

## **EXHIBIT 1**

### **LEGAL DESCRIPTION**

**October 13, 2025**

**PARCEL A:**

A PART OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 00°17'28" WEST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2655.46 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°04'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1327.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRESKA ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 425.65 FEET; THENCE SOUTH 89°24'21" WEST, A DISTANCE OF 189.94 FEET; THENCE CONTINUE SOUTH 89°24'21" WEST, A DISTANCE OF 33 FEET, MORE OR LESS, TO THE CENTERLINE OF JONES CREEK; THENCE NORTHERLY MEANDERING SAID CENTERLINE, A DISTANCE OF 435 FEET, MORE OR LESS; THENCE NORTH 89°24'21" EAST LEAVING SAID CENTERLINE, A DISTANCE OF 73 FEET, MORE OR LESS; THENCE CONTINUE NORTH 89°24'21" EAST, A DISTANCE OF 102.89 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**

A PART OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 00°17'28" WEST ALONG THE WEST LINE OF SAID SECTION 18; A DISTANCE OF 2655.46 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°04'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1327.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRESKA ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 585.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 369.35 FEET; THENCE SOUTH 89°24'20" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 144.09 FEET; THENCE CONTINUE SOUTH 89°24'20" WEST, A DISTANCE OF 30 FEET, MORE OR LESS, TO THE CENTERLINE OF JONES CREEK; THENCE NORTHERLY MEANDERING SAID CENTERLINE, A DISTANCE OF 402 FEET, MORE OR LESS; THENCE NORTH 89°24'21" EAST LEAVING SAID CENTERLINE, A DISTANCE OF 33 FEET, MORE OR LESS; THENCE CONTINUE NORTH 89°24'21" EAST, A DISTANCE OF 199.52 FEET TO THE POINT OF BEGINNING.

**ROADWAY PARCEL:**

LANDS INTENDED TO BE DESCRIBED BY QUIT CLAIM DEED RECORDED IN BOOK 20615, PAGE 1313 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL THAT PROPERTY LYING AND BEING IN THE WESTERN 1/2 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST ON THE SOUTHERN SIDE OF REGENCY SQUARE BOULEVARD NORTH IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN RIGHT OF WAY LINE OF ATRIUM WAY WITH THE WESTERN RIGHT OF WAY LINE OF TRESCA ROAD S00°45'05"E ALONG THE WESTERN RIGHT OF WAY OF TRESCA ROAD A DISTANCE OF 594.5 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°45'05"E ALONG THE WESTERN RIGHT OF WAY OF TRESCA ROAD A DISTANCE OF 60 FEET; THENCE LEAVING THE WESTERN RIGHT OF WAY OF TRESCA ROAD S89°21'53"W A DISTANCE OF 201.2 FEET TO A POINT; THENCE N02°48'38"E A DISTANCE OF 60.1 FEET TO A POINT; THENCE N89.21°27'E A DISTANCE OF 197.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

