

EXHIBIT 1

LEGAL DESCRIPTION

MAY 29, 2025

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 14 AND A PART OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 14, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SAID SECTION 14; THEN SOUTH 00°00'45" WEST, ALONG THE WESTERLY LINE OF SAID NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, A DISTANCE OF 120.99 FEET; THENCE SOUTH 89°59'15" EAST, 270.03 FEET; THENCE NORTH 52°46'59" EAST, 37.66 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°46'59" EAST, 397.34 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 37°13'01" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 225.40 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY) THENCE NORTH 81°08'31" WEST, ALONG SAID SOUTHERLY RIGHT OF LINE OF STARRATT ROAD, 182.22 FEET; THENCE SOUTH 00°00'23" WEST, PARALLEL WITH SAID WESTERLY LINE OF GOVERNMENT LOT 2 AND SAID WESTERLY LINE OF SECTION 14, A DISTANCE OF 447.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT PART OF GOVERNMENT LOT 2 OF SECTION 14, TOWNSHIP 1 NORTH; RANGE 27 EAST, LYING SOUTH OF STARRATT ROAD, AS NOW ESTABLISHED, AND WESTERLY OF YELLOW BLUFF ROAD AS NOW ESTABLISHED, (FORMERLY KNOWN AS OLD SWEARENGEN ROAD AND OLD NEW BERLIN ROAD). ALSO ALL THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, LYING WESTERLY OF YELLOW BLUFF ROAD, AS NOW ESTABLISHED (FORMERLY KNOWN AS OLD SWEARENGEN ROAD AND OLD NEW BERLIN ROAD).

SAID, PROPERTY BEING MORE PARTICULARLY DESCRIBED, TO-WIT: BEGINNING ON AN IRON AT THE SOUTHWEST CORNER OF AFORESAID GOVERNMENT LOT 2, RUN THENCE SOUTH 0 DEGREES, 30 MINUTES WEST ALONG THE SECTION LINE 679 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF "HALL PROPERTY"; THENCE SOUTH 89 DEGREES, 20 MINUTES EAST ALONG THE NORTH LINE OF "HALL PROPERTY" 1088 FEET TO A CONCRETE MONUMENT IN THE WESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD; THENCE NORTH 20 DEGREES WEST ALONG THE WESTERLY LINE OF SAID ROAD, 425 FEET TO AN IRON; THENCE NORTH 37 DEGREES, 45 MINUTES WEST CONTINUING ALONG THE WESTERLY LINE OF SAID ROAD, 734 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY RIGHT OF WAY LINE OF STARRATT ROAD; THENCE NORTH 81 DEGREES, 30 MINUTES WEST, ALONG THE SOUTH LINE OF SAID STARRATT ROAD, 502 FEET TO A CONCRETE MONUMENT IN THE WEST LINE OF THE AFORESAID GOVERNMENT LOT. 2; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 394 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY MADE BY W. L. YANCEY,

REGISTERED SURVEYOR, DATED SEPTEMBER 12, 1961.

LOT 8

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 14 AND A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING A.T THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, A DISTANCE OF 120.99 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 100.01 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST, PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 14 AND THE WESTERLY LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 501.79 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 81 DEGREES 08 MINUTES 31 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 101.21 FEET TO AN INTERSECTION WITH SAID WESTERLY LINE OF GOVERNMENT LOT 2 AND SAID WESTERLY LINE OF SECTION 14; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST. ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2 AND SAID WESTERLY LINE OF SECTION 14, A DISTANCE OF 396.36 FEET TO THE POINT OF BEGINNING.

LOT 9

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 14 AND A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, ALONG THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 14 AND A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, A DISTANCE OF 120.99 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 200.01 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 70.02 FEET; THENCE NORTH 52 DEGREES 46 MINUTES 59 SECONDS EAST 37.66 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST OF PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 14 AND THE WESTERLY LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 447.88 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF, WAY) THENCE NORTH 81 DEGREES 08 MINUTES 31 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 101.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST PARALLEL WITH SAID WESTERLY LINE OF GOVERNMENT LOT 2 AND SAID WESTERLY LINE OF SECTION 14, A DISTANCE OF 486.23 FEET TO WITH THE POINT OF BEGINNING.

LOT 10

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 00 MINUTES 45 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, A DISTANCE OF 670.40 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14; THENCE NORTH 89 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, A DISTANCE OF 1067.92 FEET TO AN INTERSECTION WITH THE: SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF' WAY) THENCE NORTH 19 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT' OF WAY LINE, 270.00 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 19 DEGREES 19 MINUTES 20 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 135.00 PEET; THENCE SOUTH 64 DEGREES 46 MINUTES 32 SECONDS WEST, 446.28 FEET; THENCE SOUTH 37 DEGREES 13 MINUTES 01 SECONDS EAST, 28.73 FEET; THENCE SOUTH 19 DEGREES 15 MINUTES 20 SECONDS EAST, PARALLEL WITH SAID SOUTHWS!STERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, 42.03 FEET; THENCE NORTH 73 DEGREES 16 MINUTES 30 SECONDS EAST, 435.42 FEET TO THE POINT OF BEGINNING.

LOT 8

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 14, THENCE SOUTH 17.00 DEGREES 00 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, A DISTANCE OF 670.40 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14; THENCE NORTH 89 DEGREES, 40 MINUTES 43 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, A DISTANCE OF 1067.92 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 19 DEGREES 75 MINUTES 20 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 416.33 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY RIGHT OF WAY LINE, THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE NORTH 37 DEGREES 13 MINUTES 01 SECONDS EAST, 1,239.28 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37 DEGREES 13 MINUTES 01 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 100.00 FEET; THENCE SOUTH 52 DEGREES 45 MINUTES 59 SECONDS WEST, 440.60 FEET; THENCE SOUTH 37 DEGREES 13 MINUTES 01 SECONDS EAST, PARALLEL WITH THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, 100.00 FEET; THENCE NORTH 52 DEGREES 46 MINUTES 59 SECONDS EAST, 440.00 FEET TO THE POINT OF BEGINNING.

LOT 7

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 14 AND A PART OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CONRER OF SAID GOVERNMENT LOT 2 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, ALONG THE WESTLY LINE OF SAID NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST 14 OF SECTION 14, A DISTANCE OF 670.40 FEET TO THE SOUTHWEST CORNER OF SAID NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, THENCE NORTH 89 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST 14/ OF SECTION 14, A DISTANCE OF 1067.92 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 19 DEGREES 45 MINUTES 20 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 416.22 FEET TO AN ANGLE POINTE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE NORTH 37 DEGREES 13 MINUTES 01 SECONDS WEST, 339*.28 FEET TO A POINT FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 37 DEGREES 13 MINUTES 91 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 100.00 FEET; THENCE SOUTH 52 DEGREES 46 MINUTES 59 SECONDS WEST, 440.00 FEET; THENCE SOUTH 37 DEGREES 13 MINUTES 01 SECONDS EAST, PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, 190.00 FEET; THENCE NORTH 52 DEGREES 46 MINUTES 59 SECONDS EAST, 449.00 FEET TO THE POINT OF BEGINNING.