

## EXHIBIT 1

### LEGAL DESCRIPTION

March 6, 2026

PART OF TRACT "I", BUSCH DRIVE BUSINESS PARK -UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 97, 97A AND 97B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE SOUTH  $71^{\circ}43'36''$  EAST, 70.0 FEET, ALONG THE LINE OF SAID TRACT "I"; THENCE SOUTH  $18^{\circ}16'24''$  WEST, 70.0 FEET; THENCE SOUTH  $65^{\circ}30'59''$  EAST, 277.32 FEET; THENCE SOUTH  $02^{\circ}26'18''$  EAST, 250.48 FEET; THENCE SOUTH  $31^{\circ}31'22''$  EAST, 87.46 FEET; THENCE NORTH  $89^{\circ}26'28''$  EAST, 40.0 FEET, TO THE CENTER OF AN EXISTING 20.0 FOOT EASEMENT; THENCE SOUTH  $00^{\circ}33'32''$  EAST, 50.0 FEET, ALONG THE CENTER OF SAID EASEMENT, TO THE NORTH LINE OF DUNDAS DRIVE (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH  $89^{\circ}26'28''$  WEST, 54.74 FEET, ALONG THE NORTH LINE OF SAID DUNDAS DRIVE, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 190.0 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE NORTH LINE OF SAID DUNDAS DRIVE, THROUGH A CENTRAL ANGLE OF  $30^{\circ}00'00''$ , AN ARC DISTANCE OF 99.48 FEET (CHORD BEARING AND DISTANCE OF NORTH  $75^{\circ}33'32''$  WEST, 98.35 FEET), TO ITS POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH LINE OF SAID DUNDAS DRIVE, NORTH  $60^{\circ}33'32''$  WEST, 314.33 FEET, TO THE POINT OF CURVE OF A CURE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 120.0 FEET; THENCE ALONG ANO AROUND SAID CURVE AND THE EASTERLY LINE OF BALMORAL CIRCLE WEST (A 60.0 FOOT RIGHT-OF-WAY), THROUGH A CENTRAL ANGLE OF  $78^{\circ}49'56''$ , AN ARC DISTANCE OF 165.11 FEET (CHORD BEARING AND DISTANCE OF NORTH  $21^{\circ}08'34''$  WEST, 152.39 FEET), TO ITS POINT OF TANGENCY; THENCE NORTH  $18^{\circ}16'24''$  EAST, 270.8 FEET, ALONG THE EAST LINE OF SAID BALMORAL CIRCLE WEST, TO THE POINT OF BEGINNING.

Parcel Identification Number: 044279-1010