

EXHIBIT 1
Legal Description

May 5, 2025

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY); THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES; COURSE NO. 1: NORTH 68°25'36" EAST, A DISTANCE OF 255.26 FEET TO AN ANGLE POINT IN SAID NORTHERLY RIGHT OF WAY LINE; COURSE NO. 2: NORTH 80°44'34" EAST, A DISTANCE OF 821.59 FEET TO THE POINT OF BEGINNING; COURSE NO. 3: NORTH 80°44'34" EAST, A DISTANCE OF 528.00 FEET; THENCE NORTH 09°14'47" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 495.00 FEET; THENCE SOUTH 80°44'34" WEST, A DISTANCE OF 528.00 FEET; THENCE SOUTH 09°14'47" EAST, A DISTANCE OF 495.00 FEET TO SAID NORTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING: 6± ACRES, MORE OR LESS.