

EXHIBIT 1

LEGAL DESCRIPTION

April 16, 2025

A parcel of land, being a portion of government lot 4, section 24, township 1 south, range 26 east, City of Jacksonville, Duval County, Florida, said parcel of land being more particularly described as follows:

For appoint of beginning, begin at the most northwesterly corner of those lands described in that order of taking recorded in official records book 10323, page 2045 (Parcel No. 105), fee simple water storage area) of the public records of Duval County, Florida, said point lying on the easterly right-of-way line of "Broward Road", a 100 foot public road right-of-way, as presently established, and run thence, North $00^{\circ}07'26''$ east, along the aforesaid easterly right-of-way line, a distance of 284.95 feet, to a point, said point being a change in the right-of-way width, an from this point forward being a "limited access right-of-way", as per state of Florida transfer map to the City of Jacksonville, as recorded in Plat Book "C", page 90 et seq of the current public records of said Duval County, Florida, Run thence, along the easterly right-of-way line of said "Broward Road", a one-hundred and eighty-three (183) foot limited access road right-of-way, the following two (2) courses and distances:

Course No.1: Run thence, south $89^{\circ}52'34''$ east, a distance of 34.00 feet, to a point;

Course No.2: Run thence, north $00^{\circ}07'26''$ east, a distance of 454.83 feet, to a point, said point being the intersection of the easterly right-of-way line of Broward Road, with the southerly right-of-way line of State Road No. 105 ~ Zoo Parkway, and the westerly right-of-way line of State road No. 95 (a variable width limited access public road right-of-way); run thence, along the aforesaid westerly right-of-way line of State Road No. 95 (a variable width limited access public road right-of-way), the following three (3) courses and distances:

Course No.1: Run thence, south $52^{\circ}01'32''$ east, a distance of 166.72 feet, to a point of curvature, of a curve leading southeasterly;

Course No.2: Run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 641.20 feet, through a central angle of $23^{\circ}11'27''$ to the right, and having an arc length of 259.53 feet, to the point of compound curvature, of a curve continuing southeasterly, said arc being subtended by a chord bearing and distance of south $40^{\circ}25'43''$ east 257.76 feet;

Course No.3: Run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 1,070.91 feet, through a central angle of $07^{\circ}22'14''$ to the right, and having an arc length of 137.76 feet, to a point on the aforesaid northerly boundary of those lands described in that order of taking recorded in official records book 10323, page 2045, (Parcel no. 105), fee simple water storage area) of the public records of Duval County, Florida, last said arc being subtended by a chord bearing and distance of south $25^{\circ}08'53''$ east 137.67; run thence, south $51^{\circ}08'55''$ west, along the aforesaid northerly boundary of those lands described in that order of taking recorded in official records book 10323, page 2045, (Parcel No. 105), fee simple water storage area) of the public records of Duval County, Florida, a distance of 504.22 feet, to a point, said point lying on the easterly right-of-way line of "Broward Road", and being the point of beginning.

TOGETHER WITH:

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE MONUMENTED EASTERLY RIGHT-OF-WAY LINE OF "BROWARD ROAD", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY), WITH THE MONUMENTED NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 9 ~ INTERSTATE No. 95, (A LIMITED ACCESS PUBLIC ROAD RIGHT-OF-WAY), AND RUN THENCE, ALONG THE AFORESAID MONUMENTED NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 ~ INTERSTATE NO. 95, (A LIMITED ACCESS PUBLIC ROAD RIGHT-OF-WAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 52°06'25" EAST, ALONG THE AFORESAID RIGHT-OF-WAY, A DISTANCE OF 148.08 FEET, TO THE POINT OF CURVATURE, OF A NON RADIAL CURVE LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A NON RADIAL CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 733.38 FEET, THROUGH A CENTRAL ANGLE OF 10°50'45" TO THE LEFT, AN ARC DISTANCE OF 138.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°27'09" EAST, 138.62 FEET;

COURSE No. 3: RUN THENCE, NORTH 22°47'53" EAST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 202.75 FEET, TO THE POINT OF CURVATURE, OF A NON RADIAL CURVE CONTINUING NORTHEASTERLY;

COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,070.92 FEET, THROUGH A CENTRAL ANGLE OF 03°04'50" TO THE LEFT, AN ARC DISTANCE OF 57.58 FEET, TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THAT FEE SIMPLE WATER STORAGE AREA, RECORDED IN THAT ORDER OF TAKING, CASE No. 01-7454-CA, RECORDED IN OFFICIAL RECORDS BOOK 10323, PAGE 2045 (PARCEL No. 105), OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°08'19" EAST, 57.57 FEET; RUN THENCE, NORTH 52°04'33" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID FEE SIMPLE WATER STORAGE AREA, RECORDED IN THAT ORDER OF TAKING, CASE NO. 01-7454-CA, RECORDED IN OFFICIAL RECORDS BOOK 10323, PAGE 2045 (PARCEL NO. 105), OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 517.61 FEET, TO A POINT ON THE MONUMENTED EASTERLY RIGHT-OF-WAY LINE OF "BROWARD ROAD", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF SAID "BROWARD ROAD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°11'19" WEST, A DISTANCE OF 198.13 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;

COURSE No. 2: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING

CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,382.36 FEET, THROUGH A CENTRAL ANGLE OF 24°19'12" TO THE LEFT, AN ARC DISTANCE OF 586.76 FEET, TO THE INTERSECTION OF THE MONUMENTED EASTERLY RIGHT-OF-WAY LINE OF "BROWARD ROAD", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY), WITH THE MONUMENTED NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 ~ INTERSTATE NO. 95, (A LIMITED ACCESS PUBLIC ROAD RIGHT-OF-WAY), AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°56'08" EAST, 582.36 FEET.