

EXHIBIT 1

September 25, 2024

A PORTION OF TRACTS 3 AND 4, BLOCK 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 3 WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 36°58'37" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, 404.65 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1942.86 FEET, AN ARC DISTANCE OF 160.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°36'58" WEST, 160.05 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8328, PAGE 277 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 58°27'51" WEST, ALONG LAST SAID LINE, 59.01 FEET; THENCE NORTH 89°37'42" WEST, CONTINUING ALONG LAST SAID LINE, 280.06 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°32'48" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16745, PAGE 1938 OF SAID CURRENT PUBLIC RECORDS, 588.47 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 86°13'26" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20616, PAGE 1696 OF SAID CURRENT PUBLIC RECORDS, 400.45 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 03°11'24" WEST, ALONG LAST SAID LINE, 59.36 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5459, PAGE 692 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 86°42'18" EAST, ALONG LAST SAID LINE, 274.26 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°05'42" EAST, ALONG LAST SAID LINE, 117.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.38 ACRES, MORE OR LESS.