

EXHIBIT 1

Legal Description

December 5, 2022

Parcel 1:

Lot 12, (Except part taken for State Road Right of Way by Case No. 65-2396-L, Circuit Court), Block 4, Arlington Manor, Unit 2, according to plat thereof recorded in Plat Book 23, page 64, current public records of Duval County, Florida.

Parcel 2:

Lot 13, Block 4, Arlington Manor, Unit 2, according to the plat thereof recorded in Plat Book 23, page 64, of the current public records of Duval County, Florida. Less and Except any part recorded in Official Records Volume 9086, page 384 and any part lying in Right of Way of Rogero Road.