

EXHIBIT 1

LEGAL DESCRIPTION

August 11, 2022

4457 Beverly Avenue, RE# 069244-0000

LOT 13 ½, BLOCK 26, ST JOHNS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 4, PAGE 33 REVISED IN PLAT BOOK 6, PAGE 22, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

4261 Roosevelt Boulevard, RE #069239-0000

LOTS 8, 8 ½, 12 ½ AND PART OF LOTS 9, AND 12, BLOCK 26, REVISED PLAT OF ST. JOHNS PARK, AS RECORDED IN PLAT BOOK 6 PAGES 22, 22A AND 22B, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK 26, WHICH IS THE POINT OF BEGINNING; THENCE RUN SOUTH 0 DEGREES 30 MINUTES 34 SECONDS EAST, A DISTANCE OF 124.88 FEET; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 36 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 0 DEGREES 37 MINUTES 24 SECONDS EAST A DISTANCE OF 124.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BEVERLY AVENUE; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BEVERLY AVENUE, A DISTANCE OF 64.92 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROOSEVELT BOULEVARD; THENCE RUN NORTH 0 DEGREES 33 MINUTES 24 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF ROOSEVELT BOULEVARD, A DISTANCE OF 249.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MELROSE AVENUE; THENCE RUN NORTH 89 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MELROSE AVENUE, A DISTANCE OF 124.88 FEET TO THE POINT OF BEGINNING.

4461 Beverly Avenue, RE #069243-0000

LOT 13, BLPOCK 26, ST. JOHN'S PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 22, 22A AND 22B, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.