

**EXHIBIT 1**  
Legal Description

Atlantic North Rear Outparcel

A portion of fractional Section 21, together with a portion of the F. Richard Grant, Section 39, Township 2, South, Range 28, East, Duval County, Florida, being more particularly described as follows: Commence at the intersection of the Northerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established) with the Westerly right-of-way line of Marketplace Drive (a variable width right-of-way according to Deed of Dedication in Official Records Book 17274, page 1974 of said county); thence along said Westerly right-of-way line and along and around the arc of a curve concave Northwesterly and having a radius of 25.00 feet, an arc distance of 39.26 feet, said arc being subtended by a chord bearing and distance of North 63°40'08" East 35.35 feet; thence North 18°40'29" West along said Westerly right-of-way line 1,038.15 feet to the Point of Beginning; thence continuing along said Westerly right-of-way line North 18°40'29" West 147.57 feet to a point on a curve to the left having a radius of 75.00 feet; thence departing said right-of-way line run along and around said curve an arc distance of 128.72 feet, said arc being subtended by a chord bearing and distance of North 30°29'37" West 113.50 feet to a point of compound curvature with a curve having a radius of 1,010.00 feet; thence along and around said curve an arc distance of 182.04 feet, said arc being subtended by a chord bearing and distance of North 84°49'32" West 181.80 feet; thence North 89°59'20" West 144.10 feet to the point of curvature of a curve to the left having a radius of 35.00 feet; thence along and around said curve an arc distance of 54.25 feet, said arc being subtended by a chord bearing and distance of South 45°36'34" West 48.98 feet to the point of reverse curvature with a curve to the left having a radius of 282.50 feet; thence along and around said curve an arc distance of 86.12 feet, said arc being subtended by a chord bearing and distance of South 09°56'28" West 85.79 feet to the point of tangency of said curve; thence South 18°40'29" West 4.77 feet; thence South 71°19'31" East 408.33 feet to the Point of Beginning. Containing 1.77 acres, more or less.

November 1, 2024