

# Legal Description

## Exhibit 1

~~CONFIDENTIAL~~

### Legal Description

A tract of land, being a portion of the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the point of intersection of the Northwesterly prolongation of the Northeasterly right of way line of Phillips Highway (U.S. Highway No. 1, State Road No.5) a 150 foot right of way, with the Westerly prolongation of the Southerly right of way line of Baymeadows Road, a 100 foot right of way, and considering the South right of way line of Baymeadows to bear North 89 degrees 44 minutes 01 seconds East, and all bearing contained herein relative thereto; thence North 89 degrees 44 minutes 01 seconds East, along said prolongation and said Southerly right of way line of Baymeadows Road, a distance of 1423.50 feet to the point of beginning; thence from said point of beginning North 89 degrees 44 minutes 01 seconds East along said Southerly right of way line of Baymeadows Road, a distance of 215.00 feet; thence South 00 degrees 15 minutes 59 seconds East a distance of 405.00 feet; thence South 89 degrees 44 minutes 01 seconds West a distance of 215.00 feet; thence North 00 degrees 15 minutes 59 seconds West a distance of 405.00 feet to the point of beginning.

Together with those easement rights as set forth in that certain Drainage Easement dated March 29, 1953 and recorded in O.R. Book 5639, Page 870, of the Public Records of Duval County, Florida .

Parcel Identification Number: 152690-0130

June 17, 2024