

EXHIBIT 1

SEPTEMBER 30th, 2025

PARCEL "A":

That certain piece, parcel or tract of land, lying in and being part of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: From the intersection of the West right of way of Ranch Road, on 80 foot right of way as now established, with the Northerly right of way of Airport Road and/or State Road No. 102, a 300 foot right of way as now established, North 79 Northerly right of way line, a distance of 750.0 feet for a POINT OF BEGINNING; thence • continue North 79 16'56" West, by and along said right of way, a distance of 200.0 feet; thence North 03 52'30" East, a distance of 503.59 feet to the Southwest corner of those lands as described in Official Records Volume 3365, Page 719 of the Current Public Records of said City of Jacksonville, Duval County, Florida; thence South 79 by and along the Southerly boundary of said lands, 500 feet Northerly from and parallel with said Northerly right of way, a distance of 230.0 feet; thence South 07 a distance of 500.90 feet to said Northerly right of way and the POINT OF BEGINNING. Containing 2.468 acres, more or less.