

EXHIBIT 1

Legal Description

A PORTION OF THE NORTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18550, PAGE 1229 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF , COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 WITH THE WEST RIGHT OF WAY LINE OF JONES ROAD, BEING AN 80 FOOT RIGHT OF WAY; THENCE SOUTH 00°31'18" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET; THENCE SOUTH 89°31'22" WEST, DEPARTING LAST SAID WEST RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8359, PAGE 453 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 2572.00 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS, SAID CORNER LYING ON THE WEST LINE OF SAID SECTION 33; THENCE NORTH 00°10'38" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 89°31'24" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2573.98 FEET TO THE POINT OF BEGINNING. POINT OF BEGINNING. .

THE ABOVE DESCRIBED LANDS CONTAIN 19.49 ACRES, MORE OR LESS.

Legal Description Dated: 4/22/20