

EXHIBIT 1

LEGAL DESCRIPTION

December 5, 2022

LOT 1 AND THE NORTH 1 /2 OF LOT 2, EXCEPT THAT PORTION DESCRIBED IN DEED BOOK 212, PAGE 220, BLOCK 20, RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.