

Exhibit 1  
May 13, 2026

A portion of Sections 17 and 18, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the Southeasterly corner of James Island Unit Three, according to plat recorded in the Current Public Records in Plat Book 53, Page 98, 98A- 98E; and run North  $00^{\circ} 38'04''$  West, along the Easterly boundary of said lands, a distance of 836.27 feet to the Point of Beginning.

From the Point of Beginning thus described, continue North  $00^{\circ} 38'04''$  West, along said lands and then along the Easterly" boundary of James Island Unit Four, according to plat recorded in said public records in Plat Book 54, Page 39, 39A-39E, a distance of 1411.37 feet to a point on the Southerly right of way line of Burnt Mill Road Tract A, (a variable width right of way according to plat of Gate Parkway Extension recorded in said public records in Plat Book 52, Pages 55, 55A-55K); run thence Easterly along said Southerly right of way line the following courses: First course, North  $89^{\circ} 51'26''$  East, a distance of 225.40 feet; Second course, South  $76^{\circ} 38'49''$  East, a distance of 51.42 feet; Third course, North  $89^{\circ} 51'26''$  East, a distance of 205.16 feet to a point of curvature lying on the Westerly right of way line of Gate Parkway Tract A, (a variable width right of way according to said plat of Gate Parkway Extension); run thence Southerly along said Westerly right of way line the following courses: First course, Southeasterly along the arc of a curve, concave Southwesterly and having a radius of 35.00 feet, an arc distance of 54.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ} 23'19''$  East, 49.28 feet; Second course, South  $00^{\circ} 38'04''$  East, a distance of 1166.58 feet to a point of curvature; thence departing said Westerly right of way line, run South  $89^{\circ} 21'56''$  West, a distance 250.00 feet; thence South  $00^{\circ} 38'04''$  East, a distance of 193.61 feet; thence South  $89^{\circ} 21'56''$  West, a distance of 265.13 feet to the Point of Beginning.

**Less and except the area subject to the easement in favor of JEA described as:**

A part of Section 7 and Section 18, Township 3 South, Range 28 East, Duval County, Florida, more particularly described as follows: The East 150 feet of said Sections 7 and 18, except the North 150 feet of said Section 7.