

## **EXHIBIT 1**

### **LEGAL DESCRIPTION**

November 27, 2025

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE WEST 185 FEET OF TRACT E, BUSCH DRIVE BUSINESS PARK, AS RECORDED IN PLAT BOOK 41, PAGES 41, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT E, SAID CORNER BEING SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF BALMORAL CIRCLE NORTH (A 60 FOOT RIGHT OF WAY); THENCE NORTH 00° 33' 32" WEST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT E, 99.00 FEET; THENCE NORTH 89° 26' 28" EAST AND PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE, 75.00 FEET; THENCE NORTH 00° 33' 32" WEST, AND PARALLEL WITH SAID WESTERLY BOUNDARY, 30.00 FEET; THENCE NORTH 89° 26' 28" EAST, AND PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE, 110.00 FEET TO A POINT IN THE EASTERLY LINE OF THE WESTERLY 185 FEET OF SAID TRACT E; THENCE SOUTH 00° 33' 32" EAST, ALONG SAID EASTERLY LINE OF THE WESTERLY 185 FEET, A DISTANCE OF 129.00 FEET TO A POINT IN SAID NORTHERLY RIGHT OF WAY LINE OF BALMORAL CIRCLE NORTH; THENCE SOUTH 89° 26' 28" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 185.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT RIGHTS DESCRIBED AS FOLLOWS:

THE GRANT OF EASEMENT BETWEEN GATE PETROLEUM COMPANY AND DEVRIN, N.V., DATED FEBRUARY 26, 1986 AND RECORDED AT VOLUME 6094 PAGES 788-789, OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.