

Exhibit 1 Legal Description

May 18, 2026

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF TRACT 5, BLOCK 1, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FROM THE INTER-SECTION OF THE EAST BOUNDARY OF SAID TRACT 5 WITH THE NORTHERLY RIGHT-OF-WAY OF NORMANDY BOULEVARD FOR THE POINT OF BEGINNING; THENCE SOUTH $61^{\circ}55'58''$ WEST BY AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 198.03 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY; THENCE NORTH $28^{\circ}04'02''$ WEST A DISTANCE OF 10 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY; THENCE SOUTH $61^{\circ}55'58''$ WEST A DISTANCE OF 105.85 FEET TO A POINT OF CURVATURE; THENCE AROUND AND ALONG THE CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 50.0 FEET AND A DELTA OF $118^{\circ}12'13''$ A DISTANCE OF 103.15 FEET TO A POINT OF TANGENCY AND THE EASTERLY RIGHT-OF-WAY OF NORTON ROAD (A 30-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $00^{\circ}08'11''$ EAST BY AND ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 128.32 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF OLD GAINESVILLE ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH $72^{\circ}50'00''$ EAST BY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 236 FEET; THENCE NORTH $68^{\circ}14'46''$ EAST BY AND ALONG THE SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 130 FEET; THENCE SOUTH $00^{\circ}08'11''$ WEST A DISTANCE OF 158 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NORMANDY BOULEVARD AND THE POINT OF BEGINNING.