

EXHIBIT 1

LEGAL DESCRIPTION

August 8, 2024

Parcel 1:

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF EASTERLY LINE OF SAID SECTION 35, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAPS PREPARED BY GHIOTTO & ASSOCIATES, INC. LAST REVISED: 1-22-02, FILE NO. C-195, PROJECT NO. 99-48); THENCE SOUTH 00°34'50" EAST, ALONG THE SAID EASTERLY LINE OF SECTION 35, A DISTANCE OF 372.01 FEET; THENCE SOUTH 89°25'10" WEST, 228.97 FEET; THENCE SOUTH 09°05'25" WEST, 253.60 FEET; THENCE SOUTH 89°25'10" WEST; 428.55 FEET; THENCE NORTH 00°34'50" WEST, 543.65 FEET, TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 88°03'47" EAST, 121.73 FEET; COURSE NO. 2: NORTH 80°57'50" EAST, 342.90 FEET; COURSE NO. 3: NORTH 01°56'16" WEST, 21.83 FEET; COURSE NO. 4: NORTH 88°03'47" EAST, 42.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7944.50 FEET, AN ARC DISTANCE OF 197.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°46'27" EAST, 197.23 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE PERPETUAL EASEMENT FOR DIRECTING THE FLOW OF STORMWATER RUNOFF; SAID EASEMENT BEING SET FORTH IN PARAGRAPH 2.3(b), AND DEPICTED ON EXHIBIT L OF THAT CERTAIN DEVELOPMENT, EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14120, PAGE 2206, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

BUILDING SITE #1

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF EASTERLY LINE OF SAID SECTION 35, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY PER RIGHT-OF-WAY MAPS PREPARED BY GHIOTTO & ASSOCIATES, INC., LAST REVISED: 1-22-02, FILE NO. C-195, PROJECT NO. 99-48), SAID POINT LYING ON THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO.1: WESTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7944.50 FEET, AN ARC DISTANCE OF 197.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°45'58" WEST, 197.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2; SOUTH 88°03'18" WEST, 42.58 FEE; THENCE SOUTH 01°56'45" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 113.59 FEET TO THE POINT OF BEGINNING THENCE NORTH 89°11'26" EAST, 157.58 FEET; THENCE SOUTH 70°51'56" EAST, 28.29 FEET TO THE WESTERLY LINE OF AN ACCESS AND UTILITIES EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS 14120, PAGE 2206 OF THE FOLLOWING CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTHERLY, ALONG SAID WESTERLIY LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE 1; SOUTH 18°42'15" WEST, 2.20 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE 2; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 769.00 FEET, AN ARC DISTANCE OF 61.59 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°24'34" WEST, 61.58 FEET; COURSE 3; SOUTH 00°25'21" EAST, 34.63 FEET TO AN ARC OF A CURVE LEADING SOUTHERLY; COURSE 4; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 761.00 FEET, AN ARC DISTANCE OF 12.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°11'59" WEST, 12.04 FEET TO THE OINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE 5; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 720.00 FEET, AN ARC DISTANCE OF 19.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'20" WEST, 19.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE 6; SOUTH 12°17'53" WEST, 36.28 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE 7; SOUTHERLY, ALONG AND AROUND SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 498.50 FEET, AN ARC DISTANCE OF 13.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'11" WEST, 13.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 8; SOUTH 13°48'30" WEST, 37.17 FEET TO THE NORTHERLY LINE OF A DRAINAGE EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS 14120, PAGE 2206 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°19'03" WEST, ALONG SAID LINE, 220.62 FEET; THENCE NORTH 84°43'41" WEST, 10.47 FEET; THENCE NORTH 00°15'19" WEST, 13.56 FEET; THENCE NORTH 00°48'39" WEST, 56.60 FEET; THENCE NORTH 04°19'49" EAST, 39.06 FEET; THENCE NORTH 00°48'39" WEST, 109.40 FEET; THENCE NORTH 89°11'26" EAST, 89.93 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF EASTERLY LINE OF SAID SECTION 35, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAPS PREPARED BY GHIOTTO & ASSOCIATES, INC. LAST REVISED: 1-22-02, FILE NO. C-195, PROJECT NO. 99-48); THENCE SOUTH 00°34'50" EAST, ALONG THE SAID EASTERLY LINE OF SECTION 35, A DISTANCE OF 372.01 FEET; THENCE SOUTH 89°25'10" WEST, 228.97 FEET; THENCE SOUTH 09°05'25" WEST, 253.60 FEET; THENCE SOUTH 89°25'10" WEST, 428.55 FEET TO THE POINT

OF BEGINNING; THENCE CONTINUE SOUTH 89°25'10" WEST, 418.61 FEET TO THE EASTERLY RAILROAD RIGHT OF WAY LINE OF CSX (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°01'03" EAST, ALONG LAST SAID EASTERLY RIGH TOF WAY LINE, 533.90 FEET TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD; THENCE NORTH 88°03'47" EAST, ALONG LAST SAID LINE, 413.15 FEET; THENCE SOUTH 00°34'50" EAST, 543.65 FEET TO THE POINT OF BEGINNING.