

## **Exhibit 1 Legal Description**

**January 9, 2025**

PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT OF WAY LINE OF WOODLEY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 88 DEGREES 32 MINUTES 30 SECONDS WEST, ON SAID SOUTHERLY RIGHT OF WAY LINE OF WOODLEY ROAD, 614.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 32 MINUTES 30 SECONDS WEST ON SAID SOUTHERLY RIGHT OF WAY LINE 207.14 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 20 SECONDS EAST, 420.54 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 30 SECONDS EAST, PARALLEL TO SAID SOUTHERLY RIGHT OF WAY LINE, 207.14 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 20 SECONDS WEST, 420.54 FEET TO THE POINT OF BEGINNING.