

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**April 29, 2022**

A part of the Southwest  $\frac{1}{4}$  of Section 18, Township 3 South, Range 24 East, Duval County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 18: thence North  $87^{\circ} 17' 10''$  East, along the South line of said Section 18, 2556.25 feet to the West line of Yellow Water Road (an 80 foot right-of-way); thence North  $01^{\circ} 16' 14''$  East along said West line of Yellow Water Road, 630.23 feet; then South  $87^{\circ} 32' 26''$  West, 2562.17 feet to the West line of said Section 18: thence South  $00^{\circ} 40' 30''$  West along said West line of Section 18, a distance of 641.21 feet to the Point of Beginning.