

EXHIBIT 1

LEGAL DESCRIPTION

March 28, 2023

All of Tracts One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), of the Southeast One Quarter (SE 1/4) of the Northeast One Quarter (NE 1/4) all In Section Twenty-Six (26), Township Two (2) South, Range Twenty-four (24) East, of Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, and Plat Book 4, Page 2, of the Current Public Records of Duval County, Florida.

Together with the North 1/2 of a closed Road as described in a Notice of Road closing in O.R. Book 2742, Page 348; and part of the West 1/2 of a closed road as described in a Notice of Road closing in O.R. Book 2742, Page 352;

Excepting from that part of the above described land that part that is now in Halsema Road, County Road 327, Charolais Road, Lloyds Junior Road and part in the open streets shown on the plat of Jacksonville Farms.

Also Less and Except the following described parcels of land: O.R. Book 4917, Page 230 (also O.R. Book 5335, Page 174); O.R. Book 7704, Page 1141; O.R. Book 7171, Page 699; O.R. Book 6733, Page 250; O.R. Book 6574, Page 854; O.R. Book 6467, Page 213; O.R. Book 6404, Page 477; O.R. Book 6369, Page 416; O.R. Book 6376, Page 287; O.R. Book 5704, Page 2319; O.R. Book 5616, Page 2064 (also O.R. Book 5698, Page 1300 bad legal); O.R. Book 5500, Page 416; O.R. Book 4924, Page 1017; O.R. Book 8016, Page 1025; O.R. Book 11237, Page 2216; and O.R. Book 10247, Page 1689, all being recorded in the Current Public Records of Duval County, Florida.