

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**January 28, 2025**

Lots 20, 21, 22, 23, 24, 25, 26, 27 and the northwesterly 25 feet of Lot 28, Block 72, Murray Hill Heights, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 86, of the Public Records of Duval County, Florida (the "Land").