVATURE OF A 1312.39 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°44'46" EAST AND A CHORD LENGTH OF 231.45 FEET; 4) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'03", AN ARC DISTANCE OF 231.75 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5528, PAGE 680, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 87°39'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 296.07 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTH 01°18'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 958.67 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF AN ADDITIONAL RIGHT-OF-WAY TAKING FOR RACE TRACK ROAD, SAID POINT BEING A POINT ON A 1325.76 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°22'49" WEST AND A CHORD LENGTH OF 204.41 FEET; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTHERLY PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°50'34", AN ARC DISTANCE OF 204.61 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH 75°57'33" WEST, A DISTANCE OF 440.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.895 ACRES, MORE OR LESS.

April 30, 2021

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