

## Exhibit 1 Legal Description

May 15, 2024

### PARCEL 1:

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUY AL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 577.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°05'40" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 487.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY); THENCE NORTH 80°45'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1379.57 FEET TO THE WEST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13460, PAGE 246 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 09° 15'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 463.63 FEET; THENCE SOUTH 80°45'00" WEST, A DISTANCE OF 1230.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13.9± ACRES, MORE OR LESS.

### PARCEL 2:

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUY AL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1064.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY); THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE, RUN THE FOLLOWING TWO (2) COURSES; COURSE NO. 1: NORTH 80°45'00" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1523.57 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: NORTH 80°45'00" EAST, A DISTANCE OF 432.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14864, PAGE 2233, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 09°15'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE, A DISTANCE OF 463.63 FEET; THENCE SOUTH 80°045'00" WEST, A DISTANCE OF 432.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13460, PAGE 246 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 09°15'00" WEST, A DISTANCE OF 463.63 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.6± ACRES, MORE OR LESS.

### PARCEL 3:

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUY AL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60'

RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1127.83 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 27°05'40" WEST, A DISTANCE OF 684.48 FEET; THENCE NORTH 21°01'39" WEST, A DISTANCE OF 158.92 FEET TO THE SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5864, PAGE 242 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH

89°44'04" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 1741.05 FEET TO THE WEST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 6438, PAGE 2281 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 09°15'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 535.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ED JOHNSON DRIVE; THENCE SOUTH 80°45'00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1477.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.4± ACRES, MORE OR LESS.

**PARCEL 4:**

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60' RIGHT OF WAY); THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1127.83 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ED JOHNSON DRIVE (A 60' RIGHT OF WAY); THENCE NORTH 80°45'00" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1605.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°45'00" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 444.60 FEET TO THE SOUTHWESTERLY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5673, PAGE 622 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 44°15'00" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 610.57 FEET TO THE SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5864, PAGE 242 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°44'04" WEST, DEPARTING SAID SOUTHWESTERLY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 95.57 FEET TO THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 6438, PAGE 2281 OF SAID PUBLIC RECORDS; THENCE SOUTH 09°15'00" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 515.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.1± ACRES, MORE OR LESS.