

**Exhibit 1**  
**Legal Description**

August 15, 2025

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE MONUMENTED NORTHERLY RIGHT-OF-WAY LINE OF "MORSE AVENUE", (A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED), WITH THE MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF "SEABOARD AVENUE", (A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED), SAID POINT BEING MONUMENTED WITH A FOUND  $\frac{1}{2}$ " IRON PIPE WITH NO IDENTIFICATION, AND RUN THENCE, SOUTH  $89^{\circ}51'50''$  WEST, ALONG THE AFORESAID MONUMENTED NORTHERLY RIGHT-OF-WAY LINE OF SAID "MORSE AVENUE", A DISTANCE OF 896.55 FEET, TO A POINT, SAID POINT BEING THE MOST SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18948, PAGE 62, OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT BEING MONUMENTED WITH A FOUND  $\frac{1}{2}$ " IRON PIPE WITH NO IDENTIFICATION; RUN THENCE, NORTH  $00^{\circ}12'59''$  EAST, ALONG THE MONUMENTED WESTERLY BOUNDARY LINE OF LAST SAID LANDS, AND THEN ALONG THE MONUMENTED WESTERLY BOUNDARY LINE OF LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 12376, PAGE 189 OF THE AFORESAID PUBLIC RECORDS, A DISTANCE OF 501.00 FEET, TO THE MONUMENTED NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 12376, PAGE 189 OF THE CURRENT PUBLIC RECORDS, SAID POINT BEING MONUMENTED WITH A FOUND  $\frac{5}{6}$ " REBAR WITH A CAP, LB 6085; RUN THENCE, SOUTH  $86^{\circ}49'01''$  EAST, ALONG THE MONUMENTED NORTHERLY LINE OF SAID LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 12376, PAGE 189 OF THE CURRENT PUBLIC RECORDS, AND THEN ALONG THE MONUMENTED NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN THAT QUIT CLAIM DEED RECORDED AT OFFICIAL RECORDS BOOK 9902, PAGE 171 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 905.16 FEET, TO A POINT ON THE AFORESAID MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF SAID "SEABOARD AVENUE", SAID POINT ALSO BEING THE MONUMENTED NORTHEASTERLY CORNER OF SAID

LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9902, PAGE 171 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MONUMENTED WITH A FOUND  $\frac{1}{2}$ " IRON PIPE WITH NO CAP; RUN THENCE, SOUTH 01°09'49" WEST, ALONG THE MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF "SEABOARD AVENUE", A DISTANCE OF 448.70 FEET, TO THE AFORESAID INTERSECTION WITH THE MONUMENTED NORTHERLY RIGHT-OF-WAY LINE OF "MORSE AVENUE", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 427,522 SQUARE FEET, OR 9.81 ACRES, MORE OR LESS, IN AREA.