

**EXHIBIT 1  
LEGAL DESCRIPTION**

North 1/2 of Government Lots 7 and 8, lying Westerly of Old Middleburg Road and East of I-295 in Section 35, Township 2 South, Range 25 East, Duval County, Florida. LESS AND EXCEPT that portion of the above described lands as set forth and described in that certain Order of Taking recorded in Official Records Book 3089, Page 469. LESS AND EXCEPT that portion of the above described lands as set forth and described in that certain deed recorded in Official Records Book 3514, Page 532. A PARCEL OF LAND LYING IN THE NORTH 1/2 OF GOVERNMENT LOT 7 AND LOT 8, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION POINT OF THE NORTH LINE OF SAID GOVERNMENT LOT 7 AND THE EAST RIGHT OF WAY LINE OF INTERSTATE I-295; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 7 AND 8, NORTH 87°50'48" EAST, A DISTANCE OF 1276.83 FEET TO THE EASTERLY LINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY SECTION LINE, SOUTH 36°24'12" EAST, A DISTANCE OF 53.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD(formerly Black Creek Road); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 19°45'44" WEST, A DISTANCE OF 717.10 FEET TO THE NORTH LINE OF A 20 FOOT WIDE STRIP OF LAND AS RECORDED IN DEED BOOK 1727, PAGE 332 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID 20 FOOT WIDE STRIP BEING THE SOUTH 20 FEET OF THE NORTH 1/2 OF GOVERNMENT LOT 7 AND 8 OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF SAID 20 FOOT WIDE STRIP OF LAND, SOUTH 89°51'18" WEST, A DISTANCE OF 1114.81 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF INTERSTATE I-295; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 4°11'29" EAST, A DISTANCE OF 674.93 FEET TO THE POINT OF BEGINNING. CONTAINING 19.384 ACRES MORE OR LESS

September 15, 2025