

EXHIBIT 1

LEGAL DESCRIPTION

August 14, 2024

A portion of the Francis Richard Mill Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the centerline of Baymeadows Way West (a 100 foot right of way, as now established) with centerline of Baymeadows Way (a 100 foot right of way, as now established); thence Northerly along said centerline of Baymeadows Way, along and around the arc of a curve, concave Easterly, having a radius 1050.95 feet, an arc distance of 356.58 feet, said arc being subtended by a chord bearing and distance of North 10°38'33" West, 354.87 feet to the point of tangency of said curve; thence North 89°04'39" East, departing said centerline of Baymeadows Way, 50.00 feet to the Easterly right of way line of said Baymeadows Way; thence North 89°06'08" East along the Northerly line of those lands described and recorded in Official Records Book 10170, page 910 of the current public records of said county, a distance of 383.40 feet to the Point of Beginning; thence continue North 89°06'08" East along last said line, along the Northerly right of way line of said Baymeadows Way West and along the Northerly line of those lands described and recorded in Official Records Book 16998, page 2021 of said current public records, a distance of 1062.67 feet to the Westerly right of way line of Interstate 95 (a 300 foot right of way, as now established) and the arc of a curve leading Northwesterly; thence Northwesterly along last said line, and along and around the arc of said curve, concave Southwesterly, having a radius of 17082.73 feet, an arc distance of 411.43 feet, said arc being subtended by a chord bearing and distance of North 32°52'18" West, 411.42 feet; thence South 89°06'08" West, 844.81 feet; thence South 00°53'52" East, 349.00 feet to the Point of Beginning.

Together with the non-exclusive easement rights reserved and established under Reservation of Drainage Easement recorded in Official Records Book 6132, page 810 of the public records of Duval County, Florida.

And together with the non-exclusive easement rights established under the Drainage Easement Agreement recorded in Official Records Book 17243, page 1149 of the public records of Duval County, Florida.