

EXHIBIT 1

LEGAL DESCRIPTION

August 7, 2024

A portion of Government Lot 13, Section 31, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Volume 7387, page 16, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of those lands described and recorded in Official Records Book 16344, page 1943, of said current Public Records, also being the Northwesterly corner of those lands described and recorded in Official Records Book 15957, page 953, of said current Public Records, said corner lying on the Southerly right of way line of Beach Boulevard, a 200 foot right of way as presently established; thence South 01°52'00" East, along the Westerly line of said Official Records Book 15957, page 953, a distance of 224.00 feet to the Southwesterly corner thereof and the Point of Beginning.

From said Point of Beginning, thence North 88°08'00" East, along the Southerly line of those lands described and recorded in said Official Records Book 15957, page 953 and its Easterly prolongation, 500.00 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 9402, page 1790; thence South 01°52'00" East, along said Westerly line and along the boundary line of those lands described and recoded in Official Records Book 13980, page 478, of said Public Records, 956.55 feet; thence South 87°30'28" West, continuing along said boundary line and along the boundary line of those lands described and recorded in Official Records Book 16344, page 1943, of said Public Records, 500.03 feet; thence North 01°52'00" West, continuing along said boundary line, 962.01 feet to the Point of Beginning.

Containing 11.01 acres, more or less.