

EXHIBIT 1

LEGAL DESCRIPTION

January 26, 2023

PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF ALADDIN TERRACE (A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) AND THE WEST RIGHT OF WAY LINE OF ALADDIN ROAD (A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) THENCE RUN S61°39'30"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 330.97 FEET TO AN UNNUMBERED ½" IRON PIPE; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N30°16'31"W, A DISTANCE OF 223.76 FEET; THENCE RUN S65°04'36"W, A DISTANCE OF 374.74 FEET TO AN UNNUMBERED ½" IRON PIPE; THENCE RUN N71°30'00"W, A DISTANCE OF 33.95 FEET TO AN UNNUMBERED ½" IRON PIPE; THENCE RUN N30°23'07"W, A DISTANCE OF 185.44 FEET TO AN UNNUMBERED 5/8" IRON ROD; THENCE RUN N20°30'39"W, A DISTANCE OF 121.97 FEET; THENCE RUN N63°03'54"E, A DISTANCE OF 147.96 FEET TO AN UNNUMBERED ½" IRON PIPE; THENCE RUN N15°13'18"W, A DISTANCE OF 28.51 FEET TO AN UNNUMBERED ½" IRON PIPE; THENCE RUN N58°14'58"E, A DISTANCE OF 317.44 FEET TO AN UNNUMBERED ½" IRON PIPE; THENCE RUN N59°53'55"E, A DISTANCE OF 260.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALADDIN ROAD; THENCE RUN S27°50'29"E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 627.93 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

BEING THE SAME LANDS RECORDED IN OFFICIAL RECORDS BOOK 6897 PAGE 780.