

EXHIBIT 1

LEGAL DESCRIPTION

October 31, 2023

Parcel 1

Part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 South, Range 24 East, more particularly described as:

Beginning at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 South, Range 24 East; run thence South 88°45'00" West 10.0 feet to a stake for a point of beginning; thence South 88°45'00" West 543.5 feet to a stake; thence South 01 °30' East 450.3 feet to an iron stake; thence North 82°50'00" East along a fence 543.0 feet to a point; thence North 0°45'00" West 380.0 feet to point of beginning; EXCEPT that portion lying in Chaffee Road.

Parcel 2

That certain piece, parcel or tract of land, situate, lying and being in the County of Duval and State of Florida, and being in the SE 1/4 of the NE 1/4, Section 24, Township 2 South, Range 24 East, more particularly described as follows:

Beginning at a point on the North line of the SE 1 /4 of the NE 1/4 of said Section 24, located 965 feet West of the NE corner thereof; running thence South 1 °5' East along a fence 769 feet to the Northerly line of U.S. Highway No. 90; running thence North 82°55' East along the Northerly line of said U.S. Highway No. 90 a distance of 416.5 feet, more or less, to the SW corner of the tract of land conveyed by James M. Phillips to D.T. Gettys by Deed recorded in Deed Book 85, page 55, Duval County Records; running thence North 1 °30' West along the West line of said Gettys tract and along the West line of the Tract of land conveyed by Emma L. Stokes and Crumley M. Stokes, her husband, to Harry Burdick by Deed recorded in Deed Book 951, page 3, Duval County Records, a distance of 720.8 feet, more or less, to a point in the North line of said SE 1/4 of the NE 1/4 of said Section 24, and running thence West along the North boundary of said SE 1/4 of the NE 1/4 of said Section 24 a distance of 411.5 feet, more or less, to the point of beginning.