

EXHIBIT 1

Legal Description

September 16, 2024

A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

BEGIN AT A 1/2" IRON PIPE, NO CAP, FOUND AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 19; THENCE S89°45'46"E, ALONG THE NORTH LINE OF AFORESAID SOUTH 1/2, A DISTANCE OF 637.19 FEET TO A 1/2" IRON PIPE, NO CAP, FOUND ON THE WESTERLY RIGHT OF WAY OF CISCO GARDENS ROAD (HAVING A 60' RIGHT OF WAY); THENCE S01°31'51"W, ALONG AFORESAID WESTERLY RIGHT OF WAY, A DISTANCE OF 300.11 FEET TO A 5/8" REBAR AND CAP, STAMPED "PLS 5712", SET WHERE THE PREVIOUSLY MENTIONED WESTERLY RIGHT OF WAY INTERSECTS THE NORTHERLY RIGHT OF WAY OF CISCO GARDENS ROAD SOUTH (HAVING A 60 FOOT RIGHT OF WAY); THENCE S89°57'43"W (**BEARING BASIS FOR THIS DEED**), ALONG AFORESAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 635.49 FEET TO A FOUND 1/2" IRON PIPE, NO CAP; THENCE N01°19'24"E, A DISTANCE OF 137.01 FEET TO A FOUND 1/2" IRON PIPE, NO CAP; THENCE N01°05'24"E, A DISTANCE OF 166.12 FEET TO THE **POINT OF BEGINNING**.