Exhibit 1

Legal Description

October 24, 2023

Legal Description of 0 Normandy Village Pkwy, Jacksonville, FL RE# 007628 1020

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20080, PAGE 1477 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. ALSO BEING A PORTION OF LOTS 7 AND 8, MARY HOGAN'S SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 59 OF SAID CURRENT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF NEW NORMANDY CENTER, RECORDED IN PLAT BOOK 66, PAGES 151, 152 AND 153, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°01'44" EAST, ALONG THE WESTERLY LINE OF SAID NEW NORMANDY CENTER, 307.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'44" EAST, ALONG LAST SAID LINE, 502.79 FEET TO THE NORTHERLY LINE OF SPRING BRANCH UNIT THREE, RECORDED IN PLAT BOOK 52, PAGES 34 AND 34A THROUGH 34D, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°35'54" WEST, ALONG LAST SAID LINE AND ITS WESTERLY PROLONGATION THEREOF, 669.56 FEET TO THE WESTERLY LINE OF THE EAST 20 FEET OF BIVINS ROAD (A 40 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE 2017-13-E); THENCE NORTH 00°05'17" WEST, ALONG LAST SAID LINE, 542.60 FEET; THENCE NORTH 89°59'44" EAST, 201.93 FEET; THENCE NORTH 00°00'38" EAST, 128.00 FEET; THENCE NORTH 89°59'44" EAST, 189.92 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18974, PAGE 562 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHERLY IN WESTERLY, ALONG SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°01'50" EAST, 34.02 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AND ARC DISTANCE 10.07 FEET, SAID ARC BEING SUBTENDED BY A CORD BERING AND DISTANCE OF SOUTH 84°12'17" WEST, 10.05 FEET: COURSE NO. 3: SOUTH 00°01'16" EAST, 116.57 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°58'1 O" EAST, ALONG LAST SAID LINE, 288.00 FEET TO THE POINT OF BEGINNING.

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