

Exhibit 1
Legal Description
April 1, 2024

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT 9, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA;

TOGETHER WITH AND SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE GRANT OF EASEMENT AS RECORDED IN BOOK 15028, PAGE 479, AFORESAID PUBLIC RECORDS.

TOGETHER WITH:

THE EAST 151.00 FEET OF TRACT 10, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, EXCEPT ANY PART LYING IN THE PUBLIC ROAD, ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.