#### TRESCA ROAD PARCELIZATION CONSERVATION AREA A

A PART OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 00°17'28" WEST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2655.46 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°04'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1327.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRESCA ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 525.65 FEET; THENCE SOUTH 89°24'21" WEST, A DISTANCE OF 204.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°24'21" WEST, A DISTANCE OF 18.34 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF JONES CREEK; THENCE ALONG THE APPROXIMATE CENTERLINE OF JONES CREEK THE FOLLOWING EIGHT COURESSES: COURSE NO. 1) NORTH 09°36'04" EAST, A DISTANCE OF 73.86 FEET; COURSE NO. 2) NORTH 15°33'51" EAST, A DISTANCE OF 37.67 FEET; COURSE NO. 3) NORTH 04°52'20" WEST, A DISTANCE OF 66.67 FEET; COURSE NO. 4) NORTH 19°20'34" EAST, A DISTANCE OF 51.04 FEET; COURSE NO. 5) NORTH 03°40'19" WEST, A DISTANCE OF 67.39 FEET; COURSE NO. 6) NORTH 06°12'41" WEST, A DISTANCE OF 33.78 FEET; COURSE NO. 7) NORTH 03°41'29" EAST, A DISTANCE OF 63.82 FEET; COURSE NO. 8) NORTH 18°41'55" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°24'21" EAST LEAVING SAID APPROXIMATE CENTERLINE OF JONES CREEK, A DISTANCE OF 59.03 FEET; THENCE SOUTH 52°27'09" WEST, A DISTANCE OF 3.16 FEET; THENCE SOUTH 84°21'36" WEST, A DISTANCE OF 25.02 FEET; THENCE SOUTH 00°56'24" EAST, A DISTANCE OF 33.39 FEET; THENCE SOUTH 00°48'09" EAST, A DISTANCE OF 63.73 FEET; THENCE SOUTH 19°21'38" WEST, A DISTANCE OF 30.44 FEET; THENCE SOUTH 10°45'42" EAST, A DISTANCE OF 8.20 FEET; THENCE SOUTH 04°01'19" WEST, A DISTANCE OF 15.91 FEET; THENCE SOUTH 26°35'32" WEST, A DISTANCE OF 34.13 FEET; THENCE SOUTH 03°23'14" WEST, A DISTANCE OF 20.59 FEET; THENCE SOUTH 07°47'50" WEST, A DISTANCE OF 41.34 FEET; THENCE SOUTH 28°47'37" EAST, A DISTANCE OF 21.54 FEET; THENCE SOUTH 20°15'54" WEST, A DISTANCE OF 35.60 FEET; THENCE SOUTH 16°23'05" EAST, A DISTANCE OF 24.43 FEET; THENCE NORTH 87°51'33" WEST, A DISTANCE OF 15.02 FEET; THENCE SOUTH 17°58'03" WEST, A DISTANCE OF 34.12 FEET; THENCE SOUTH 00°43'07" EAST, A DISTANCE OF 41.52 FEET; THENCE SOUTH 09°58'37" WEST, A DISTANCE OF 31.74 FEET TO THE POINT OF BEGINNING.

#### TRESCA ROAD PARCELIZATION CONSERVATION AREA B

A PART OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST

CORNER OF SAID SECTION 18; THENCE NORTH 00°17'28" WEST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2655.46 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°04'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1327.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRESKA ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 585.65 FEET; THENCE SOUTH 89°24'20" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 214.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°23'02" WEST, A DISTANCE OF 9.20 FEET; THENCE SOUTH 14°05'01" WEST, A DISTANCE OF 24.67 FEET; THENCE SOUTH 48°30'11" EAST, A DISTANCE OF 20.56 FEET; THENCE SOUTH 00°56'01" EAST, A DISTANCE OF 51.88 FEET; THENCE SOUTH 03°49'16" WEST, A DISTANCE OF 39.71 FEET; THENCE SOUTH 03°38'41" EAST, A DISTANCE OF 29.76 FEET; THENCE SOUTH 12°08'02" EAST, A DISTANCE OF 57.05 FEET; THENCE SOUTH 12°34'27" EAST, A DISTANCE OF 57.03 FEET; THENCE SOUTH 06°35'07" EAST, A DISTANCE OF 42.76 FEET; THENCE SOUTH 14°34'06" EAST, A DISTANCE OF 48.66 FEET; THENCE SOUTH 89°24'20" WEST, A DISTANCE OF 5.66 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF JONES CREEK; THENCE ALONG SAID APPROXIMATE CENTERLINE OF JONES CREEK THE FOLLOWING SEVEN COURSES: COURSE NO. 1) NORTH 17°59'16" WEST, A DISTANCE OF 80.80 FEET; COURSE NO. 2) NORTH 39°40'33" WEST, A DISTANCE OF 74.78 FEET; COURSE NO. 3) NORTH 08°07'25" WEST, A DISTANCE OF 64.38 FEET; COURSE NO. 4) NORTH 11°57'02" WEST, A DISTANCE OF 64.38 FEET; COURSE NO. 5) NORTH 03°55'21" EAST, A DISTANCE OF 40.77 FEET; COURSE NO. 6) NORTH 03°55'21" EAST, A DISTANCE OF 40.77 FEET; COURSE NO. 7) NORTH 08°23'39" EAST, A DISTANCE OF 6.35 FEET; THENCE NORTH 89°24'21" EAST LEAVING SAID APPROXIMATE CENTERLINE OF JONES CREEK, A DISTANCE OF 18.22 FEET TO THE POINT OF BEGINNING.