

EXHIBIT 1

Legal Description

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164, OFFICIAL RECORDS BOOK 18043, PAGE 496 AND OFFICIAL RECORDS BOOK 18120, PAGE 2254, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CAMDEN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°18'25" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 204.28 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2145 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°52'24" WEST, ALONG THE WESTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2145, A DISTANCE OF 253.02 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (AN 85 FOOT RIGHT-OF-WAY AS PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAP, DATED MARCH 28, 1990); THENCE NORTH 80°14'47" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.34 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 5772.08 FEET, AN ARC DISTANCE OF 400.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°15'30" EAST 400.52 FEET TO THE NORTHEAST CORNER OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 18043, PAGE 496; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD SOUTH 00°32'56" EAST, ALONG THE EASTERLY LINE OF LAST DESCRIBED LANDS AND ALONG THE EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164, A DISTANCE OF 584.23 FEET TO THE SOUTHEAST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164; THENCE SOUTH 89°31'06" WEST, ALONG THE SOUTHERLY LINE OF LAST DESCRIBED LANDS, A DISTANCE OF 727.63 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF CAMDEN ROAD; THENCE NORTH 00°43'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 230.61 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 7.47 ACRES, MORE OR LESS, IN AREA.

June 21, 2021

Exhibit 1
Page 1 of 1