

EXHIBIT 1

Legal Description

A part of the F.M Arredondo Grant, Section 39, Township 1 North, Range 27 East, and a part of the Moses Harrold Grant, Section 46 Township 1 North, Range 27 East, Duval County, Florida, described as follows:

Commence at the center line intersection of Bonney Road and Starratt Road; thence North 80 degrees 25 minutes 50 seconds West 901.8 feet along the center line of Starratt Road; thence North 9 degrees 34 minutes 10 seconds East 30.0 feet to a point in the Northerly line of Starratt Road; thence North 1 degree 57 minutes 30 seconds West 1892.2 feet; thence North 0 degrees 10 seconds West 270.2 feet to the point of beginning; thence South 0 degrees 10 minutes East 270.2 feet to an iron and point "X"; thence South 1 degree 57 minutes 30 seconds East, 1892.2 feet to the Northerly line of Starratt Road; thence North 80 degrees 25 minutes 50 seconds West 102.35 along said road to the point of curve, concave to the Northeast; thence Westerly along said curve, with a radius of 1113.39 feet, a chord bearing and distance of North 73 degrees 47 minutes 20 seconds West 249.98 feet to its point of tangency at an iron; thence North 19 degrees 11 minutes 30 seconds West 1489.0 feet to an iron in the head of a spring branch this being the same as the fourth course of Deed Book 1769, Page 222; thence down said Branch 620.0 feet more or less in a Northeasterly direction to a point that is South 89 degrees 50 minutes West from point "X"; thence North 89 degrees 50 minutes East 26 feet more or less to an iron; thence continue North 89 degrees 50 minutes East 146.0 feet to an iron that is South 89 degrees 50 minutes West, 176.1 feet from point "X"; thence North 16 degrees 23 minutes East 222.8 feet; thence North 32 degrees 52 minutes West 12.0 feet more or less to the center of the heretofore said Branch; thence Northeasterly along the center of said Branch to the center of the run of Edwards Creek; thence Easterly down the run of Edward's Creek to point that is opposite a point on the Southerly Bank of said Creek, that is North 0 degrees 10 minutes West 47.0 feet more or less from the point of beginning; thence Southerly to the point on said Southerly bank; thence South 0 degrees 10 minutes East 47.0 feet more or less to the point of beginning.

February 12, 2021

Exhibit 1
Page 1 of 1