

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:

BEGINNING 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 NORTH 68°25'36" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 255.26 FEET TO AN ANGLE POINT IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 80°44'34" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1349.59 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 1775.67 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 27°04'30" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 577.13 FEET TO THE POINT OF BEGINNING.

CONTAINING: 19.4± ACRES, MORE OR LESS.