

# Legal Description Exhibit 1

January 3, 2024

Parcel No. 6

That certain piece, parcel or tract of land lying and being a part of the unplatted portion of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East of Duval County, Florida, The aforementioned piece, parcel or tract of land also being a part of those certain lands described and recorded in Official Records Book 8536, Page 91 of the current public records of said county, and being more particularly described as follows:

For a Point of Commencement, Commence at the most Southeastern corner of the aforesaid Lot 5; thence North 88°09'13" West, along the Southerly line of said Lot 5, a distance of 535.00 feet to the Southeast corner of those certain lands described and recorded in Official Records Book 10353, Page 193 of the said current public records; thence North 01°46'31" East, along the East line of the last mention lands, a distance of 1186.42 feet; thence South 89°22'21" East, a distance of 1103.10 feet; thence South 01°46'31" West, a distance of 103.11 feet; thence North 86°58'27" East, a distance of 742.85 feet to the Point of Beginning; thence North 32°25'07" West, a distance of 497.32 feet; thence North 57°34'53" East, a distance of 363.23 feet; thence South 32°25'07" East, a distance of 701.93 feet; thence South 86°58'27" West, a distance of 416.89 feet to the Point of Beginning.

Containing 217,800.00 square feet and/or 5.00 acres more or less.