

EXHIBIT 1

LEGAL DESCRIPTION

November 10, 2025

LDR to LI (±27.47 acres)

A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, LYING ON THE CENTERLINE OF ALTA DRIVE; THENCE SOUTH 02 DEGREES 27 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTERLINE OF ALTA DRIVE, 1295.36 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2; THENCE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, AND THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND SAID SOUTHERLY LINE, 40.04 FEET TO THE POINT OF BEGINNING, LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE, (AN 80 FOOT RIGHT OF WAY AT THIS POINT); THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2 ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 AND OFFICIAL RECORDS BOOK 8702, PAGE 2062 OF SAID PUBLIC RECORDS, 1208.62 FEET TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, AND THE WEST LINE OF A JEA TRANSMISSION CORRIDOR AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3040, PAGE 1006 OF SAID PUBLIC RECORDS; THENCE SOUTH 02 DEGREES 45 MINUTES 46 SECONDS WEST, ALONG LAST SAID LINE, 1005.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PORT JACKSONVILLE PARKWAY, (AN 80 FOOT RIGHT OF WAY, BY PLAT BOOK 61, PAGE 143 OF SAID PUBLIC RECORDS), SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 610.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 355.26 FEET, SAID ARC BEING SUBTENDED BY A CORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 17 MINUTES 30 SECONDS WEST, 350.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 881.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE (A 60 FOOT RIGHT OF WAY AT THIS POINT); THENCE NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 460.77 FEET TO THE SOUTHWEST CORNER OF RIGHT OF WAY ACQUISITION PARCEL 106, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8529, PAGE 2459 OF SAID PUBLIC RECORDS); THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PARCEL 106, THE FOLLOWING FOUR COURSES; COURSE NO. 1) SOUTH 87 DEGREES 32 MINUTES 31 SECONDS EAST, 104.00 FEET; COURSE NO. 2) NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 220.00 FEET; COURSE NO. 3) NORTH 87 DEGREES 32 MINUTES 31 SECONDS WEST, 94.00 FEET; COURSE NO. 4) NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 419.54 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, LYING ON THE CENTERLINE OF ALTA DRIVE; THENCE SOUTH 02 DEGREES 27 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTERLINE OF ALTA DRIVE, 1295.46 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2; THENCE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, AND THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND SAID SOUTHERLY LINE, 40.04 FEET TO THE **POINT OF BEGINNING**, LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE, (AN 80 FOOT RIGHT OF WAY AT THIS POINT; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2 ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 OF SAID PUBLIC RECORDS, 215.85 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 10 SECONDS WEST, LEAVING LAST SAID LINE, 80.91 FEET; THENCE SOUTH 33 DEGREES 58 MINUTES 11 SECONDS EAST, 63.58 FEET; THENCE SOUTH 29 DEGREES 31 MINUTES 00 SECONDS EAST, 47.83 FEET; THENCE SOUTH 08 DEGREES 21 MINUTES 33 SECONDS EAST, 97.01 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 13 SECONDS WEST, 36.71 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 08 SECONDS WEST, 93.37 FEET; THENCE NORTH 37 DEGREES 39 MINUTES 18 SECONDS WEST, 44.97 FEET; THENCE SOUTH 49 DEGREES 21 MINUTES 02 SECONDS WEST, 34.88 FEET; THENCE SOUTH 76 DEGREES 08 MINUTES 26 SECONDS WEST, 31.44 FEET; THENCE NORTH 62 DEGREES 47 MINUTES 19 SECONDS WEST, 25.23 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 25 SECONDS WEST, 31.65 FEET; THENCE NORTH 36 DEGREES 12 MINUTES 55 SECONDS WEST, 32.05 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 19 SECONDS EAST, 47.77 FEET; THENCE NORTH 42 DEGREES 33 MINUTES 50 SECONDS WEST, 33.24 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 05 SECONDS WEST, 26.12 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF ALTA DRIVE; THENCE NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 185.52 FEET TO THE POINT OF BEGINNING. CONTAINING 1.67 ACRES MORE OR LESS.

TOGETHER WITH

A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, LYING ON THE CENTERLINE OF ALTA DRIVE; THENCE SOUTH 02 DEGREES 27 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTERLINE OF ALTA DRIVE, 1295.46 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2; THENCE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, AND THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF THOSE LANDS

DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND SAID SOUTHERLY LINE, 40.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE, (AN 80 FOOT RIGHT OF WAY AT THIS POINT; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, AND SAID SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8702, PAGE 2062, 1022.09 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG LAST SAID LINE, 139.26 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 51 SECONDS EAST, LEAVING SAID LINE, 38.37 FEET; THENCE SOUTH 19 DEGREES 11 MINUTES 51 SECONDS EAST, 38.14 FEET; THENCE SOUTH 32 DEGREES 54 MINUTES 18 SECONDS WEST, 37.95 FEET; THENCE SOUTH 04 DEGREES 42 MINUTES 34 SECONDS WEST, 38.16 FEET; THENCE SOUTH 27 DEGREES 16 MINUTES 30 SECONDS EAST, 56.21 FEET TO THE WESTERLY LINE OF THAT JEA TRANSMISSION LINE CORRIDOR AS RECORDED IN OFFICIAL RECORDS VOLUME 3040, PAGE 1006 OF SAID PUBLIC RECORDS; THENCE SOUTH 02 DEGREES 45 MINUTES 46 SECONDS WEST, ALONG SAID WESTERLY LINE, 150.58 FEET; THENCE NORTH 72 DEGREES 17 MINUTES 08 SECONDS WEST, LEAVING SAID WESTERLY LINE, 17.37 FEET; THENCE NORTH 40 DEGREES 06 MINUTES 45 SECONDS WEST, 68.72 FEET; THENCE NORTH 28 DEGREES 59 MINUTES 49 SECONDS WEST, 45.56 FEET; THENCE NORTH 05 DEGREES 09 MINUTES 28 SECONDS WEST, 67.88 FEET; THENCE NORTH 24 DEGREES 45 MINUTES 37 SECONDS WEST, 115.04 FEET; THENCE NORTH 41 DEGREES 44 MINUTES 40 SECONDS WEST, 36.54 FEET; THENCE NORTH 12 DEGREES 45 MINUTES 02 SECONDS WEST, 39.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.73 ACRES MORE OR LESS.

LDR to CSV (±2.4 acres)

A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH

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