

Exhibit 1 Legal Description

October 14, 2024

SOUTH ACRE PARCEL:

A PART OF GOVERNMENT LOT 5, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE NORTH 0 DEGREES 48 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 438 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 708 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 40 SECONDS EAST A DISTANCE OF 315 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 210 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 450.5 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JAMES PLUMMER GRANT ROAD (A 00 FOOT RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 147.67 FEET TO THE P.C. OF CURVE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1943.1 FEET, AN ARC DISTANCE OF 74.3 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 378.4 FEET TO THE POINT OF BEGINNING.

THE SOUTH 1 (ONE) ACRE OF THE ABOVE DESCRIBED PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE NORTH 0 DEGREES 48 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 438 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 708 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 40 SECONDS EAST A DISTANCE OF 315 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 115.0 FEET; THENCE NORTH 89°50'50" WEST A DISTANCE OF 203.31 FEET; THENCE SOUTH 10.0 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 39 SECONDS WEST A DISTANCE OF 209.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JAMES PLUMMER GRANT ROAD (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 18°54'32" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 34.93 FEET TO THE P.C. OF CURVE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1943.1

FEET, AN ARC DISTANCE OF 74.07 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE. OF 378.4 FEET TO THE POINT OF BEGINNING