

Legal Description

Exhibit 1

May 6, 2024

Part of Government Lot 1, Section 20, Township 1 South, Range 25 East, Duval County, Florida, more particularly described as follows: Begin at the intersection of the Southerly line of Garden Street (an 80.0 foot right-of-way) and the Easterly line of Jones Road (an 80.0 foot right-of-way); thence North $89^{\circ}07'30''$ East 169.05 feet along the Southerly line of said Garden Street; thence South $0^{\circ}27'10''$ West 515.37 feet; thence South $89^{\circ}07'30''$ West 169.05 feet to the Easterly line of said Jones Road; thence North $0^{\circ}27'10''$ East 515.37 feet along the Easterly line of said Jones Rd to the point of beginning.