

EXHIBIT 1

LEGAL DESCRIPTION

June 15, 2022

PARCEL A:

A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO A POINT; THENCE SOUTH 67 DEGREES 26' WEST, 190 FEET TO THE EASTERLY LINE OF SPRING PARK ROAD; THENCE SOUTH 38 DEGREES 35' EAST ALONG THE EASTERLY LINE OF SPRING PARK ROAD 65 FEET TO THE SOUTH LINE OF LOT 8; THENCE EAST ALONG THE SOUTH LINE OF LOT 8, 132 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL B:

A PART OF LOTS 7 & 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 25' WEST, 190 FEET TO THE EASTERLY LINE OF SPRING PARK ROAD; THENCE NORTH 38 DEGREES 35' WEST ALONG THE EASTERLY LINE OF SPRING PARK ROAD 60 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8 WHICH IS DISTANT 100 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8; 100 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL C:

A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8, HOLGERSON ESTATE, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8, 130 FEET TO A FENCE ALONG THE EAST SIDE OF SPRING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID FENCE LINE ON SAID SPRING PART ROAD, 125 FEET TO THE PLACE OF BEGINNING; RUN THENCE NORTHEASTERLY 255 FEET MORE OR LESS TO A STAKE IN THE EASTERN BOUNDARY LINE OF SAID LOT 8 WHICH SAID STAKE IS DISTANT 220 FEET NORTHERLY FROM SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE NORTHERLY ALONG THE SAID EAST LINE OF SAID LOT 8 AND LOT 7, 138 FEET MORE OR LESS TO A STAKE WHICH IS THE SOUTHEAST CORNER OF THE LANDS OF T.H. EVANS AND DISTANT 358 FEET NORTHERLY FROM THE SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE SOUTHWESTERLY 350 FEET MORE OR LESS TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SAID SPRING PARK ROAD, WHICH SAID STAKE IS DISTANCE 202 FEET FROM THE

INTERSECTION OF SAID SPRING PARK ROAD AND THE SOUTH LINE OF THE SAID LOT 8; THENCE SOUTHEASTERLY ALONG SAID FENCE LINE, 77 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY PART WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL D:

BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY AUGUSTA ISABELLE HUDNALL ON THE NORTH LINE OF THE COUNTY ROAD, RUNNING SOUTHEASTERLY ALONG COUNTY ROAD 80 FEET; THENCE NORTHEASTERLY, 253 FEET TO EVANS LINE; THENCE ALONG EVANS LINE, 82 FEET; THENCE 191 FEET, ALONG HUDNALL LINE TO PLACE OF BEGINNING, SAME BEING PART OF LAND CONVEYED BY MARY E. RODREOUIEZ TO EMMA L. PORTER, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 98, BOOK 198, EXCEPT PORTION DESCRIBED IN OR BOOK 113, PAGE 262, DUVAL COUNTY, FLORIDA.

PARCEL E:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, HOLGERSON ESTATE; RUN THENCE WEST 130 FEET TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SPRING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID FENCE LINE ON SAID SPRING PARK ROAD, 202 FEET TO THE POINT OF BEGINNING. RUN THENCE NORTHEASTERLY 350 FEET, MORE OR LESS TO A STAKE IN THE EASTERN BOUNDARY LINE OF SAID LOTS 7 & 8 OF SAID HOLGERSON ESTATE, WHICH SAID STAKE IS DISTANT 358 FEET NORTHERLY FROM THE SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE WEST ALONG THE FENCE IN THE SOUTH LINE OF THE LANDS OF T. H. EVANS, 117 FEET; THENCE SOUTHWESTERLY, 250 FEET, MORE OR LESS TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SAID SPRING PARK ROAD, WHICH SAID STAKE IS DISTANT 254 FEET FROM THE INTERSECTION OF SAID SPRING PARK ROAD WITH THE SOUTH LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG THE SAID FENCE LINE 52 FEET TO THE PLACE OF BEGINNING, BEIGN PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS. EXCEPT PORTION DESCRIBED IN O.R. BOOK 113, PAGE 262, DUVAL COUNTY, FLORIDA.

PARCEL F:

PARTS OF LOTS 7 & 8, HOLGERSON ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS, BEING A PART OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DESCRIBED AS: BEGINNING AT AN IRON SET AT THE SOUTHWEST CORNER OF LOT 27 HOME PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 60, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS, IN THE EASTERLY LINE OF SPRING PARK ROAD AS NOW ESTABLISHED; THENCE SOUTH 38 DEGREES 2' EAST ALONG SAID EASTERLY LINE OF SPRING PARK ROAD, 112 FEET TO AN OLD FENCE; THENCE EASTERLY ALONG SAID OLD FENCE, 182.8 FEET TO A POINT IN THE SOUTHERLY LINE OF HOME PARK SUBDIVISION AFORESAID; THENCE NORTH 89 DEGREES 24' WEST, 232 FEET ALONG SAID SOUTHERLY LINE OF SAID HOME PARK SUBDIVISION AFORESAID TO THE POINT OF BEGINNING. EXCEPT THAT CERTAIN PART CONVEYED TO THE CITY OF JACKSONVILLE ON OCTOBER 9, 1956, BY THAT CERTAIN INSTRUMENT, AS RECORDED IN O.R. VOLUME 184, PAGE 420, OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.