

Exhibit 1

LEGAL DESCRIPTION

October 16, 2023

THE NORTH 110 FEET OF THE NORTH HALF OF TRACT 10, BLOCK 4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING THE SAME PROPERTY AS DESCRIBED IN DEED RECORDED IN DUVAL COUNTY, FLORIDA, OFFICIAL RECORDS VOLUME 3310, PAGE 648. AND, THE SOUTH 110 FEET OF THE NORTH HALF OF TRACT 10, BLOCK 4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN DUVAL COUNTY, FLORIDA, OFFICIAL RECORDS VOLUME 704, PAGE 496.