

EXHIBIT 1

LEGAL DESCRIPTION

February 7, 2025

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE: COMMENCE AT THE INTERSECTION OF NORTHEASTERLY RIGHT
OF WAY LINE OF MAX LEGGETT PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY
ESTABLISHED AND THE EASTERLY RIGHT OF WAY OF HYATT ROAD, A 60 FOOT RIGHT OF WAY
AS PRESENTLY ESTABLISHED; THENCE SOUTH 65°56'13" EAST, ALONG SAID NORTHEASTERLY
RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, A DISTANCE OF 133.11 FEET TO THE POINT
OF BEGINNING; THENCE NORTH 16°28'13" EAST, DEPARTING SAID RIGHT OF WAY LINE, A
DISTANCE OF 261.05 FEET; THENCE SOUTH 73°31'19" EAST, 80.14 FEET TO THE EASTERLY
BOUNDARY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20520,
PAGE 906 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH
16°28'41" WEST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 271.71 FEET TO IT'S
INTERSECTION WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF MAX LEGGETT
PARKWAY; THENCE NORTH 65°56'13" WEST, DEPARTING SAID BOUNDARY LINE, AND ALONG
SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.81 FEET TO THE POINT OF
BEGINNING.