

Exhibit 1

LEGAL DESCRIPTION – September 9, 2024

A tract of land being that certain property as described in Official Records Book 17012, page 797 of the Public Records of Duval County, Florida, same being a portion of Lots 2 and 3, Division 4, Andrews Dewees Grant, Section 37, Township 2 South, Range 29 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 5; thence $N01^{\circ}41'37''W$, along the West line of said Section 5, for 436.92 feet to the point of intersection with the South line of aforesaid Andrews Dewees Grant, Section 37; thence $S85^{\circ}21'35''E$, along said South line, for 432.31 feet to the Southwest corner of Lot 1, Division 4, Andrews Dewees Grant, Section 37; thence continue $S85^{\circ}21'35''E$, along said South line and the South line of said Lot 1, for 425.03 feet; thence $N16^{\circ}53'41''W$, leaving said South line, for 852.14 feet; thence $S89^{\circ}04'28''W$, for 188.10 feet to the point of intersection with the West line of said Lot 1, Division 4, Andrews Dewees Grant, Section 37; thence $N00^{\circ}55'32''W$, along said West line and along the West line of aforesaid Lot 2, Division 4, Andrews Dewees Grant, Section 37, for 541.32 feet to an angle point in said West line of said Lot 2; thence $N02^{\circ}08'36''W$, continuing along said West line of said Lot 2, for 230.82 feet to the POINT OF BEGINNING of the parcel described herein;

Thence $N02^{\circ}11'08''W$, along the West line of said Lot 2, for 140.03 feet to an angle point in said line; thence $N00^{\circ}25'36''W$, along the West line of aforesaid Lot 3, Division 4, Andrews Dewees Grant, Section 37, for 50.00 feet to an angle point in said line; thence $N05^{\circ}08'35''W$, continuing along said West line of Lot 3, for 503.75 feet to the point of intersection with the southerly right-of-way line of State Road A-1-A; thence $S47^{\circ}11'06''E$, along said southerly right-of-way line, and then along the Southwesterly line of those lands conveyed to Town of Atlantic Beach in Deed Book 1573, page 144, of said Public Records, and then along the Southwesterly line of those lands conveyed to Town of Atlantic Beach in Deed Book 1573, page 148, of said Public Records, for 1055.00 feet to the point of curvature of a curve concave to the West, said point also being a point on the northwesterly boundary of the plat of Preserve at Atlantic Beach, as recorded in Plat Book 74, pages 103 through 109 of the Public Records of Duval County, Florida; thence along said northwesterly boundary of said plat, the following six (6) courses; (1) thence southeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of $90^{\circ}08'11''$, an arc length of 39.33 feet and a chord bearing $S02^{\circ}18'06''E$, for 35.40 feet to the point of reverse curvature of a curve concave to the Southeast; (2) thence southwesterly along the arc of said curve, having a radius of 411.00 feet, a central angle of $16^{\circ}47'23''$, an arc length of 120.44 feet and a chord bearing $S34^{\circ}27'24''W$, for 120.01 feet; (3) thence $N79^{\circ}38'08''W$, for 144.74 feet; (4) thence $N75^{\circ}18'47''W$, for 331.13 feet; (5) thence $S89^{\circ}29'14''W$, for 132.42 feet; (6) thence $N50^{\circ}22'47''W$, for 79.77 feet to the POINT OF BEGINNING

Said lands situated, lying and being in Duval County, Florida.