

EXHIBIT 1

LEGAL DESCRIPTION

April 29, 2026

A portion of Section 17, Township 3 South, Range 27 East, Duval County, Florida, being the same lands described and recorded in Official Records Volume 138, page 410, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of Old Kings Road, a 66 foot right of way as presently established with the Northwesterly line of Section 44, of the J.M. Hanson Grant, said township and range; thence North $48^{\circ}55'56''$ West, along said Northeasterly right of way line, 722.93 feet to the Southerly most corner of those lands described and recorded in Official Records Volume 4918, page 572, of said current Public Records; thence North $49^{\circ}30'44''$ East, departing said Northeasterly right of way line, along the Southeasterly line of last said lands, and along the Southwesterly line of those lands described and recorded in Official Records Book 20426, page 1929, of said current Public Records, 808.88 feet to an angle point in said Southwesterly line; thence South $40^{\circ}29'31''$ East, continuing along said Southwesterly line, 714.94 feet to a point lying on the Northwesterly line of those lands described and recorded in Official Records Book 19734, page 933, of said current Public Records; thence South $49^{\circ}29'59''$ West, departing said Southwesterly line, along said Northwesterly line, and along said Northwesterly line of Section 44, a distance of 702.77 feet to the Point of Beginning.

Containing 12.41 acres, more or less.