

EXHIBIT 1

April 11, 2024

Legal Description

THAT PART OF EAST ½ OF SOUTH EAST ¼ OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 749, PAGE 420, BEING THE SOUTH 668.00 FEET OF THE NORTH 2004.00 FEET OF SAID EAST ½ OF THE SOUTHEAST ¼, EXCEPTING, HOWEVER, FROM THE ABOVE DESCRIBED LANDS THAT PORTION THEREOF CONVEYED TO C.T. BOYD, JR AND DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS VOLUME 752, PAGE 164, AND OFFICIAL RECORDS VOLUME 2921, PAGE 296, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY