

EXHIBIT 1

LEGAL DESCRIPTION

January 24, 2025

A parcel of land, being a portion of government lot 4, section 24, township 1 south, range 26 east, City of Jacksonville, Duval County, Florida, said parcel of land being more particularly described as follows:

For appoint of beginning, begin at the most northwesterly corner of those lands described in that order of taking recorded in official records book 10323, page 2045 (Parcel No. 105), fee simple water storage area) of the public records of Duval County, Florida, said point lying on the easterly right-of-way line of "Broward Road", a 100 foot public road right-of-way, as presently established, and run thence, North 00°07'26" east, along the aforesaid easterly right-of-way line, a distance of 284.95 feet, to a point, said point being a change in the right-of-way width, an from this point forward being a "limited access right-of-way", as per state of Florida transfer map to the City of Jacksonville, as recorded in Plat Book "C", page 90 et seq of the current public records of said Duval County, Florida, Run thence, along the easterly right-of-way line of said "Broward Road", a one-hundred and eighty-three (183) foot limited access road right-of-way, the following two (2) courses and distances:

Course No.1: Run thence, south 89°52'34" east, a distance of 34.00 feet, to a point;

Course No.2: Run thence, north 00°07'26" east, a distance of 454.83 feet, to a point, said point being the intersection of the easterly right-of-way line of Broward Road, with the southerly right-of-way line of State Road No. 105 ~ Zoo Parkway, and the westerly right-of-way line of State road No. 95 (a variable width limited access public road right-of-way); run thence, along the aforesaid westerly right-of-way line of State Road No. 95 (a variable width limited access public road right-of-way), the following three (3) courses and distances:

Course No.1: Run thence, south 52°01'32" east, a distance of 166.72 feet, to a point of curvature, of a curve leading southeasterly;

Course No.2: Run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 641.20 feet, through a central angle of 23°11'27" to the right, and having an arc length of 259.53 feet, to the point of compound curvature, of a curve continuing southeasterly, said arc being subtended by a chord bearing and distance of south 40°25'43" east 257.76 feet;

Course No.3: Run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 1,070.91 feet, through a central angle of 07°22'14" to the right, and having an arc length of 137.76 feet, to a point on the aforesaid northerly boundary of those lands described in that order of taking recorded in official records book 10323, page 2045, (Parcel no. 105), fee simple water storage area) of the public records of Duval County, Florida, last said arc being subtended by a chord bearing and distance of south 25°08'53" east 137.67; run thence, south 51°08'55" west, along the aforesaid northerly boundary of those lands described in that order of taking recorded in official records book 10323, page 2045, (Parcel No. 105), fee simple water storage area) of the public records of Duval County, Florida, a distance of 504.22 feet, to a point, said point lying on the easterly right-of-way line of "Broward Road", and being the point of beginning.

The lands thus described contains 153,359 square feet, or 3.52 acres, more or less, in area.