

EXHIBIT "1"
(DESCRIPTION OF PROPERTY)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 25 AND A PART OF THE WILLIAM SILCOX GRAND, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF LANE AVENUE AND THE NORTHERLY RIGHT OF WAY OF LENOX AVENUE; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF LENOX AVENUE THE FOLLOWING TWO (2) COURSES: 1) 241.78 FEET IN A WESTERLY DIRECTION ALONG A CURVE TURNING TO THE RIGHT, HAVING A CENTRAL ANGLE OF $04^{\circ}55'18''$, WITH A RADIUS OF 2814.79 FEET, HAVING A CHORD BEARING OF $S.78^{\circ}28'10''$ W. AND A CHORD DISTANCE OF 241.71 FEET; 2) $S.80^{\circ}55'49''$ W., 264.35 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY, N. $13^{\circ}24'11''$ W., 976.02 FEET; THENCE N. $51^{\circ}13'00''$ E., 74.48 FEET; THENCE N. $89^{\circ}41'25''$ E., 689.32 FEET TO THE WESTERLY RIGHT OF WAY OF LANE AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) $S.00^{\circ}14'14''$ W., 697.99 FEET; 2) $S.00^{\circ}39'04''$ W., 18.52 FEET; 3) N. $89^{\circ}20'56''$ W., 12.00 FEET; 4) $S.00^{\circ}39'04''$ W., 186.11 FEET; 5) $S.39^{\circ}21'26''$ W., 9.52 FEET TO THE POINT OF BEGINNING.

August 21, 2024

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Cedar River Station