

EXHIBIT 1

LEGAL DESCRIPTION

April 27, 2022

Parcel 1:

That part of the North Half (N 1/2) of Lot Fifteen (15), Section Ten (10), Township Two (2), South Range Twenty-five (25) East, and beginning at an iron stake set on the East right of way line of the County road and in the North line of said Lot 15, run thence Southerly along the East right of way of said county road 482 feet run thence East 718 feet more or less to the East line of the land of James Kirkland, run thence North 482 feet to North line of said Lot 15, thence run West 728 feet to place of beginning, and containing eight (8) acres more or less.

EXCEPT that portion in Quit-Claim Deed dated May 15, 1979, from Percy Kirkland and Bertha Kirkland, his wife, to Johnnie Mae Miller, filed May 19, 1979, Official Records Volume 4880, page 304: Commence at the intersection of the South line of the North half (N 1/2) of said Lot 15, with Bulls Bay Road; run thence North 0 degrees 13 minutes East along the East right-of-way line of Bulls Bay Road 135.5 feet; run thence South 89 degrees, 47 minutes East 200 feet to the point of beginning; continue thence South 89 degrees 47 minutes East, 200 feet; thence North 0 degrees, 13 minutes East 45 feet; thence North 89 degrees 46 minutes West, 100 feet; thence South 0 degrees, 13 minutes West 45 feet to the point of beginning.

Parcel 2:

A portion of Government Lot 10, Section 10, Township 2 South Range 25 East, Jacksonville, Duval County, Florida, more particularly described as follows: For point of reference, commence at the Southeasterly corner of said Government Lot 10, and run Westerly along the Southerly boundary of said Lot, described, continue Westerly, and along said Southerly boundary, a distance of 731-93 feet to a point in the Easterly right of way line of Bulls Bay Road (County Road No. 345) a 60 foot right of way as now established; run thence Northerly along said Easterly right of way line, a distance of 210.00 feet to a point; run thence Easterly and parallel to the Southerly boundary of said Government Lot 10, a distance of 731.98 feet to a point; run thence Southerly and parallel to said Bulls Bay Road, a distance of 210.00 feet to the point of beginning.

Said property is also known as 1101 and 1103 Bulls Bay Road, Jacksonville, Florida 32220