

**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**Dated December 19, 2021**

The East 1/2 of Farm 30, Maxville Farms, as per plat thereof recorded in Plat Book 3, page 94, of the public records of Duval County, Florida, lying in Section 32, Township 3 South, Range 23 East; except that part of Farm 30 being described in Deed Book 1490, page 72, and also except any part lying in public road, of the current public records of Duval County, Florida.