

EXHIBIT 1

LEGAL DESCRIPTION

March 7, 2025

A portion of Section 7, Township 3 South, Range 28 East, Duval County, Florida being more particularly described as follows:

Begin at the intersection of the Westerly line of said Section 7, with the Northerly right-of-way line of Gate Parkway North (a 120 foot right-of-way as now established, by Plat Book 47, Pages 59, 59A through 59I of the current public records of said County); thence N.00°44'56"W., along the aforesaid West line of Section 7, and the East line of aforesaid Deerwood Park North, 2619.09 feet to the North line of said Section 7, and the Southerly right-of-way line of Forest Boulevard South (a 100 foot right-of-way as now established) and the Southerly line of Oak Park Heights (as recorded in Plat Book 231 Page 70 of the current public records of said County); thence N.88°39'04"E., along last said line, and along said North line of Section 7, 729.69 feet; thence S.00°44'56"E., 2114.45 feet; thence S.29°38'27"W., 641.14 feet to the point of curvature of a curve to the Southwest, thence along and around the arc of said curve, concave northwesterly having a radius of 50.00 feet (an arc distance of 35.03 feet; said arc being subtended by a chord bearing and distance of S.64°36'55"W., 57.38 feet to the point of tangency and the aforesaid Northerly right-of-way line of Gate Parkway North; thence N.80°22'08"W., along last said line 359.03 feet to the POINT OF BEGINNING.