

EXHIBIT 1

LEGAL DESCRIPTION

June 18, 2024

A PORTION OF THE FRANCIS RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS WAY WEST (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH CENTERLINE OF BAYMEADOWS WAY (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHERLY ALONG SAID CENTERLINE OF BAYMEADOWS WAY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS 1050.95 FEET, AN ARC DISTANCE OF 356.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°32'25" WEST, 354.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°02'53" EAST, DEPARTING SAID CENTERLINE OF BAYMEADOWS WAY, A DISTANCE OF 50.00 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1): NORTH 00°57'07" WEST, A DISTANCE OF 77.65 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE 2): NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS 649.99 FEET, AN ARC DISTANCE OF 261.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°35'20" EAST, 260.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 3): NORTH 22°07'46" EAST, A DISTANCE OF 17.96 FEET TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18112, PAGE 1729 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°06'08" EAST, ALONG THE SOUTHERLY LINE OF THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18112, PAGE 1729, A DISTANCE OF 324.51 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17965, PAGE 1594 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°54'58" EAST, ALONG THE WESTERLY LINE OF THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17965, PAGE 1594, A DISTANCE OF 349.02 FEET A POINT SITUATE IN THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10170, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°05'51" WEST, ALONG SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10170, PAGE 910, A DISTANCE OF 382.98 FEET TO THE POINT OF BEGINNING.