

Exhibit 1
Legal Description

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

TRACT 9, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA;

TOGETHER WITH AND SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE GRANT OF EASEMENT AS RECORDED IN BOOK 15028, PAGE 479, AFORESAID PUBLIC RECORDS.

April 1, 2024