

EXHIBIT 1

LEGAL DESCRIPTION

August 3, 2023

A part of the CRAIG GRANT in Section 44, Township South, Range 27 East and a Part of Lot 14 According to the Plat of PHILLIPS SUBDIVISION, Recorded in Deed Book "AQ" Page 478, of the Public Records of Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the intersection of the Southwesterly right-of way line of Florida East Coast Railway (a 100 foot right-of-way) and the Southeasterly right-of-way of St Augustine Road (a variable width right-of-way); thence South 36°00'00" West along the Southeasterly right-of-way of said St. Augustine Road, a distance of 34.08 feet to the point of curvature of a curve concave Southeasterly and having a radius of 586.62 feet; thence along and around said curve an arc distance of 83.63 feet, said curve subtended by a chord bearing and distance of South 31°54'57" West, 83.56 feet to the point of beginning; thence continuing along and around the arc of said curve an arc distance of 58.86 feet, said curve being subtended by chord bearing and distance of South 24°57'25" West, 58.84 feet to the north lands described in Official Records Sook 12419, Page 1643 of said County; thence South 74°32'17" East, a distance of 217.36 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad; thence North 58°55'26" West, a distance of 215.61 feet to the point of beginning.

Lands thus described contain 0.15 acres more or less.

TOGETHER WITH:

A part of the CRAIG GRANT in Section 44, Township South, Range 27 East and a Part of Lot 14 According to the Plat of PHILLIPS SUBDIVISION, Recorded in Deed Book "AQ" Page 478, of the Public Records of Duval County, Florida, being more particularly described as follows:

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For a point of beginning commence at the intersection of the Southwesterly right-of way line of Florida East Coast Railway (a 100 foot right-of-way) and the Southeasterly right-of-way of St Augustine Road (a variable width right-of-way); thence South 36°00'00" West along the Southeasterly right-of-way of said St. Augustine Road, a distance of 34.08 feet to the point of curvature of a curve concave Southeasterly and having a radius of 586.62 feet; thence along and around said curve an arc distance of 24.77 feet, said curve subtended by a chord bearing and a distance of South 34°47'26" West, 24.76 feet; thence South 43°41'08" East, a distance of 223.86 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad; thence North 29°51'49" West along said Southwesterly right-of-way line, a distance of 241.92 feet to the point of beginning.

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