

EXHIBIT 1

Legal Description

A part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida being more particularly described as follows:

Commencing at the Southerly right of way line of Old Saint Augustine Road and the Easterly right of way line of Knotah Road being the Southeast corner of Old Saint Augustine Road and Knotah Road; thence South 1 degree 15 minute East along the Easterly right of way line of Knotah Road 1361 feet to the center line of a 20 foot right of way thence North 89 degrees East 1224 feet; thence North 2 degrees 15 minutes West 40 feet; thence North 89 degrees East 10 feet to the point of beginning; thence continue North 89 degrees East 94.8 feet to a point, said point being 14' +/- from high water of Julington Creek; thence South 10 degree 06 minutes West 81.71 feet; thence South 89 degrees West 77.14 feet; thence North 2 degrees 15 minutes West 90 feet to the point of beginning.

July 27, 2020

Exhibit 1
Page 1 of 1