

EXHIBIT 1

LEGAL DESCRIPTION

January 25, 2023

PARCEL 7A: (FEE SIMPLE ESTATE)

All that tract or parcel of land being a portion of Farm Lots 8, 9, and 22 as shown on the map of Alderman Farms as recorded in Plat Book 5, Page 99 of the current public records of Duval County, Florida and part of former street (now closed) as shown on said map lying between Lots 9 and 22 and being more particularly described as follows: Beginning at the intersection of the Southerly prolongation of the Easterly right of way of Townsend Boulevard at the Southerly right of way line of State Road No. 10, said point lying and being in a curve, concave Southerly and having a radius of 2,265.83 feet; thence along and around said curve in a Westerly direction, being also said Southerly right of way line of State Road No. 10 an arc distance of 316.75 feet to a point of tangency; said arc being subtended by a chord bearing North 86°18'28" West a length of 316.48 feet; thence continue along said Southerly right of way line of State Road No. 10, South 89°41' 14" West a distance of 30.0 feet; thence South 0°18'46" East a distance of 752 feet, more or less, to the center of Mill Creek; thence in an Easterly direction along the center of Mill Creek a distance of 275 feet, more or less, to a point that bears South 04°52'50" West and distance of 750 feet, more or less, from the point of beginning; thence North 04°52'50" East a distance of 750 feet, more or less to the Point of Beginning.

PARCEL 7B: (FEE SIMPLE ESTATE)

All that tract or parcel of land lying and being in the City of Jacksonville in Duval County, Florida, being a part of Lot No. 22 of Alderman Farms as shown on a map recorded in Plat Book 5, Page 99, of the current public records of Duval County, Florida, and being more particularly described as follows: To find the Point of Beginning, commence at the intersection of the Southerly prolongation of the Easterly right-of-way line of Townsend Boulevard with the Southerly right-of-way line of State Road No. 10, said right-of-way line being in a curve, said curve being concave to the South and having a radius of 2,265.83 feet; run thence Westerly along and around said curve and said southerly right-of-way line of State Road No. 10 an arc distance of 316.75 feet to the point of tangency of said curve; run thence along said southerly right of way line of State Road No. 10, South 89°41'14" West a distance of 30.0 feet to the Point of Beginning; from the true point of beginning as thus established, running thence South 00°18'46" East a distance of 622.0 feet to a point; running thence South 89°41'14" West a distance of 346.79 feet to a point; running thence North 00°18'46" West a distance of 330.0 feet to a point; running thence North 89°41'14" East a distance of 58.79 feet to a point; running thence North 00°18'46" West a distance of 292.0 feet to a point located on the South line of said right-of-way of State Road No. 10; running thence along the South line of said right-of-way of State Road No. 10, North 89°41'14" East a distance of 288.0 feet to the Point of Beginning.

TOGETHER WITH:

All that tract or parcel of land lying and being in the City of Jacksonville, Duval County, Florida and being a part of Lot No. 22 and 23, of ALDERMAN REALTY CO.'S FARMS, according to the plat thereof, as recorded in Plat Book 5, Page 99, of the Public Records of Duval County, Florida, and being more particularly described as follows:

To find the Point of Beginning, commence at the intersection of the Southerly prolongation of the Easterly right-of-way line of Townsend Boulevard with the Southerly right-of-way of State Road No. 10, said right-of-way line

being in a curve, said curve being concave to the South and having a radius of 2,265.83 feet; run thence Westerly along and around said curve and said Southerly right-of-way line of State Road No. 10 an arc distance of 316.75 feet to the point of tangency of said curve; run thence along said Southerly right-of-way line of State Road No. 10, South 89°41'14" West a distance of 318.0 feet to a point; run thence South 00°18'46" East a distance of 292.0 feet to a point; run thence South 89°41'14" West a distance of 58.79 feet to the POINT OF BEGINNING; from the true point of beginning as thus established, running thence South 00°18'46" East a distance of 319.0 feet to a point; running thence South 89°41'14" West a distance of 30.0 feet to a point; running thence South 00°18'46" East a distance of 25.0 feet to a point; running thence South 81°15'37" West a distance of 163.77 feet, to a point; running thence South 89°41'14" West a distance of 340.0 feet to a point; running thence North 00°18'46" West a distance of 423.0 feet to a point; running thence North 89°41 '14" East a distance of 285.79 feet to a point; run thence South 00°18'46" East 55.0 feet to a point; run thence North 89°41 '14" East 246.21 feet to the Point of Beginning.