

EXHIBIT 1

Legal Description

A PORTION OF LOT 30, TOGETHER WITH LOTS 31 THROUGH 34, PLEASANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN 9, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 34; THENCE S01°00'22"W, ALONG THE WEST LINE OF SAID LOT 34, A DISTANCE OF 15.00 FEET TO SOUTH RIGHT OF WAY LINE OF KIRK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE N89°16'32"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1834.86 FEET; THENCE S00°05'58"W, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 552.30 FEET TO THE SOUTH LINE OF LOT 30, AS SHOWN ON SAID PLAT OF PLEASANT PARK; THENCE S89°16'32"W, ALONG SAID SOUTH LINE AND IT'S WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1843.60 FEET TO SAID WEST LINE OF LOT 34; THENCE N01°00'22"E, ALONG SAID WEST LINE, A DISTANCE OF 552.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 23.3 ACRES, MORE OR LESS.

April 20, 2026

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