

EXHIBIT 1

LEGAL DESCRIPTION

February 16, 2022

A part of Government Lot 2, Section 21, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northeasterly corner of said Section 21; thence South 01 degrees 15 minutes 07 seconds West, along the Easterly line of said Section 21, a distance of 2,232.00 feet to the Northeasterly corner of the lands described in O.R. Book 3357, page 286, of the current public records of said Duval County; thence South 89 degrees 52 minutes 46 seconds West, along the Northerly line of said lands, a distance of 1,054.73 feet to the Northwesterly corner of said lands; thence South 02 degrees 24 minutes 00 seconds West, along the Westerly line of said lands, a distance of 411.38 feet to the Southwesterly corner of said lands and the Southerly line of said Government Lot 2; thence South 89 degrees 57 minutes 33 seconds West, along said Southerly line, a distance of 60.06 feet to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 33 seconds West, along said Southerly line, a distance of 1,090.75 feet; thence North 06 degrees 46 minutes 20 seconds West a distance of 290.02 feet; thence South 87 degrees 06 minutes 20 seconds East a distance of 1,136.03 feet; thence South 02 degrees 24 minutes 00 seconds West a distance of 230.06 feet to the POINT OF BEGINNING.

AND

Parcel C:

A part of government Lot 2, Section 21, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northeasterly corner of said Section 21; Thence South 01 degrees 15 minutes 07 seconds West, along the Easterly line of said Section 21, a distance of 1,322.29 feet to the Northerly line of said Government Lot 2; Thence South 89 degrees 53 minutes 16 seconds West, along said Northerly line, a distance of 910.47 feet to the Point of Beginning; Thence South 12 degrees 22 minutes 47 seconds West, a distance of 899.55 feet; Thence South 02 degrees 24 minutes 00 seconds West, a distance of 442.71 feet to the Southerly line of said Government Lot 2; Thence South 89 degrees 57 minutes 33 seconds West, along said Southerly line, a distance of 1,737 feet, more or less, to the center of Dunn Creek; Thence Northerly, along the center of said Dunn Creek, a distance of 1,670 feet, more or less, to the Northerly line of said Government Lot 2; Thence North 89 degrees 53 minutes 16 seconds East, along said Northerly line, a distance of 1,117 feet; more or less, to the Point of Beginning.

Containing 40 acres, more or less.