

EXHIBIT 1

LEGAL DESCRIPTION

May 11, 2023

A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88° 38' 36" WEST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 252.91 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 88° 38' 36" WEST ALONG SAID SOUTH LINE OF SECTION 24, A DISTANCE OF 90.04 FEET; THENCE NORTH 00° 27' 16" EAST DEPARTING SAID SOUTH LINE OF SECTION 24, A DISTANCE OF 229.37 FEET TO A POINT LYING ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14386, PAGE 1721 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88° 44' 31" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 90.04 FEET TO A POINT LYING ON THE WESTERN LIMITS OF RDM-MH ZONING; THENCE SOUTH 00° 27' 16" WEST ALONG SAID SOUTHERN LIMITS, A DISTANCE OF 229.41 FEET TO THE POINT OF BEGINNING.