

EXHIBIT 1

LEGAL DESCRIPTION

September 26, 2022

A portion of Tracts 9 and 10, Block 2, Section 27, Township 2 South, Range 25 East, as depicted on map showing lands of Jacksonville Heights Improvement Co., according to the plat thereof, recorded in Plat Book 5, page 93, of the current Public Records of Duval County, Florida, also being the same lands described and recorded in Official Records Book 19310, page 316, of said current Public Records, together with the Northerly 15 feet of that certain closed roadway per Ordinance 97-788-E, as recorded in Official Records Book 8717, page 1943, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way of Lenox Avenue, a variable width right of way as presently established, with the Easterly right of way line of Hammond Boulevard, a variable width right of way as presently established; thence Easterly along said Southerly right of way line of Lenox Avenue and along the arc of a curve concave Southerly having a radius of 1870.11 feet, through a central angle of $09^{\circ}23'04''$, an arc length of 306.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $81^{\circ}04'54''$ East, 305.96 feet; thence South $00^{\circ}13'20''$ East, departing said Southerly right of way line and along a non-tangent line, 1070.55 feet to a point lying the Southerly line of those lands described and recorded in Official Records Book 19310, page 316, of said current Public Records; thence South $89^{\circ}18'04''$ West, along the Southerly line of last said lands, 325.10 feet to a point lying on said Easterly right of way line of Hammond Boulevard; thence along said Easterly right of way line of Hammond Boulevard; thence along said Easterly right of way line the following 4 courses: Course 1, thence North $00^{\circ}08'44''$ East, 768.69 feet; Course 2, thence North $13^{\circ}34'42''$ East, 23.58 feet; Course 3, thence North $00^{\circ}07'05''$ East, 108.91 feet to the point of curvature of a curve concave Easterly having a radius of 754.50 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of $09^{\circ}39'31''$, an arc length of 127.19 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $04^{\circ}56'51''$ East, 127.04 feet.

Containing 7.73 acres, more or less.