

## **EXHIBIT 1**

### **LEGAL DESCRIPTION**

December 16, 2025

A portion of those lands described and recorded in Official Records Book 20305, page 1597, of the current Public Records of Duval County, Florida, lying in Sections 17, 20 and 47, Lots 8, 9 and 10 of the William Drummond Grant recorded in Plat Book 1, page 17, of the former public records of said county, and a portion of unsurveyed Sections 20 and 21, all lying in Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Section 47, William Drummond Grant, being a common corner with said Section 17; thence South 66°15'27" East, 364.74 feet to the intersection of the Southeasterly right of way line of the Seaboard Coastline Railroad (also known as CSX Transportation Railroad) with the Southerly right of way line of Zoo Parkway (also known as Heckscher Drive and State Road No. 105) both variable width rights of way, and to the Point of Beginning.

From said Point of Beginning, thence Easterly along said Southerly right of way line of Zoo Parkway the following five courses: Course 1, thence South 88°55'10" East, 1018.27 feet; Course 2, thence North 01°04'50" East, 15.00 feet; Course 3, thence South 88°55'10" East, 300.00 feet; Course 4, thence North 01°04'50" East, 10.00 feet; Course 5, thence South 88°55'10" East, 133.39 feet; thence South 01°04'55" West, departing said Southerly right of way line, 1156.65 feet; thence North 88°55'05" West, 1644.95 feet; thence North 01°04'55" East, 974.09 feet to a point lying on said Southeasterly right of way line of Seaboard Coastline Railroad, and to a point on a non-tangent curve concave Southeasterly having a radius of 2763.79 feet; thence Northeasterly along said Southeasterly right of way line and along the arc of said curve, through a central angle of 05°10'16", an arc length of 249.44 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 51°54'15" East, 249.36 feet.

Containing 42.58 acres, more or less.