

EXHIBIT 1

LEGAL DESCRIPTIONS

October 22, 2024

A part of Section 33, John Broward Grant, in Section 37, Township 1 North, Range 27 East, described as follows: Commencing at the Northerly right-of-way line of New Berlin Road as established by the County Engineer's office and the Westerly line of Section 33 within the subdivision of John Broward Grant, thence North 89° 57' 15" East a distance of 210.01 feet to a point on said Northerly right-of-way line of said road to an iron pipe; thence continuing on said line North 89° 57' 15" East a distance of 375 feet to a point; thence North 1° West 580.80 feet to the Point of Beginning; thence continuing North 1° West 580.00 feet to a point; thence South 89° 57' 15" West a distance of 375 feet to a point; thence South 1° East 580.80 feet to a point; thence North 89° 57' 15" East a distance of 375 feet to a point, said point being the Point of Beginning.

Together with easement for ingress and egress until such time as James R. Bryan (named in deed recorded in O. R. Volume 3234, page 969 Duval County, Florida public records), or his heirs shall reacquire the land over and upon the following described property located in Duval County, Florida, to wit:

A part of Section 33, John Broward Grant, in Section 37, Township 1 North, Range 27 East, described as follows: Commencing at the Northerly right-of-way line of New Berlin Road as established by the County Engineer's office and the Westerly line of Section 33, within the subdivision of the John Broward Grant; thence North 89° 57' 15" East, a distance of 210.0 I feet to a point on said Northerly right-of-way line of said road to an iron pipe; said iron being the Point of Beginning; thence continuing on said line North 89° 57' 15" East a distance of 15 feet to a point; thence North 1° West a distance of 580.80 feet to a point; thence South 89° 57' 15" West a distance of 15 feet to a point; thence South 1° East 580.80 feet to a point in the Northerly right-of-way line, said point being the Point of Beginning.

Together with ingress and egress easement:

A part of Section 33, John Broward Grant, in Section 37, Township 1 North, Range 27 East, as recorded in Plat Book 1, pages 7 and 8, Public Records, Duval County, Florida, and being a part of those lands described in Official Records Volume 1935, page 361, and being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of New Berlin Road and Easterly right of way line Lanier Road; thence North 1 degree 25 minutes 45 seconds West, along said Easterly right of way line a distance of 791.16 feet to the Point of Beginning; thence continue North 1 degree 25 minutes 45 seconds West along said right of way line a distance of 11.0 feet; thence North 88 degrees 59 minutes 48 seconds East, a distance of 49.69 feet; thence South 1 degree 25 minutes 45 seconds East a distance of 11.0 feet; thence South 88 degrees 59 minutes 48 seconds West a distance of 149.69 feet to the Point of Beginning.

TOGETHER WITH:

A portion of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

For point of reference, commence at the intersection of the Easterly Right Of Way line of Lanier Road (a 60 foot right of way) with the Northerly Right Of Way line of New Berlin Road (a 60 foot Right of Way) thence North 01°24'00" West, along said Easterly Right Of Way line of Lanier Road, a distance of 1860. 84 feet to its

intersection with the Southerly right of way line of Scarwin Lane (a 60 foot Right Of Way); thence North 89°29'04" East, along said Southerly Right Of Way line, a distance of 524.30 feet to the Point of Beginning; thence North 89°29'04" East, continuing along said Southerly Right Of Way line, a distance of 201.60 feet to its intersection with the Westerly Right Of Way line of Sapp Road (a 60 foot Right Of Way); thence South 01°22'29" East, along said Westerly Right Of Way line, a distance of 1274.25 feet; thence South 89° 36'46" West, departing said Westerly Right Of Way line, a distance of 199.82 feet; thence North 01°27'19" West, a distance of 1273.83 feet to the Point of Beginning.

TOGETHER WITH:

Part of RE# 106898-0000: THE NORTH 1,273.30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

Re# 106898-0000, That portion of the North ½ of Section 33, Township 1 North, Range 27 East, a Subdivision of the John Broward Grant, being that portion of Sapp Road, a private road, Recorded in Official Records Volume 5633, pages 1758 and 1759 (Tax Deed), of the Current Public Records of Duval County, Florida.

TOGETHER WITH:

A portion of the John Broward Grant, Section 97, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

For a point of reference, commence at the intersection of the Easterly right of way line of Lanier Road (a 60 foot right of way) with the Northerly right of way line of New Berlin Road (a 60 foot right of way; thence North 01°24'00" West, along said Easterly right of way line of Lanier Road, a distance of 1860.84 feet to its intersection with the Southerly right of way line of Scarwin Lane (a 60 foot right of way); thence North 89°29'04" East, along said Southerly right of way line, a distance of 150.06 feet to the point of beginning; thence North 89°29'04" East, continuing along said Southerly right of way line, a distance of 374.24 feet; thence South 01°27'19" East, a distance of 700.13 feet; thence South 89°32'51" West, a distance of 374.84 feet; thence North 01°24'25" West, a distance of 699.70 feet to the point of beginning.

TOGETHER WITH:

A PORTION OF THE JOHN BROWARD GRANT OF SECTION 37, TOWNSHIP 1 NORTH, 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF LANIER ROAD, AS NOW ESTABLISHED AND THE NORTHERLY RIGHT OF WAY OF NEW BERLIN ROAD AS: NOW ESTABLISHED; THENCE RUN NORTH 89°31'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 785.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAPP ROAD; THENCE RUN NORTH 01°24'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 270.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 01°24'00" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 397.45 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH 89°31'30" EAST, FOR A DISTANCE OF 219.25 FEET; THENCE RUN SOUTH 01°24'00" EAST, FOR A DISTANCE OF 397.45 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SHIMS ROAD SOUTH; THENCE RUN SOUTH 89°31'30" WEST, FOR A DISTANCE OF 219.25 FEET TO THE POINT OF BEGINNING LANDS HEREIN LYING AND BEING IN DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE JOHN BROWARD GRANT OF SECTION 37, TOWNSHIP 1 NORTH, 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LANIER ROAD, AS NOW ESTABLISHED AND THE NORTHERLY RIGHT OF WAY OF NEW BERLIN ROAD AS NOW ESTABLISHED; THENCE RUN NORTH 89°31'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 785.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAPP ROAD; THENCE RUN NORTH 01°24'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 667.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 01°24'00" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 397.45 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH 89°31'30" EAST, FOR A DISTANCE OF 219.25 FEET: THENCE RUN SOUTH 01°24'00" EAST, FOR A DISTANCE OF 397.45 FEET, THENCE RUN SOUTH 89°31'30" WEST, FOR A DISTANCE OF 219.25 FEET TO THE POINT OF BEGINNING. LANDS HEREIN LYING AND BEING IN DUVAL COUNTY, FLORIDA.