

Exhibit 1

LEGAL DESCRIPTION

November 9, 2021

PARCEL WEST

A PORTION TRACTS 2, 3, 4, 5, 6, 13, 14 AND 15, BLOCK 3, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS THEREOF LYING WITHIN ANY ROAD RIGHTS-OF-WAY.

TOGETHER WITH

PARCEL EAST

A PORTION OF TRACT 8, BLOCK 4, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS THEREOF LYING WITHIN ANY ROAD RIGHTS-OF-WAY.