

EXHIBIT 1

LEGAL DESCRIPTION

September 23, 2025

All of that part of the South one-half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Northeast One-quarter (NE 1/4) of Section Thirty-three (33), Township One (1) North, Range Twenty-six (26) East, lying South of the Southerly right of way line of Percy Road (a Sixty (60) foot right of way as now established), Consolidated City of Jacksonville, Duval County, Florida.