

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°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°09'30" East, along the said East right of way line of Johnson Road (Messer Road), 450.87 feet; thence South 89°58' East, 207 feet; thence South 02°09'30seconds West, parallel with the aforesaid East right of way line of Johnson Road (Messer Road), 450.87feet; thence North 89°58' West, 207 feet to the point of beginning. Reserving, however the South 30 feet of the above described lands for road purposes.