

EXHIBIT 1
Legal Description
October 11, 2021

PARCEL I

Lots 63, 64 and 65, Bowden Park, a Subdivision of Farms 6 and 7 Dixie Farms, according to the map or plat thereof, as recorded in Plat Book 9, Page 11, of the Public Records of Duval County, Florida.

PARCEL II

Parcel 7:

A part of Farm 5, Dixie Farms as recorded in Plat Book 7, page 12, of the current public records of Duval County, Florida, and being more particularly described as follows: For a point of reference, commence at the Southeasterly comer of those lands described as Parcel "C", in Official Records Volume 3236, page 759 of said public records; thence South 31 degrees 33 minutes 30 seconds East, along the Westerly right of way line of Chester A venue (a 50 foot right of way as now established); a distance of 388.30 feet, to the Point of Beginning; thence continue South 3 I degrees 33 minutes 30 seconds East, along said Westerly right of way line, a distance of 218.72 feet to a point, said point also being the Northeast corner of Lot 67, Bowden Park, as recorded in Plat Book 9, page 11, of said public records; thence North 87 degrees 12 minutes 10 seconds West, along the Northerly line of said Bowden Park, a distance of 157.47; thence North 31 degrees 33 minutes 30 seconds West, a distance of 129.85 feet; thence North 58 degrees 26 minutes 30 seconds East, a distance of 130.00 feet to the Point of Beginning.

Parcel 8:

A part of Farm 5, Dixie Farms, as recorded in Plat Book 7, page 12 of the current public records of Duval County, Florida, and being more particularly described as follows: For a point of reference commence at the Southeasterly comer of those lands described as Parcel "C" in Official Records Volume 3236, page 759 of said public records; thence South 31 degrees 33 minutes 30 seconds East, along the Westerly right of way line of Chester A venue (a 50 foot right of way as now established), a distance of 353.30 feet to the Point of Beginning; thence continue South 31 degrees 33 minutes 30 seconds East, along said right of way line, a distance of 35.00 feet; thence South 58 degrees 26 minutes 30 seconds West, a

distance of 130.00 feet; thence South 31 degrees 33 minutes 30 seconds East, a distance of 129.85 feet to a point; said point lying on the Northerly line of Bowden park, as recorded in Plat Book 9, page 11; thence North 87 degrees 12 minutes 10 seconds West, along said North line of said Bowden Park, a distance of 144.15 feet to a point, said point being the Southeasterly corner of those lands described in Deed Book 935, page 175; thence North 31 degrees 33 minutes 30 seconds West, along the East line of said lands, a distance of 83.51 feet; thence North 58 degrees 26 minutes 30 seconds East, a distance of 249.00 feet to the point of beginning.