

EXHIBIT 1

Legal Description

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF GOVERNMENT LOT 2, SAID SECTION 20, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MORSE AVENUE, A 66 FOOT RIGHT-OF-WAY; THENCE NORTH 89° 54' 56" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,322.99 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED PROCEED SOUTH 02° 20' 24" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 2, SECTION 20, A DISTANCE OF 1,276.79 TO A POINT ON THE NORTH LINE OF AN UNRECORDED 100 FOOT JEA EASEMENT; THENCE NORTH 89° 41' 20" EAST, DEPARTING THE WEST LINE OF SAID GOVERNMENT LOT 2, AND ALONG SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 104.00 FEET; THENCE DEPARTING LAST SAID NORTHERLY EASEMENT LINE SOUTH 00° 15' 08" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID JEA EASEMENT; THENCE SOUTH 89° 44' 52" WEST, ALONG SAID SOUTH EASEMENT LINE, AND ALONG THE NORTH LINE OF WESTLAND STATION UNIT THREE, AS RECORDED IN PLAT BOOK 56, PAGE 64 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTRY, A DISTANCE OF 1,428.20 FEET; THENCE DEPARTING LAST SAID SOUTH LINE NORTH 02° 20' 24" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 643.15 FEET; THENCE DEPARTING LAST SAID WEST LINE NORTH 89° 58' 34" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 83.00 FEET; THENCE DEPARTING LAST SAID NORTH LINE NORTH 02° 20' 24" EAST, A DISTANCE OF 740.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MORSE AVENUE; THENCE SOUTH 89° 58' 34" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,402.40 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 43.41 ACRES, MORE OR LESS.

July 30, 2021

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