

EXHIBIT 1

LEGAL DESCRIPTION

July 21, 2022

TRACT 1:

PARCEL I:

NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, AT PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE WEST 316 FEET OF THE NORTH 110 FEET OF NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, AT PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT OF WAY.

PARCEL II:

WEST 316 FEET OF THE NORTH 110 FEET OF NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, AT PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT OF WAY.

TRACT 2:

THE SOUTH 1/2 OF LOT 4, PLEASANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT 3:

NORTH ONE-HALF (N 1/2) OF LOT FOUR (4), PLEASANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT 4:

ALL OF THE SOUTH 1/2 OF LOT 5, AND PART OF THE NORTH 1/2 OF LOT 5, PLEASANT PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PART OF THE NORTH 1/2 OF LOT 5 BEING DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE WESTERLY ALONG THE NORTH LINE THEREOF, 335.8 FEET TO AN IRON PIPE; THENCE AT RIGHT ANGLES SOUTH 14 FEET TO AN IRON PIPE; THENCE AT RIGHT ANGLES AND PARALLEL TO THE NORTH LINE OF SAID LOT 5, 366.4 FEET TO A POINT 14 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PLEASANT PARK TERRACE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 11, PAGE 39, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS; THENCE AT RIGHT ANGLES ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 5, 130.33 FEET SOUTH TO A POINT; THENCE AT RIGHT ANGLES 702.2 FEET EAST TO THE EAST LINE OF SAID LOT 5; THENCE ALONG THE EAST LINE OF SAID LOT 5, 144.33 FEET TO THE POINT OF BEGINNING.