

Exhibit 1 Legal Description

June 21, 2022

Lots 3, 4, and 12, BLock 2, as shown on plat of MILLER'S ADDITION, as recorded in Plat Book 5, page 84, of the current Public records of Duval County, Florida, also a strip of land 5 feet in width and 100 feet in length on the Southerly side of Lot 3, being the North 1/2 of an alley closed by Ordinance DD-194, also a strip of land 25 feet in width and 150 feet in length along the North side of Lots 4 and 12, the South 1/2 of Oakdale Street, closed by Ordinance CC-291.