

EXHIBIT 1

1/5/26

Part of Lot 1, Block 15, Brookfield, according to the Plat thereof recorded in Plat Book 6, Page 20 of the current public records of Duval County, Florida, Part of the Southwest ¼ of Section 30, Township 2 South, Range 26 East and part of Ellis Road Closed by Petition No. 132, Recorded in Deed Book 1775, Page 792 and Part of 52nd Street Closed by Petition No. 571, Recorded in Official Records Volume 2908, Page 35, More Particularly described as follows:

Commence at the intersection of the Southeasterly Right of Way Line of Ellis Road (A 60.0 Foot Right-of-Way) with the Northeasterly Right of Way Line of Park Street (A 60.0 Foot Right- of- Way), Being in a Curve Concave to the Southwest and having a radius of 317.97 feet; Thence Southeasterly along said curve, an arc Length 79.30 feet, said curve being subtended by a chord bearing and distance of South 23-21'-50" East, 79.09 feet to the Point of Tangency of said curve; Thence continue along said right of way line , South 16-29'-30" East, 111.83 feet to the Point of Beginning; Thence North 89-55'-05" East, 195.81 Feet; Thence South 01-25'-17" East, Along the northerly prolongation of the Easterly Line of Said Lot 1, Block 15, and the Easterly Line of Said Lot, 145.05 Feet; Thence South 89-53'-30" West, 120.02 Feet to a point on the Centerline of Closed Ellis Road; Thence South 00-35'-17" East, Along Last Said Line, 127.37 Feet to a point on the Northeasterly right of way line of said Park Street; Thence North 16-30'-16" West, Along said Right of Way Line, 284.02 Feet to the Point of Beginning,

Containing 27864.579 square feet and/or 0.64 acres, More or Less.