

EXHIBIT 1

LEGAL DESCRIPTION

November 20, 2025

PARCEL 1: 0 Yellow Water Road RE#: 002272 0030

A PART OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18: THENCE NORTH 87° 17' 10" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, 2556.25 FEET TO THE WEST LINE OF YELLOW WATER ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE NORTH 01° 16' 14" EAST ALONG SAID WEST LINE OF YELLOW WATER ROAD, 630.23 FEET; THEN SOUTH 87° 32' 26" WEST, 2562.17 FEET TO THE WEST LINE OF SAID SECTION 18: THENCE SOUTH 00° 40' 30" WEST ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 641.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2: 4600 Yellow Water Rd RE#: 002272 0100

PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE NORTH 00°40'30" EAST, ALONG THE WEST LINE OF SECTION 18, 640.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00'40'30" EAST, ALONG SAID WEST LINE OF SECTION 18, 12.02 FEET, THENCE NORTH 87°30'58" EAST, 1898.73 FEET, THENCE NORTH 01°28'30" WEST, 290.52 FEET, THENCE NORTH 87°37'51" EAST, 514.58 FEET, THENCE SOUTH 75°10'41" EAST, 168.62 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (AN 80.00 FOOT RIGHT OF WAY), THENCE SOUTH 01°17'10" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 251.83 FEET, THENCE SOUTH 87°30'58" WEST, 2563.51 FEET TO THE POINT OF BEGINNING.

PARCEL 7: 4560 Yellow Water Rd RE#: 002272 0070

PART OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 18; THENCE SOUTH 0°40'30" WEST, 1717.39 FEET ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 18; THENCE NORTH 87°37'51" EAST, 2166.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°37'51" EAST, 400.0 FEET TO THE WESTERLY LINE OF YELLOW WATER ROAD (AN 80 FOOT RIGHT OF WAY); THENCE NORTH 1°17'10" EAST, 152.0 FEET ALONG THE WESTERLY

LINE OF SAID YELLOW WATER ROAD; THENCE SOUTH 87°37'51" WEST, 400.0 FEET; THENCE SOUTH 1°17'10" WEST, 152.0 FEET TO THE POINT OF BEGINNING.

PARCEL 9: 4536 Yellow Water Rd RE#: 002272 0045

PART OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 18 WITH THE WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD, STATE ROAD NO. 217 (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 01°17'10" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD A DISTANCE OF 1476.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°17'10" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 242.13 FEET; THENCE SOUTH 87°58'33" WEST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 679.66 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3710, PAGE 937 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°40'30" WEST LEAVING SAID SOUTHERLY LINE A DISTANCE OF 244.05 FEET; THENCE NORTH 87°48'10" EAST A DISTANCE OF 677.18 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD AND THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 15.00 FEET ABOVE THE DESCRIBED PARCEL.

PARCEL 10: 4534 Yellow Water Rd RE#: 002272 0040

PART OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 18, THENCE SOUTH 0°40'30" EAST 673.59 FEET; THENCE NORTH 87°58'33" EAST 1679.35 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 0°40'30" WEST 516.87 FEET; THENCE NORTH 87°48'10" EAST 892.28 FEET; THENCE NORTH 1°17'10" EAST 305.75 FEET; THENCE SOUTH 87°58'33" WEST 417.42 FEET; THENCE NORTH 1°17'10" EAST 208.71 FEET; THENCE SOUTH 87°58'33" WEST 480.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 25 FEET OF THE ABOVE DESCRIBED CAPTION.

PARCEL 11: 4518 Yellow Water Rd RE#: 002272 0010

THE SOUTH 208.71 FEET OF THE NORTH 872.21 FEET OF THE WEST 417.42 FEET OF THE EAST 457.48 FEET OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.

PARCEL 16: 4282 Yellow Water Rd RE#: 002275 0020

TO SOUTH 990 FEET OF THE NORTH 1650 FEET OF THE NORTHWEST 1/4, OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, LESS AND EXCEPT PARTS THEREOF LYING WITHIN THE RIGHT OF WAY OF YELLOW WATER ROAD AND WELLS ROAD, AS NOW ESTABLISHED, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, AS ESTABLISHED BY R.L. COASDELL & CO, JUNE 20, 1956, RUN THENCE SOUTH 0°19'30" WEST ALONG THE WEST LINE OF SAID SECTION 18, 660 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING; SOUTH 0°19'30" WEST ALONG THE WEST LINE OF SAID SECTION 18, 990 FEET TO A POINT; RUN THENCE NORTH 88°18'50" EAST 2642.45 FEET TO A POINT IN THE CENTER LINE OF YELLOW WATER ROAD; RUN THENCE NORTH 1°17'10" EAST ALONG THE CENTER LINE OF YELLOW WATER ROAD AND WELLS ROAD 990 FEET TO A POINT; RUN THENCE SOUTH 88°19'50" WEST 2659.04 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT PARTS THEREOF LYING WITHIN THE RIGHT OF WAY OF YELLOW WATER ROAD AND WELLS ROAD, ALL ACCORDING TO THAT CERTAIN SURVEY PREPARED BY MAX GARCIA & ASSOCIATES, REGISTERED LAND SURVEYOR NO. 462, ORDER NO. R-37C-5, DATED NOVEMBER 10, 1966 REVISED DECEMBER 1, 1966.

