

Exhibit "1"

3/23/2023

Property

Lot 4, part of the NE 1/4 of Section 10, Subdivision of the John Broward Grant, U.S. Section 37, Township 1 North, Range 27 East, more particularly described as follows: Commence at the intersection of the Westerly right of way line of Pulaski Road and the Southerly right of way line of New Berlin Road, both being a 60' right of way as now established; thence S. 73° 05' W., along said Southerly right of way line of New Berlin Road a distance of 167.17 feet to the point of beginning; thence continue S. 73° 05' W. along said Southerly right of way line a distance of 9.13 feet to a point of curve in said Southerly right of way line, said curve being concave to the Southeast and having a radius of 5,774.60 feet; thence along said curve a cord bearing and distance of S. 73° 25' 35" W. 69.12 feet to a point on said curve; thence S. 0° 04' 30" E. and parallel to Westerly right of way line of Pulaski Road a distance of 304.30 feet; thence N. 89° 56' E., a distance of 75.0 feet; thence N. 0° 04' 30" W. and parallel to said Westerly right of way line of Pulaski Road a distance of 326.59 feet to the point of beginning.

Less and Except the lands conveyed to the City of Jacksonville by virtue of Warranty Deed recorded in Official Records Book 7384, Page 1499, Public Records of Duval County, Florida.

Lot 5, part of the NE 1/4 of Section 10, Subdivision of the John Broward Grant, U.S. Section 37, Township 1 North, Range 27 East, more particularly described as follows: Commence at the intersection of the Westerly right of way line of Pulaski Road and the Southerly right of way line of New Berlin Road, both being a 60' right of way as now established; thence S. 0° 04' 30" E. along said Westerly right of way line of Pulaski Road a distance of 295.0 feet to the point of beginning; thence continue S. 0° 04' 30" E. along said Westerly right of way line a distance of 80.0 feet; thence S. 89° 45' W. a distance of 160.0 feet; thence N. 0° 04' 30" W. and parallel to said Westerly right of way line of Pulaski Road a distance of 80.0 feet; thence N. 89° 56' East a distance of 160.0 feet to the point of beginning.