

EXHIBIT 1

August 26, 2021

A part of Farm 4, Block 28, Ortega Farms, according to plat thereof, recorded in Plat Book 3, page 79, of the current public records of Duval County, Florida, being more particularly described as follows: commencing at the intersection of the north right of way line of 110<sup>th</sup> Street and the west right of way line of Seaboard Avenue: thence north 0 degrees 12 minutes east along said west right of way line, 381 feet to the point of beginning; thence continue north 0 degrees 12 minutes east along said west right of way line, 110 feet; thence due west along a line parallel to and 175 feet south of the north line of said Farm 4, 654 feet to a point in the west line of Farm 4; thence south 0 degrees 12 minutes west along said west line 179.8 feet to the northwest corner of lands described in Official Records Volume 182, page 553; thence due east along the north line of lands described in Official Records Volume 182, page 553 and Deed Book 1492, page 170 and Deed Book 1492, page 168, 350 feet to the northeast corner of lands described in said Deed Book 1492, page 168; thence north 0 degrees 12 minutes east, 69.8 feet; thence due east 304 feet to the point of beginning. AND the north 175 feet of Farm 4, Block 28, Ortega Farms, as recorded in Plat Book 3, page 79, of the current public records of Duval County, Florida.

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