

EXHIBIT 1
August 21, 2023

Part of the East one-half of Section 16, Township 1 South, Range 25 East, Duval County, Florida described as follows:

Commence at the intersection of the North right of way line of Garden Street Road as established for a width of 80 feet with the East right of way line of Johnson Road (Messer Road) as now established for a width of 60 feet; thence North $02^{\circ}09'30''$ East, along the said East right of way line of Johnson Road (Messer Road) , 871.74 feet to the point of beginning; thence continue North $02^{\circ}09'30''$ East, along the said East right of way line of Johnson Road (Messer Road), 450.87 feet; thence South $89^{\circ}58'$ East, 207 feet; thence South $02^{\circ}09'30$ seconds West, parallel with the aforesaid East right of way line of Johnson Road (Messer Road), 450.87feet; thence North $89^{\circ}58'$ West, 207 feet to the point of beginning. Reserving, however the South 30 feet of the above described lands for road purposes.