

# **EXHIBIT 1**

## **Legal Description**

**March 29, 2023**

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West 4 ½ acres of Tract 16 (being all of said Tract except the East 5 acres thereof), Block 1, Section 9, Township 3 South, Range 25 East, Jacksonville Heights as per plat thereof recorded in Plat Book 5, page 93 of the public records of Duval County, Florida, except any part of said Tract 16 in Noroad.

And

A PART OF TRACT 15, BLOCK 1, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 15; THENCE NORTH 89° - 58' - 57" EAST, 310.45 FEET, ALONG THE NORTH LINE OF SAID TRACT 15, THENCE SOUTH 00° - 09' - 27" WEST, 661.93 FEET, TO THE SOUTH LINE OF SAID TRACT 15; THENCE NORTH 89° - 48' - 49" WEST, 313.75 FEET, ALONG THE SOUTH LINE OF SAID TRACT 15, TO ITS SOUTHWEST CORNER; THENCE NORTH 00° - 26' - 37" EAST, 660.83 FEET, ALONG THE WEST LINE OF SAID TRACT 15, TO THE POINT OF BEGINNING.

Lot 3, Block 1 of Jacksonville Heights, Section 9) Township 3 South, Range 25 East, according to the plat thereof as recorded in Plat Book 5, Page(s) 93, of the public records of Duval County, Florida.

The Southeast 1/4 of Northeast 1/4 of Northeast 1/4, Section 9, Township 3 South, Range 25 East, known as Tract 2, Block 1, Section 9, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, Page 93, current public records of Duval County, Florida.