

EXHIBIT 1

Legal Description

PARCEL 2:

A PARCEL OF LAND BEING A PART OF LOTS 5, 7, 8, 9, AND 10 OF BLOCK 3 OF NORWOOD, ACCORDING TO PLAT BOOK 5, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF LOT 10, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF LAUREL STREET (50' RIGHT OF WAY AS NOW ESTABLISHED, SHOWN ON SAID PLAT AS 55TH STREET); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 57'42'28" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 32'13'41" WEST, A DISTANCE OF 117.00 FEET; THENCE NORTH 57'42'28" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHEASTERLY LINE OF LOT 5, ALSO BEING AN EXTENSION OF THE NORTHEASTERLY LINE OF LOT 10; THENCE, ALONG THE LAST SAID LINE, SOUTH 32'13'41" EAST, A DISTANCE OF 117.00 FEET BACK TO THE POINT OF THE BEGINNING.

May 15, 2024