

EXHIBIT 1

June 5, 2024

Legal Description

PARCEL 1:

THE WEST 210 FEET OF THE EAST 735 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 26 EAST, OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

EAST 100 FEET OF THE WEST 607 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 26 EAST.

PARCEL 3:

THE EAST 100 FEET OF THE WEST 507 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, EXCEPTING THAT PORTION LYING WITHIN THE RIGHT OF WAY OF DUNN AVENUE.

SURVEYORS DESCRIPTION

BEING A PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FROM THE NORTHEASTERLY CORNER OF LOT 6, PINE ACRES FARMS-UNIT NO.2, AS RECORDED PLAT BOOK 21, PAGE 44 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE (A 100' RIGHT-OF-WAY); THENCE, S 89°29'52" W, 182.86 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF DUNN AVENUE, S 00°12'11" E, 1270.61 FEET TO A POINT ON THE NORTHERLY LINE OF ACORN PARKE, AS RECORDED IN PLAT BOOK 54, PAGE 58 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°20'49" W, 309.93 FEET; THENCE, S 89°12'41" W, 100.00 FEET; THENCE, N 00°12'25" W, 1271.47 FEET; RETURNING TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE (A 100' RIGHT-OF-WAY); THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE (A 100' RIGHT-OF-WAY) S 89°58'07" E, 100.22 FEET; THENCE, N 89°14'27" E, 309.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 11.96 ACRES, MORE OR LESS.