

EXHIBIT 1

LEGAL DESCRIPTION

October 21, 2024

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

PARCEL 1

A parcel of land in the Southwest 1/4 of Section 33, Township 1 North, Range 26 East, Duval County, Florida, more particularly described as follows: Commencing at the Southwest corner of said Section 33; thence N 00°37'00" E, along the West line of said Section 33 a distance of 2707.9 feet; thence S 89°52'00" E, a distance of 588.7 feet to a Point of Beginning; thence S 00°37'00" W, a distance of 340 feet; thence N 89°52'00" E, a distance of 384.3 feet; thence N 00°37'00" E, a distance of 340.00 feet; thence N 89°52'00" W, a distance of 384.3 feet to the Point of Beginning.

PARCEL 2

A parcel of land in the Southwest 1/4 of Section 33, Township 1 North, Range 26 East, Duval County, Florida, more particularly described as follows: Commencing at the Southwest corner of said Section 33; thence N 00°37'00" E, along the West line of said Section 33 a distance of 2707.9 feet to the South line of a graded County Road; thence S 89°52'00" E, along the said South line a distance of 844.9 feet to a Point of Beginning; thence continuing S 89°52'00" E, along the South line of a County graded Road a distance of 128.1 feet; thence S 00°37'00" W, a distance of 340 feet to the North line of J.D. Turners Subdivision as recorded in Deed Book 543, Page 14, of the Public Records of Duval County, Florida; thence N 89°52'00" West along the said North line of J.D. Turners Subdivision a distance of 128.1 feet; thence North 00°37'00" East a distance of 340 feet to the Point of Beginning.

PARCEL 3

Part of Section 33, Township 1 North, Range 26 East, Duval County, Florida, more particularly described as follows: Commencing at the Southwest corner of said Section 33; thence N 00°37'00" E, a distance of 2367.9 feet to the Point of Beginning; thence N 00°37'00" E, along the western line of the said section a distance of 370.00 feet to a point; thence S 89°52'00" E, a distance of 588.7 feet to a point; thence S 00°37'00" W, a distance of 370.00 feet; thence N 89°52'00" W, a distance of 588.7 feet to the Point of Beginning.

PARCEL 4

A part of the South 1/2 of Government Lot 2, Section 33, Township 1 North, Range 26 East, Duval County, Florida, more particularly described as follows: Commence at an iron at the intersection of the North line of Hemlock Street (a 60 foot right of way) and the West line of said Section 33, thence N 89°52'00" E, 332.82 feet along the North line of said Hemlock Street to an iron and the Point of Beginning; thence continue N 89°52'00" E, 332.81 feet along the North line of said Hemlock Street to an iron; thence N 00°08'08" W, 1290.66 feet to an iron; thence S 89°52'14" W 328.43 feet to an iron; thence S 00°03'33" W, 1290.69 feet to the Point of Beginning; LESS AND EXCEPT that portion of land deeded to Steven R. Turner and Brenda M. Turner, his wife in Warranty Deed recorded 10/25/1984 in Official Records Book 5869, Page 1741 and LESS AND EXCEPT that portion of land deeded to William M. Nichols and Terri D. Nichols, his wife in Warranty Deed recorded 08/09/1985 in Official Records Book 5992, Page 2268, both of the Public Records of Duval County, Florida.

TOGETHER WITH:

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

PARCEL 1

PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON IN THE SOUTHERLY LINE OF HEMLOCK STREET THAT IS 973.00 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 33; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID HEMLOCK STREET, SOUTH 89 DEGREES 52' EAST 109.00 FEET; THENCE SOUTH 00 DEGREES 37' WEST 340.00 FEET; THENCE NORTH 89 DEGREES 52' WEST 109.00 FEET; THENCE NORTH 00 DEGREES 37' EAST 340.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON IN THE SOUTHERLY LINE OF HEMLOCK STREET THAT IS 1082.00 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 33; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID HEMLOCK STREET, SOUTH 89 DEGREES 52' EAST, 119.10 FEET; THENCE SOUTH 00 DEGREES 37' WEST 340.00 FEET; THENCE NORTH 89 DEGREES 52' WEST, 119.10 FEET; THENCE NORTH 00 DEGREES 37' EAST, 340.00 FEET TO THE POINT OF BEGINNING

TOGETHER WITH:

The Land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

Part of the South 1/2 of Government Lot 2, Section 33, Township 1 North, Range 26 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the North line of Hemlock Street (a 60.0 foot right of way) with the West line of said Section 33; Thence North 89°52'00" East, 832.04 feet along the North line of said Hemlock Street to the Point of Beginning; thence continue North 89°52'00" East, 166.41 feet along the North line of said Hemlock Street; thence North 00°19'48" West, 1,290.65 feet; thence South 89°24'52" West, 164.21 feet; thence South 00°13'58" East, 1,290.66 feet to the Point of Beginning.

TOGETHER WITH:

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

PART OF THE SOUTH 1/2 OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF HEMLOCK STREET, A 60.0 FOOT RIGHT OF WAY, WITH THE WEST LINE OF SAID SECTION 33, THENCE NORTH 89 DEGREES, 52

MINUTES 00 SECONDS EAST, 665.63 FEET ALONG THE NORTH LINE OF SAID HEMLOCK STREET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES, 52 MINUTES 00 SECONDS EAST 166.41 FEET ALONG THE NORTH LINE OF SAID HEMLOCK STREET, THENCE NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, 1290.66 FEET, THENCE SOUTH 89 DEGREES 52 MINUTES 14 SECONDS WEST, 164.22 FEET, THENCE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS EAST, 1290.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The Land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

Part of The South 1/2 Of Government Lot 2, Section 33, Township 1 North, Range 26 East, Duval County, Florida, More Particularly Described As Follows: Commence at The Intersection Of The North Line Of Hemlock Street (A 60.00 Foot Right Of Way) and The West Line Of Said Section 33; Thence North 89 Degrees 52 Minutes East 408.0 Feet along The North Line Of Hemlock Street To The Point Of Beginning; Thence Continue North 89 Degrees 52 Minutes East 128.82 Feet; Thence North 0 Degrees 03 Minutes 32 Seconds East 1,290.68 Feet; Thence South 89 Degrees 52 Minutes 14 Seconds West 124.43 Feet; Thence South 0 Degrees 15 Minutes 14 Seconds West 1,290.71 Feet To The Point Of Beginning.