

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**July 17, 2024**

6810 Greenland Ridge Lane N. (RE 167829 0030)

Being a part of the North One-Half (N 1/2) of the Northeast One-quarter (NE 1/4) of the Southwest One-quarter (SW 1/4) of Section Seven (7), Township Four (4) South, Range Twenty-Eight (28) East and more particularly described as follows:

Commencing at the southwest corner of the North One-Half (N 1/2) of the Northeast One-quarter (NE 1/4) of the Southwest One-quarter (SW 1/4) of said Section Seven (7) thence north along west line of said tract a distance of Two Hundred Thirty (230) feet to the point of beginning; thence continue north along the west line of said tract a distance of Four Hundred (400) feet more or less to the south line of proposed Greenland Road; thence east along the south line of proposed Greenland Road a distance of Two Hundred (200) feet; thence south and parallel to the west line of said tract a distance of Four Hundred (400) feet more or less to a point being Two Hundred Thirty (230) feet north of south line of said tract; thence west and parallel to the south line of said tract a distance of Two Hundred (200) feet to the point of beginning.

6820 Greenland Ridge Lane N. (RE 167829 0000)

Being a part of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 4 South, Range 28 East, and more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 7; thence North 89 degrees 29 minutes 50 seconds East along the North line of the Northeast 1/4 of the Southwest 1/4 of said Section 7 a distance of 200.00 feet; thence South 0 degrees 59 minutes 10 seconds East a distance of 30 feet to the South line of proposed Greenland Ridge also being the point of beginning; thence continue South 0 degrees 59 minutes 10 seconds East a distance of 400.00 feet; thence North 89 degrees 29 minutes 50 seconds East a distance of 200.00 feet; thence North 0 degrees 59 minutes 10 seconds West a distance of 400.00 feet to the South line of proposed Greenland Road; thence South 89 degrees 29 minutes 50 seconds West along the South line of proposed Greenland Road a distance of 200.00 feet to the point of beginning.

0 Greenland Ridge Lane N. (RE 167829 0046)

Being a part of the North One-Half (N 1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW1/4) of Section 7, Township 4 South, Range 28 East, Duval County, Florida, and more particularly described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW1/4) of said Section 7; thence South 89 degrees 29 minutes 50 seconds West along the North line of the Northeast One-Quarter (NE1/4) of the Southwest One-Quarter (SW1/4) of said

Section 7 a distance of 460.00 feet; thence South 0 degrees 59 minutes 10 seconds East a distance of 30 feet to the South line of proposed Greenland Road; thence South 89 degrees 29 minutes 50 seconds West along the South line of proposed Greenland Road a distance of 258.48 feet to the point of beginning; thence continue South 89 degrees 29 minutes 50 seconds West along the South line of proposed Greenland Road a distance of 200.00 feet; thence South 0 degrees 59 minutes 10 seconds East a distance of 400.00 feet; thence North 89 degrees 29 minutes 50 seconds East a distance of 200.00 feet; thence North 0 degrees 59 minutes 10 seconds West a distance of 400.00 feet to the point of beginning.

0 Greenland Road (RE 167829 0040)

A part of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of Section 7, Township 4 South, Range 28 East, Duval County, Florida, being a portion of that land as described in Official Records Volume 2983, page 213, of the current public records of said county; and more particularly described as follows:

Commencing at the Northeast corner of the Northeast one-quarter (NE 1/4) of the southwest one-quarter (SW 1/4) of said Section 7; thence s 89° 29 '50' w along the North line of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 7 a distance of 430.00 feet; thence s 0°59'10" E a distance of 30 feet to the South line of Greenland Road being the Point of Beginning; thence continue S 0°59'10" E a distance of 632.45 feet to the North line of "Phillips Highway South Unit Three", according to plat thereof as recorded in Plat Book 42, pages 22, 22A, 22B and 22C, said current public records; thence S 89 ° 29 1 4511 W, along the last said North line, 888.48 feet to the East line of "Phillips Highway South Unit Two", according to plat thereof, as recorded in Plat Book 38, pages 92 and 92A, said current public records; thence N 00°59'10" W, along the last said East line and along the East line of "Phillips Highway South Unit Two A" according to plat thereof, as recorded in Plat Book 39, pages 38, 38A and 38B, said current public records, 232.71 feet; thence N 89 °29'50" E, a distance of 600.00 feet to the West line of that land as described in Official Records Volume 3986, page 572, said current public records; thence S 00°59'10" E, along the last said West line 202.76 feet to the south line of that land as described in said Official Records Volume 3986, page 572; thence N 89°29'45" E, along the last said South line, 258.48 feet to the East line of that land as described in said Official Records Volume 3986, page 572; thence N 00° 59'10" W, along the last said East line, 602.52 feet to the South line of said Greenland Road; thence N 89°29'50" E, along said South line of Greenland Road, 30.00 feet to the Point of Beginning.

SUBJECT TO an easement as recorded in Official Records Volume 6661, page 2040, said current public records.

0 Greenland Ridge Lane N. (portions of REs 167282 1010 and 167859 0500)

PARCEL OF LAND BEING A PART OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION SEVEN (7) THENCE NORTH 01° 17' 19" WEST, ON THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 631.34 FEET TO THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2750, PAGE 998 ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7856, PAGE 1669 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01° 17' 19" WEST, ALONG THE WEST LINE THEREOF AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7618, PAGE 962, A DISTANCE OF 90.02 FEET TO THE NORTHWEST CORNER OF LAST SAID OFFICIAL RECORDS; THENCE NORTH 89° 18' 46" EAST, ON NORTH LINE THEREOF, A DISTANCE OF 262.15 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7670, PAGE 1592; THENCE SOUTH 00° 41' 14" EAST, ON AN EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7618, PAGE 962, A DISTANCE OF 30.01 FEET; THENCE NORTH 89° 18' 46" EAST, ON A NORTH LINE OF THEREOF, A DISTANCE OF 338.34 FEET; THENCE SOUTH 01° 13' 19" EAST, A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5806, PAGE 1916; THENCE SOUTH 89° 18' 46" WEST, ON THE NORTHERLY LINE OF LAST SAID LANDS AND THE NORTHERLY LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4542, PAGE 1128, PARCEL 1 AND 2750, PAGE 998, PARCEL 2, TO THE SOUTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7856, PAGE 1669 AND THE POINT OF BEGINNING.

CONTAINING 1.01 ACRES, MORE OR LESS.