LESS AND EXCEPT THAT CERTAIN WARRANTY DEED DATED JANUARY 23, 1987 AND RECORDED JANUARY 27, 1987 IN BOOK 6268, PAGE 1684 AND THAT CERTAIN SPECIAL WARRANTY DEED DATED NOVEMBER 1, 2007 IN BOOK 14253, PAGE 471, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 17: 4150 Yellow Water Rd RE#: 002275 0515

A PARCEL OF LAND SITUATED IN THE SOUTH 990 FEET OF THE NORTH 1650.00 FEET OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ¼ THENCE ON THE EAST LINE THEREOF, RUN THE FOLLOWING TWO COURSES;(1) SOUTH 01°17'10" WEST, 1124.96 FEET TO THE POINT OF BEGINNING; (2) CONTINUE SOUTH 01°17'10" WEST, 525.04 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 990 FEET OF THE NORTH 1650.00 FEET OF THE NORTHWEST 1/4 OF SECTION 18; THENCE ON THE SOUTH LINE THEREOF, RUN SOUTH 88°18'50" WEST, 1378.10 FEET; THENCE NORTH 26°03'16" EAST, 673.57 FEET; THENCE SOUTH 80°58'53" EAST, 386.68 FEET; THENCE NORTH 88°18'50" EAST, 685.86 FEET TO THE POINT OF BEGINNING. LESSAND EXCEPT ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF THE YELLOW WATER RD.

LESS AND EXCEPT THAT A PARCEL OF LAND SITUATED IN THE SOUTH 990 FEET OF THE NORTH 1650 FEET OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18, THENCE SOUTH 1°12'10" WEST, ALONG THE CENTERLINE OF WELLS ROAD AND THE CENTERLINE OF YELLOW WATER ROAD, (SAID YELLOW WATER ROAD BEING AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 1650.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 990 FEET OF THE NORTH 1650 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 990 FEET OF THE NORTH 1650 FEET OF THE NORTHWEST ¼ OF SAID SECTION 18; THENCE ON THE SOUTH LINE THEROF, RUN SOUTH 88°18'50" WEST, 285.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°18'50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 161.16 FEET; THENCE NORTH 11°57'32" EAST, 210.91 FEET; THENCE SOUTH 69°15'10" EAST, 156.09 FEET; THENCE SOUTH 11°03'29" WEST, 149.05 FEET TO THE POINT OF BEGINNING.

PARCEL 18: 0 Yellow Water Rd RE#: 002275 0510

A PARCEL OF LAND SITUATED IN THE SOUTH 990 FEET OF THE NORTH 1650.00 FEET OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 1°17'10" WEST, ALONG THE CENTERLINE OF WELLS ROAD AND THE CENTERLINE OF YELLOW WATER ROAD (SAID YELLOW WATER ROAD BEING AN 80-FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 1650.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 990 FEET OF THE NORTH 1650 FEET OF THE NORTHWEST 1/4 OF SECTION 18; THENCE ON THE SOUTH LINE THEREOF, RUN SOUTH 88°18'50" WEST, 285.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°18'50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 161.16 FEET; THENCE NORTH 11°57'32" EAST, 210.91 FEET; THENCE SOUTH 69°15'10" EAST, 156.09 FEET; THENCE SOUTH 11°03'29" WEST, 149.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING SITUATED IN THE SOUTH 990 FEET OF THE NORTH 1650 FEET OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID

SECTION 18; THENCE SOUTH 01°17'10" WEST, ALONG THE CENTERLINE OF WELLS ROAD AND THE CENTERLINE OF YELLOW WATER ROAD (SAID YELLOW WATER ROAD BEING AN 80-FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 1591.09 FEET; THENCE NORTH 69°15'10" WEST, 42.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°17'10" WEST, 18.56 FEET; THENCE NORTH 69°15'10" WEST, 389.08 FEET; THENCE NORTH 11°57'32" EAST, 35.42 FEET; THENCE SOUTH 69°15'10" EAST, 382.12 FEET; THENCE SOUTH 01°17'10" WEST, 18.57 FEET TO THE POINT OF BEGINNING.