

Exhibit 1

Legal Description September 26, 2024

Parcel A

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15597, PAGE 2089 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5024, PAGE 920, OF SAID CURRENT PUBLIC RECORDS, A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18106, PAGE 2480, OF SAID CURRENT PUBLIC RECORDS, THE NORTH 221 FEET OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19332, PAGE 1105, OF SAID CURRENT PUBLIC RECORDS, AND THE NORTH 221 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6195, PAGE 2215, OF SAID CURRENT PUBLIC RECORDS, ALL LANDS LYING WITHIN SECTION 20 AND SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 4, OF SAID SECTION; THENCE S89°59'40"E, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1080.48 FEET; THENCE S13°46'07"E, A DISTANCE OF 22.52 FEET; THENCE S24°48'01"W, A DISTANCE OF 101.18 FEET; THENCE S61°37'15"W, A DISTANCE OF 91.97 FEET; THENCE S09°35'39"E, A DISTANCE OF 91.81 FEET; THENCE S07°01'28"W, A DISTANCE OF 119.23 FEET; THENCE S15°55'38"W, A DISTANCE OF 32.50 FEET; THENCE S29°15'45"W, A DISTANCE OF 76.89 FEET; THENCE S17°42'26"W, A DISTANCE OF 50.40 FEET; THENCE S58°54'22"W, A DISTANCE OF 68.52 FEET; THENCE S22°00'21"W, A DISTANCE OF 160.43 FEET; THENCE S05°55'30"W, A DISTANCE OF 75.60 FEET; THENCE S24°44'09"W, A DISTANCE OF 41.66 FEET; THENCE S12°44'17"W, A DISTANCE OF 63.48 FEET; THENCE S08°17'20"W, A DISTANCE OF 80.92 FEET; THENCE S40°27'01"W, A DISTANCE OF 54.53 FEET; THENCE S07°00'22"W, A DISTANCE OF 64.92 FEET; THENCE S39°58'00"W, A DISTANCE OF 56.64 FEET; THENCE S46°18'30"W, A DISTANCE OF 70.77 FEET; THENCE N86°39'34"W, A DISTANCE OF 60.41 FEET; THENCE S75°11'08"W, A DISTANCE OF 52.00 FEET; THENCE S55°33'17"W, A DISTANCE OF 111.62 FEET; THENCE S34°13'47"W, A DISTANCE OF 53.81 FEET TO THE EASTERLY LINE OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 4644, PAGE 777, OF SAID CURRENT PUBLIC RECORDS; THENCE N11°36'40"E, 78.57 FEET TO THE NORTH LINE OF SAID PARCEL "A"; THENCE S89°37'40"W, ALONG LAST SAID NORTH LINE, A DISTANCE OF 376.04 FEET TO THE WESTERLY LINE OF SAID SECTION 21; THENCE N00°22'20"W, ALONG LAST SAID LINE, A DISTANCE OF 51.46 FEET; THENCE S89°26'54"W, A DISTANCE OF 829.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALADDIN ROAD (A 60 FOOT RIGHT OF WAY AS NOW

ESTABLISHED); THENCE N00°23'00"W, ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 241.00 FEET TO THE NORTHWEST CORNER OF PARCEL ONE AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 15597, PAGE 2089; THENCE N89°26'54"E, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 829.25 FEET TO THE EASTERLY LINE OF SAID SECTION 20, ALSO BEING THE WESTERLY LINE OF SAID SECTION 21; THENCE N00°22'20"W, ALONG LAST SAID LINE, A DISTANCE OF 900.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.5 ACRES MORE OR LESS

Parcel B

THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6195, PAGE 2216 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6195, PAGE 2215 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND THE EASTERLY RIGHT OF WAY LINE OF ALADDIN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 45, MAGNOLIA POINT AS RECORDED IN PLAT BOOK 18, PAGE 38 AND 38A OF SAID CURRENT PUBLIC RECORDS; THENCE N89°26'54"E, ALONG SAID SOUTH LINE, A DISTANCE OF 844.48 FEET TO THE EAST LINE OF SAID SECTION 20; THENCE N00°22'20"W, ALONG LAST SAID EAST LINE, A DISTANCE OF 178.45 FEET; THENCE S89°26'54"W, A DISTANCE OF 397.20 FEET TO THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19332, PAGE 1105; THENCE S00°23'00"E, ALONG LAST SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 148.45 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6195, PAGE 2216; THENCE S89°26'54"W, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 441.77 FEET TO SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 746.92 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 30.53 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S10°04'16"W, 30.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.9 ACRES MORE OR LESS.