

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.