

Exhibit 1

7/6/2023

Parcel 1

A PART OF LOT 45, BOWDEN FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 91, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 45, SAID POINT LYING ON THE FORMER NORTHEASTERLY RIGHT OF WAY LINE OF SPRING PARK ROAD AS ESTABLISHED AS A 50 FOOT RIGHT OF WAY PER PLAT; THENCE NORTH 58°09'22" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 45, A DISTANCE OF 6.85 FEET TO THE CURRENT NORTHEASTERLY RIGHT OF WAY LINE OF SAID SPRING PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY) AS ESTABLISHED BY PARCEL 108.2 AS RECORDED IN OFFICIAL RECORDS BOOK 14325, PAGE 629 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL 108.2 THE FOLLOWING THREE COURSES: No. 1 - NORTH 30°49'35" WEST, A DISTANCE OF 286.65 FEET; No. 2 - NORTH 13°12'24" EAST, A DISTANCE OF 14.08 FEET; No. 3 - NORTH 58°09'22" EAST, A DISTANCE OF 81.12 FEET TO THE EASTERLY LINE OF PARCEL 5 AS DESCRIBED IN OFFICIAL RECORDS BOOK 14568, PAGE 22 OF SAID PUBLIC RECORDS; THENCE SOUTH 31°15'31" EAST, ALONG SAID EASTERLY LINE OF PARCEL 5, A DISTANCE OF 20.51 FEET TO THE SOUTHERLY LINE OF AN INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3895, PAGE 270; THENCE NORTH 58°09'22" EAST, ALONG THE SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 100.00 FEET TO THE EASTERLY LINE OF PARCEL 9 AS DESCRIBED IN OFFICIAL RECORDS BOOK 14568, PAGE 22; THENCE SOUTH 31°15'31" EAST ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15461, PAGE 736; THENCE NORTH 58°09'22" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12574, PAGE 1502, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF THE WESTERLY 400 FEET OF SAID LOT 45; THENCE SOUTH 31°15'31" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 109.54 FEET TO THE SOUTHERLY LINE OF PARCEL 108.1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 14325, PAGE 629; THENCE NORTH 58°10'58" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 108.1, A DISTANCE OF 260.00 FEET TO THE EASTERLY LINE OF SAID LOT 45; THENCE SOUTH 31°15'31" EAST, ALONG THE EASTERLY LINE OF SAID LOT 45, A DISTANCE OF 96.39 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 45; THENCE SOUTH 58°09'22" WEST, ALONG SAID SOUTHEASTERLY LINE OF LOT 45, A DISTANCE OF 653.15 FEET TO THE POINT OF BEGINNING.

Parcel 2

Part of Farm Forty-five (45), Bowden Farms, as recorded in Plat Book 6, page 91, of the current public records of Duval County, Florida; and being more particularly described as follows:

Commencing at the Southwesterly corner of said Farm Forty-five (45) which is also along the Easterly right of way line of Spring Park Road (formerly Turner Street); thence Northerly along the Westerly line of said Farm 45 a distance of three hundred (300) feet to a point; thence Easterly and parallel with the Southerly line of said Farm Forty-Five (45), a distance of two hundred (200) feet to a point for the point of beginning; thence continuing Easterly and parallel with said Southerly line, a distance of one hundred (100) feet to a point; thence Southerly and parallel with said Westerly line, a distance of one hundred (100) feet to a point; thence Westerly and parallel with said Southerly line, a distance of one hundred (100) feet to a point; thence Northerly one hundred (100) feet to the point of beginning. EXCEPTING THEREFROM THE NORTHWESTERLY THIRTY (30) FEET TO BE USED FOR A ROADWAY.