

Legal Description

Exhibit 1

April 11, 2025

Part of the Easterly $\frac{1}{2}$ of Tract 6, Southerly of Normandy Boulevard (200 foot of right of way), Block 3, Section 11, Township 3 South, Range 24 East, Jacksonville Heights, according to the plot thereof recorded in Plot Book 5, Page 93, of the Current Public Records of Duval County, Florida, more particularly described as follows: Commence at the intersection of the Southeasterly line of Normandy Boulevard of said Tract 6, thence Southerly along the Easterly line of said Tract 6, 349.99 feet to the Point of Beginning, thence continue Southerly 531.76 feet along the Easterly line of said Tract 6, thence Westerly along the Southerly line of said Tract 6, 161.75 feet, thence Northerly along the West line of the East $\frac{1}{2}$ of said Tract 6, 785.1 feet, thence Northeasterly along the Southeasterly line of said Normandy Boulevard, 16.3 feet, thence Southerly parallel to the Easterly line of said Tract 6, 261.07 feet, thence Easterly 147.75 feet parallel to the Southerly line of said Tract 6, to the Point of Beginning. LESS AND EXCEPT any portion as described in Official Records Book 12784, Page 400, of the Public Records of Duval County, Florida.