

EXHIBIT 1

LEGAL DESCRIPTION

October 2, 2024

A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND A PORTION OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE WESTERLY LINE OF SECTION 2 INTERSECTS THE NORTH LINE OF PLUMMER ROAD; THENCE EASTERLY ALONG SAID NORTH LINE OF PLUMMER ROAD, A DISTANCE OF 551.63 FEET; THENCE NORTH 1 DEGREE 50 MINUTES 10 SECONDS EAST, A DISTANCE OF 147 FEET; THENCE NORTH 9 DEGREES 02 MINUTES 20 SECONDS WEST, A DISTANCE OF 388.60; THENCE NORTH 56 DEGREES, 16 MINUTES, 50 SECONDS WEST, A DISTANCE OF 542.4 FEET; THENCE SOUTH 0 DEGREES 6 MINUTES WEST, A DISTANCE OF 617.2 FEET, TO A POINT OF BEGINNING.

AND

PARCEL A

PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND PART OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 1 SOUTH RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AS THE NORTHEAST CORNER OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ON THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, 250 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ON SAID NORTH LINE, 668.78 FEET; THENCE SOUTH 09 DEGREES 34 MINUTES 25 SECONDS EAST, 1341.64 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 40 SECONDS WEST, 540.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PLUMMER ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 67 DEGREES 07 MINUTES 50 SECONDS EAST ON SAID NORTH RIGHT OF WAY LINE 126.58 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, 590.17 FEET; THENCE NORTH 13 DEGREES 57 MINUTES 45 SECONDS EAST, 1363.19 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B

PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND PART OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE SOUTH 00 DEGREES 06 MINUTES 37 SECOND WEST ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, 982.80 FEET; THENCE SOUTH 56 DEGREES 20 MINUTES 20 SECONDS EAST, 542.01 FEET; THENCE SOUTH 09 DEGREES 03 MINUTES 19 SECONDS EAST, 388.41 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 10 SECONDS WEST, 147.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 67 DEGREES 07 MINUTES 50 SECONDS EAST ON SAID NORTHERLY RIGHT-OF-WAY LINE, 126.58 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 40

SECONDS EAST, 540.37 FEET; THENCE NORTH 09 DEGREES 34 MINUTES 25 SECONDS WEST, 1341.64 FEET TO THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ON SAID NORTH LINE 400.60 FEET TO THE POINT OF BEGINNING.