

EXHIBIT 1

LEGAL DESCRIPTION

April 22, 2025

The land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

PORTIONS OF THE FRANCIS GOODWIN GRANT, SECTION 51 AND THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF A. C. SKINNER PARKWAY, PARCEL "D" (A 100-FOOT RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 6238, PAGE 1331, PUBLIC RECORDS OF SAID COUNTY), AND RUN N-67°02'03"E., ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID A. C. SKINNER PARKWAY, A DISTANCE OF 518.24 FEET TO A POINT; RUN THENCE N-03°04'05"E. A DISTANCE OF 965.50 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD, PARCEL "A" (A VARIABLE WIDTH RIGHT OF WAY, AS DESCRIBED IN SAID DEED RECORDED IN OFFICIAL RECORDS VOLUME 6238, PAGE 1331); RUN THENCE N-86°55'55"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 632.99 FEET TO A POINT; RUN THENCE S-13°43'37"W., ALONG THE BOUNDARY OF SAID PARCEL "A", AND ITS SOUTHERLY PROLONGATION (SAID SOUTHERLY PROLONGATION ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF BELFORT ROAD SOUTHERLY EXTENSION PARCEL "B", AS DESCRIBED IN SAID DEED RECORDED IN OFFICIAL RECORDS VOLUME 6238, PAGE 1331) A DISTANCE OF 456.17 FEET TO A POINT; RUN THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID BELFORT ROAD SOUTHERLY EXTENSION PARCEL "B" THE FOLLOWING COURSES: FIRST COURSE, SOUTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1095.92 FEET, AN ARC DISTANCE OF 581.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF S-07°45'57"E., 574.68 FEET; SECOND COURSE, S-22°57'57"E. A DISTANCE OF 175.00 FEET TO A POINT OF CURVATURE; THIRD COURSE, SOUTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S-67°57'57"E., 70.71 FEET.

LESS AND EXCEPT ANY PORTIONS THEREOF AS CONVEYED BY:

THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED ON 09/28/2004 IN BOOK 12061 AT PAGE 2436 AND THAT CERTAIN GENERAL WARRANTY DEED AS RECORDED ON 05/30/2008 IN OR BOOK 14518 AT PAGE 1106.