

Exhibit 1

Legal Description

September 27, 2023

PART OF LOT 19, BOWDEN FARMS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 91, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY, A 150 FOOT RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY LINE OF PUTNAM AVENUE, A 60 FOOT RIGHT OF WAY AS PER DEED BOOK 806, PAGE 163, OFFICIAL RECORDS OF SAID COUNTY, FORMERLY KNOWN AS NEW DELIFOS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 58 DEGREES 34 MINUTES 00 SECONDS EAST, 344.30 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 31 DEGREES 26 MINUTES 00 SECONDS EAST, 145 FEET; THENCE SOUTH 58 DEGREES 34 MINUTES 00 SECONDS WEST, 344.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 31 DEGREES 26 MINUTES 00 SECONDS WEST, 145.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PUTNAM AVENUE AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 260 FEET.