

EXHIBIT 1

Legal Description

April 22, 2022

PARCEL 1

TRACTS 15 AND 16, BLOCK 3, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPT PART IN COUNTY ROADS.

PARCEL 2

NORTH HALF OF TRACT 14, BLOCK 3, JACKSONVILLE HEIGHTS, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH 15 FOOT EASEMENT FOR INGRESS AND EGRESS OVER SOUTH HALF OF TRACT 14, BLOCK 3, JACKSONVILLE HEIGHTS.

LESS AND EXCEPT THE LANDS CONVEYED TO THE CITY OF JACKSONVILLE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4700, PAGE 938.