

EXHIBIT 1

LEGAL DESCRIPTION

July 7, 2023

That certain land situate in the County of Duval, State of Florida, described as follows:

Parcel 1: Lot 13, Block 36, SPRINGFIELD, according to plat thereof recorded in Plat Book 2, pages 4 and 5, of the current public records of Duval County, Florida.

Parcel 2: Lot 14, Block 36, SPRINGFIELD, according to plat thereof recorded in Plat Book 2, pages 4 and 5, of the current public records of Duval County, Florida.

Parcel 3: The West 45 feet of Lot 9, Block 25, SPRINGFIELD, according to plat thereof recorded in Plat Book 2, pages 4 and 5, of the current public records of Duval County, Florida.

Parcel 4: The East 48 feet of Lot 15, Block 36, SPRINGFIELD, according to plat thereof recorded in Plat Book 2, pages 4 and 5, of the current public records of Duval County, Florida.