

EXHIBIT 1

LEGAL DESCRIPTION

August 30, 2024

A portion of Lot 9, Commissioners Subdivision of the Bartley Estate, as recorded in Plat Book 7, page 24, of the current Public Records of Duval County, Florida, together with a portion of Section 52 of the Francis Richard Grant, Township 2 South, Range 27 East, said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Lot 8, said Commissioners Subdivision of the Bartley Estate; thence South $83^{\circ}43'48''$ East, along the Southerly line of said Lot 8, also being the Boundary line of those lands described and recorded in Official Records Book 14485, page 89, of said current Public Records, 959.95 feet; thence South $04^{\circ}07'55''$ West, continuing along said Boundary line, and long the Westerly terminus of Cargal Street, a variable width right of way as presently established and along its Southerly prolongation, 401.19 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Volume 3414, page 438, of said current Public Records; thence North $81^{\circ}55'55''$ West, along said Northerly line, along the Northerly line of those lands described and recorded in Official Records Book 18963, page 161, and along the Northerly line of those lands described and recorded in Official Records Book 19809, page 252, all of said current Public Records, 960.61 feet to a point lying on the Easterly line of an unnamed right of way, being 30 feet in width; thence North $03^{\circ}59'15''$ East, departing said Northerly line and along said Easterly line, 371.07 feet to the Point of Beginning.