

EXHIBIT 1

LEGAL DESCRIPTION

March 23, 2022

DESCRIPTION:

A PORTION OF GOVERNMENT LOT 7 IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 7, ALSO BEING THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 89°21'08" EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 7 AND THE NORTH LINE OF SAID SOUTHWEST ¼ A DISTANCE OF 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WADE ROAD (NON-MAINTAINED 50-FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'08" EAST ALONG SAID NORTH LINE A DISTANCE OF 4.97 FEET ; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 89°59'30" EAST ALONG A DISTANCE OF 35.03 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°09'38" EAST ALONG A LINE LYING 65 FEET EAST OF (AS MEASURED PERPENDICULARLY) AND PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 7 A DISTANCE OF 808.53 FEET; THENCE NORTH 89°50'22" EAST A DISTANCE OF 60.00 FEET TO THE EAST LINE OF A VARIABLE WIDTH JACKSONVILLE ELECTRIC AUTHORITY (JEA) 230 KV TRANSMISSION LINE AS SHOWN ON THAT CERTAIN SURVEY BY LD BRADLEY SURVEYORS (#10266X DATED MARCH 1974); THENCE DEPARTING SAID EAST LINE, NORTH 48°49'21" EAST A DISTANCE OF 583.30 FEET; THENCE NORTH 25°04'14" EAST A DISTANCE OF 108.81 FEET; THENCE NORTH 89°59'30" EAST 484.99 FEET; THENCE SOUTH 00°00'30" EAST A DISTANCE OF 905.13 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 7; SAID POINT BEARING SOUTH 89°29'14" WEST 1125.56 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 89°29'14" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1069.10 FEET TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF WADE ROAD; THENCE NORTH 00°09'38" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1240.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.00 ACRES, MORE OR LESS.

THE WEST 100 FEET OF THESE LANDS BEING SUBJECT TO A JEA 230KV TRANSMISSION LINE RIGHT-OF-WAY.