

Exhibit 1
Legal Description
November 16, 2022

A parcel of land situated in the Northeast. 1/4 of Section 13, Township 1 South, Range 25 East, also being a portion of Lots 23 and 24 Section 13, Township 1 South Range 25 East as shown on an unrecorded plat of Dinsmore and Dinsmore Farms), Duval County, Florida, said parcel being more particularly described as follows:

Commence at the intersection of the South line of said Northeast 1/4 of Section 13 with the Southwesterly right-of-way line of State Road **No. 4** (New Kings Road); thence on said Southwesterly right-of-way line, North 30 degrees 04 minutes 50 seconds West, 1914.00 feet to an iron pipe situated in the Northwesterly right-of-way line of Barth Road and the point of beginning;

Thence continue on said Southwesterly right-of-way line, North 30 degrees 04 minutes 50 seconds West, 383.31 feet to the Southeasterly line of those lands described in Official Records Book 8528 Page 505 of the public records of said county; thence South 59 degrees 04 minutes 23 seconds West 570.94 feet to an iron pipe; thence South 30 degrees 29 minutes 43 seconds East. 374.49 feet to an iron pipe situated in said Northwesterly right-of-way line of Barth Road and monumenting the most. Easterly corner of those lands described in Official Records Book 9261 Page 1476 of said public records; thence on said Northwesterly line, North 59 degrees 57 minutes 34 seconds East, 568.17 feet to the point of beginning.

LESS AND EXCEPT THE EAST 250 FEET

2.79 ACRES