

“EXHIBIT 1”

August 21, 2024

A PORTION OF SECTION 25, AND A PORTION OF THE WILLIAM SILCOX GRANT, SECTION 39, ALL IN TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LANE AVENUE (A 80' RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF LENOX AVENUE (A 100' RIGHT OF WAY PER CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS RIGHT OF WAY MAP), SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2814.79 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE RUN THE FOLLOWING TWO (2) COURSES: COURSE NO. 1: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 241.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°28'10" WEST, 241.71 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 80°55'49" WEST, A DISTANCE OF 264.35 FEET; THENCE NORTH 13°24'11" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 156.45 FEET; THENCE NORTH 00°21'21" WEST, A DISTANCE OF 844.60 FEET; THENCE NORTH 89°41'25" EAST, A DISTANCE OF 562.65 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF LANE AVENUE; THENCE SOUTHERLY AND WESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: COURSE NO. 1: SOUTH 00°14'14" WEST, A DISTANCE OF 697.99 FEET; COURSE NO. 2: SOUTH 00°39'04" WEST, A DISTANCE OF 18.52 FEET; COURSE NO. 3: NORTH 89°20'56" WEST, A DISTANCE OF 12.00 FEET; COURSE NO. 4: SOUTH 00°39'04" WEST, A DISTANCE OF 186.11 FEET; COURSE NO. 5: SOUTH 39°21'26" WEST, A DISTANCE OF 9.52 FEET TO THE POINT OF BEGINNING.