

Exhibit 1
Legal Description
April 21, 2025

All of Tract "E", together with a portion of Lot 19, as shown on the plat of Galleria Phase Two, as recorded in Plat Book 53, pages 16, 16A, 16B, 16C, 16D and 16E of the Current Public Records of Duval County, Florida, being more particularly described as follows: BEGINNING at the most Westerly corner of said Tract "E"; thence North 56° 11' 11" East, along the Northwesternly line of said Tract "E", the same being the Southeasterly line of said Lot 19 and along an Easterly prolongation of said Northwesternly line of Tract "E", a distance of 287.70 feet to the Northeasterly line of said Lot 19, said Northeasterly line being a curve concave Northeasterly and having a radius of 81.50 feet; thence Southeasterly around and along the arc of said curve and along said Northeasterly line of lot 19, a distance of 51.58 feet, said arc being subtended by a chord bearing and distance of South 54° 02' 47" East, 50.72 feet to the point of reverse curvature of a curve concave Southwesterly and having a radius of 118.50 feet; thence Southeasterly around and along the arc of said curve and continuing along said Northeasterly line of lot 19, a distance of 76.12 feet, said arc being subtended by a chord bearing and distance of South 53° 46' 30" East, 74.82 feet to the point of reverse curvature of a curve concave Northerly and having a radius of 25.00 feet; thence Easterly around and along the arc of said curve and along the Northerly line of said lot 19, a distance of 33.49 feet, said arc being subtended by a chord bearing and distance of South 73° 44' 47" East, 31.04 feet to the most Easterly corner of said lot 19 and a point situate on the Northwesternly right of way line of Bonneval Road (a variable width right of way as shown on the plat of "The Galleria" as recorded in Plat Book 52, Pages 6, 6A, 6B, 6C, 6D, 6E and 6F of said Current Public Records), said Northwesternly right of way line being a curve concave Southeasterly and having a radius of 600.00 feet; thence Southwesterly around and along the arc of said curve and along said Northwesternly right of way line, 144.46 feet, said arc being subtended by a chord bearing and distance of South 60° 58' 55" West, 144.11 feet to the point of tangency of said curve; thence South 54° 05' 05" West, continuing along said Northwesternly right of way line, 176.70 feet to the point of curvature of a curve concave Northerly and having a radius of 25.00 feet; thence Westerly around and along the arc of said curve and continuing along said Northwesternly right of way line of Bonneval Road, a distance of 39.27 feet, said arc being subtended by a chord bearing and distance of North 80° 54' 55" West, 35.36 feet to the point of tangency of said curve and a point situate on the Northeasterly right of way line of Philips Highway and/or U.S. Highway No. 1 (a variable width right of way); thence North 35° 54' 55" West, along said Northeasterly right of way line, a distance of 103.06 feet to the POINT OF BEGINNING.