

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**October 14, 2025**

A PORTION OF LAND LYING WITHIN TRACTS 6, 8, 9, AND 11, BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LONGHORN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 25, 25A THROUGH 25C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID PLAT, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID TRACT 11, BLOCK 3, A DISTANCE OF 316.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'09" EAST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 313.82 FEET TO THE NORTHEAST CORNER OF SAID PLAT, THENCE DEPARTING SAID EAST AND WEST LINES, RUN SOUTH 89°31'28" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 212.16 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6088, PAGE 2166, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°25'53" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 301.78 FEET TO A POINT ON THE NORTHERN MOST SOUTHERLY LINE OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°36'23" WEST, ALONG SAID NORTHERN MOST SOUTHERLY LINE, A DISTANCE OF 420.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAMPART ROAD (A 66 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTHERN MOST SOUTHERLY LINE, RUN NORTH 00°23'57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.10 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13847, PAGE 2454, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°35'16" EAST, A DISTANCE OF 10.00 FEET; 2) THENCE RUN NORTH 00°24'07" EAST, A DISTANCE OF 20.01 FEET; 3) THENCE RUN NORTH 89°36'03" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF RAMPART ROAD; THENCE DEPARTING SAID BOUNDARY, RUN NORTH 00°23'57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 916.55 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED AS PARCEL 6 IN OFFICIAL RECORDS BOOK 8216, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG THE NORTH

LINE OF SAID LANDS THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°30'51" EAST, A DISTANCE OF 370.00 FEET; 2) THENCE RUN NORTH 00°23'57" EAST, A DISTANCE OF 22.90 FEET TO A POINT ON THE NORTH LINE OF AFORESAID TRACT 8, BLOCK 3; 3) THENCE RUN SOUTH 89°45'41" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 92.04 FEET TO A POINT 175 FEET WESTERLY OF THE EAST LINE OF AFORESAID TRACT 8, BLOCK 3; 4) THENCE DEPARTING SAID NORTH LINE OF TRACT 8, BLOCK 3, RUN SOUTH 00°25'09" WEST, A DISTANCE OF 187.13 FEET; 5) THENCE RUN SOUTH 89°27'18" EAST, A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST LINE OF AFORESAID TRACT 8, BLOCK 3 AND THE NORTHWEST CORNER OF THE LANDS DESCRIBED AS PARCEL 9 IN AFORESAID OFFICIAL RECORDS BOOK 8216, PAGE 557; THENCE DEPARTING SAID NORTH LINE OF PARCEL 6, RUN NORTH 89°59'41" EAST, ALONG THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 234.83 FEET TO A POINT ON THE WEST LINE OF COLLINS PLAZA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 169 THROUGH 176, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 00°09'55" EAST, A DISTANCE OF 467.97 FEET; 2) THENCE RUN NORTH 88°33'17" EAST, A DISTANCE OF 95.81 FEET; 3) THENCE RUN SOUTH 00°27'07" WEST, A DISTANCE OF 982.26 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°34'51" WEST, A DISTANCE OF 334.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 25.553 ACRES, MORE OR LESS.