

EXHIBIT 1

LEGAL DESCRIPTION

October 5, 2022

PARCEL #1:

All that part of the West half (W 1/2) of Tract Three (3), Block One (1), Section Eleven (11), Township Three (3) South, Range Twenty-four (24) East, Jacksonville Heights, according to a plat thereof as recorded in Plat Book Five (5), Page Ninety-three (93), of the current public records of Duval County, Florida, lying on the North side of Normandy Boulevard (Florida State Road #228).

PARCEL#2

All that part of the East half (E 1/2) of Tract Four (4), lying on the North side of Normandy Boulevard, in Block One (1), Section Eleven (11), Township Three (3) South, Range Twenty-four (24) East, Jacksonville Heights, according to plat thereof recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida.

Excepting therefrom any part thereof reserved for public roads or canals.

PARCEL#3

All that part of the West one-half (W 1/2) of Tract Four (4), Block One (1), Section Eleven (11), Township Three (3) South, Range Twenty-seven (27) East, Jacksonville Heights, according to plat recorded in Plat Book S, Page 93, of the current public records of Duval County, Florida, lying and being on the North side of Normandy Boulevard, as now established, (Florida State Road #228), and excepting therefrom a strip of land Fifteen (15) feet deep along the lines of the proposed roads to be dedicated for public use as a thoroughfare.