

EXHIBIT 1

Legal Description

Unit Nos. 6, 7 and 8, Building 2 of Timuquana Office Park, a Condominium, according to The Declaration of Condominium recorded In OR Book 14149, Page 1468, and all and amendments thereof, Public Records of Duval County, Florida.

Parcel Identification Number: 097708-1160,1170,1180

Unit No. 5 , Building 2 of Timuquana Office Park, a Condominium, according to the Dedaraüon of Condominium recorded in OR. Book 14149, Page 1468, and all and amendments thereof, Public Records of Duval Court, Florida.

Parcel Identification Number: 097708-1150

Units 9, 10, 11, and 12 of Timuquana Office Park, a Condominium, according to the Declaration of Condominium thereof, as recorded Official Records Book 14149, Page 1468, and all amendments thereto, of the Public Records of Duval County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Units 1, 2, 3 and 4 of Timuquana Office Park, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 14149, page 1468 of the current public records of Duval County, Florida, as such Declaration has been amended from time to time, together with Its undivided share In the common elements thereof;

All right, title and interest of Grantor in and to the Improvements of any nature whatsoever situated on the Land.

September 16, 2021

Parcel 2

That certain piece, parcel or tract of land, situate, lying and being Lot 7, as shown on the Plat of Jones Manor, as recorded In Plat Book 21, page 73, of the Current Public Records of Duval County, Florida, excepting however, therefrom that part thereof deeded to Florida Department of Transportation or right of way purposes and described in Deed recorded in

Official Records Volume 4011, Page 1088, of said Public Records and all being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; thence South 89°48'00" East, along the Northerly line of said Lot 7, a distance of 75.00 feet to the Northeast corner thereof; thence South 0°12'00" West, along the Easterly line of said Lot 7, a distance of 32.83 feet to the curved Northeasterly right of way line of 103rd Street, as described in Official Records Volume 4011, Page 1088, said Northeasterly right of way line being concave to the Southwest and a radius of 1689.02 feet; thence North 74 °56'57" West, around and along said curved Northeasterly right of way line of 103rd Street, 77.59 feet (chord bearing and distance) to the Westerly line of said Lot 7; thence North 0 °12'00" East, along the Westerly line of said Lot 7, a distance of 12.94 feet to the Point of Beginning.

That part of Lot 6 of JONES MANOR, according to the Plat thereof as recorded In Plat Book 21, Page(s) 73, of the current Public Records of Duval County, Florida, lying Northerly of those lands conveyed to the state of Florida Department of Transportation In Official Records Volume 4129, Page 979,

Less and except any part thereof lying In any road or right-of-way.

September 16, 2021