

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

October 1, 2025

A portion of Section 39 of the Charles Seton Grant, Township 1 North, Range 26 East, Duval County, Florida, being a portion of Lots 4 and 15, as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, also being a portion of Parcel A, as described and recorded in Official Records Book 20522, page 249, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Lot 15, said corner being the Southwesterly corner of said Parcel A; thence North  $12^{\circ}10'27''$  West, along the Westerly line of said Parcel A, a distance of 576.00 feet; thence North  $12^{\circ}31'04''$  West, continuing along said Westerly line, 310.08 feet to the Northwesterly corner thereof, said corner lying on the Southerly right of way line of Gold Star Family Parkway (formerly Jacksonville National Cemetery Access Road), a variable width right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence Southeasterly along the arc of a non-tangent curve concave Northeasterly having a radius of 1477.00 feet, through a central angle of  $64^{\circ}59'48''$ , an arc length of 1675.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $65^{\circ}15'20''$  East, 1587.11 feet; Course 2, thence South  $07^{\circ}45'14''$  East, along a non-tangent line, 30.00 feet; Course 3, thence North  $82^{\circ}14'46''$  East, 248.56 feet; thence South  $00^{\circ}32'01''$  East, departing said Southerly right of way line, 191.24 feet to a point lying on the Northerly line of Lot 12, said Subdivision of Part of the David O. Ogilvie Estate; thence South  $89^{\circ}27'59''$  West, along said Northerly line, 1504.89 feet to the Point of Beginning.

Containing 10.90 acres, more or less.