

EXHIBIT 1

LEGAL DESCRIPTION

August 26, 2024

A PORTION OF COLONIAL HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGES 77 AND 77A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, HAVING BEEN CLOSED AND ANNULLED BY CITY OF JACKSONVILLE RESOLUTION 94-618-168 ADOPTED BY CITY COUNCIL ON JUNE 28, 1994 AND APPROVED BY THE MAYOR ON JULY 11, 1994. TOGETHER WITH A PORTION OF LOT 2, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF PEELER ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 74°40'38" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID FORT CAROLINE ROAD, A DISTANCE OF 320.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 15°19'23" EAST, A DISTANCE OF 414.00 FEET; THENCE NORTH 74°40'38" EAST, A DISTANCE OF 321.32 FEET TO THE AFOREMENTIONED CURRENT WESTERLY RIGHT-OF-WAY LINE OF PEELER ROAD; THENCE SOUTH 15°23'06" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 131.02 FEET; THENCE SOUTH 74°40'13" WEST. DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 770.01 FEET; THENCE NORTH 15°25'26" WEST, A DISTANCE OF 549.41 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF FORT CAROLINE ROAD, SAID POINT ALSO LYING IN A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 4633.66 PEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 201.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°55'04" EAST, 201.77 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 74°40'13" EAST. A DISTANCE OF 247.77 FEET TO THE POINT OF BEGINNING.