

Exhibit 1 – Legal Description  
May 23, 2024

TRACT 10, BLOCK 1, AND ALL OF TRACT 7, BLOCK 4, IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PART LYING IN THE CURRENT RIGHT-OF-WAY OF NORMANDY BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED AND LESS AND EXCEPT ANY PORTION OF ALCOY ROAD ACCESSWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6530, PAGE 2046 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF ALCOY ROAD ACCESSWAY AS RECORDED IN OFFICIAL RECORDS BOOK 6530, PAGE 2046 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE CURRENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NORMANDY BOULEVARD; THENCE NORTH 59° 30' 51" EAST WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NORMANDY BOULEVARD, A DISTANCE OF 243.03 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID TRACT 10 AND THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18790, PAGE 2412 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 89° 27' 32" EAST WITH THE NORTHERLY LINE OF SAID TRACT 10 AND THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 18790, PAGE 2412°, A DISTANCE OF 400.06 FEET TO THE NORTHEAST CORNER OF SAID TRACT 10 AND THE SOUTHEASTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 18790, PAGE 2412; THENCE SOUTH 00° 00' 55" EAST WITH THE EAST LINE OF SAID TRACT 10 AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2935, PAGE 90 AND OFFICIAL RECORDS BOOK 17817, PAGE 1082 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 667.75 FEET; THENCE SOUTH 00° 43' 08" WEST WITH THE EAST LINE OF SAID TRACT 7 AND THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 17817, PAGE 1082, A DISTANCE OF 657.98 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 7; THENCE SOUTH 89° 15' 01" WEST WITH THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 665.68 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 00° 08' 38" EAST WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 605.63 FEET TO A POINT ON THE SOUTHERLY TERMINUS OF SAID ALCOY ROAD ACCESSWAY; THENCE DEPART WEST LINE OF SAID SOUTHEAST 1/4 NORTH 89° 29' 04" EAST WITH THE SOUTHERLY TERMINUS THEREOF, A DISTANCE OF 90.27 FEET; THENCE NORTH 00° 13' 54" EAST WITH AN EAST LINE OF SAID ALCOY ROAD ACCESSWAY, A DISTANCE OF 57.15 FEET; THENCE SOUTH 89° 29' 04" WEST WITH A NORTHERLY LINE OF SAID ALCOY ROAD ACCESSWAY, A DISTANCE OF 4.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 44' 50" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45° 08' 31" WEST, 35.59 FEET; THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE AND AN EASTERLY LINE OF SAID ALCOY ROAD ACCESSWAY, AN ARC LENGTH OF 39.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 00° 13' 54" EAST WITH THE EAST LINE OF SAID ALCOY ROAD ACCESSWAY, A DISTANCE OF 518.67 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 19.07 ACRES, MORE OR LESS.