

Exhibit 1

Legal Descriptions

August 4, 2023

Parcel 1:

A parcel of land lying in the John H. McIntosh Grant, Section 44, lying west of CSX Transportation Railroad (a 100 foot right-of-way as now established), together with a portion of Government Lot 4, Section 28, also together with a portion of the Heirs of A.E. Ferguson Grant, Section 43, all in Township 3 South, Range 26 East, Duval County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 44; thence along the Northerly line thereof, run the following 2 courses: 1) S85°12'44"E, 825.41 feet to the Northeasterly line of the "ACCIDENT POTENTIAL ZONE" and the POINT OF BEGINNING; 2) S85°12'44"E, 876 feet, more or less, to the centerline of a branch being the Easterly line of ORTEGA HILLS UNIT 5, according to Plat Book 27, page 51 of the Current Public Records of said County; thence Northerly along said centerline, 30 feet, more or less, to the Southerly line of ORTEGA HILLS UNIT EIGHT, according to Plat Book 30, page 53 of said Current Public Records; thence along said line, S85°12'44"E, 33 feet, more or less, to the Southeasterly corner of said platted lands; thence along the Easterly line thereof, N09°39'31"W, 475 feet, more or less, to the centerline of an approximately 8-foot-wide branch; thence Easterly along said centerline, 340 ft, more or less, to the Westerly right-of-way line of said CSX Transportation Railroad; thence along said line, S15°12'09"W, 1,698 feet, more or less, to said Northeasterly line of the "ACCIDENT POTENTIAL ZONE"; thence along said line, run the following 6 courses: 1) N37°31'49"W, 199.05 feet; 2) N33°04'57"W, 296.95 feet; 3) N29°35'14"W, 307.93 feet; 4) N25°46'50"W, 292.26 feet; 5) N21°12'07"W, 299.77 feet; 6) N17°55'45"W, 102.74 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 18.8 acres, more or less.

Said lands situated, lying and being in Duval County, Florida.

Parcel 2:

A parcel of land lying in the John H. McIntosh Grant, Section 44, lying west of CSX Transportation Railroad (a 100 foot right-of-way as now established), together with a portion of Government Lots 1 and 2, Section 33, all in Township 3 South, Range 26 East, Duval County, Florida, said parcel being more particularly described as follows:

BEGIN at the Southwest corner of said Section 44; thence along the Westerly line of said Section, N04°13'59"E, 231.97 feet to the Southeasterly corner of said Government Lot 1; thence along the Southerly line of said Government Lot, N89°53'14"W, 439.06 feet to the Southwesterly corner thereof; thence along the Westerly line of said Section 33, N00°07'09"W, 2,151.53 feet to the Southerly line of the "ACCIDENT POTENTIAL ZONE"; thence along said line, run the following 3 courses: 1) S37°31'42"E, 269.70 feet; 2) S41°13'26"E, 77.39 feet; 3) N48°48'46"E, 2,886.41 feet to the Westerly right-of-way line of said CSX Transportation Railroad; thence along said line, S15°12'09"W, 4,227.41 feet to the Southerly line of said Section 44; thence along said line, N85°30'38"W, 221.92 feet to the common corner of said Sections 33 and 44, and Section 40, said Township 3 South, Range 26 East, also being the Northeast corner of said Government Lot 2; thence along the Easterly line of said Government Lot, S04°36'53"W, 1,155.28 feet to the Northerly right-of-way line of Collins Road (a 66 foot public right-of-way as now established); thence along said line, S88°17'45"W, 277.18 feet to the Westerly line of lands described on Official Records Book 18946, page 1095, of the Official Records of said county; thence along said line, N00°04'24"W, 1,188.64 feet to the North line of said Government Lot 2; thence along said line, N85°24'43"W, 260.59 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 120.54 acres, more or less.

Subject to any rights of others in the platted roads pursuant to plat of Jacksonville Heights, according to Plat Book 5, page 93, of said Current Public Records.

Said lands situated, lying and being in Duval County, Florida.