

EXHIBIT 1

LEGAL DESCRIPTION

June 9, 2025

POINT OF COMMENCEMENT BEING AT THE NORTHWEST CORNER OF DUNN'S CREEK FARMS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 14, PAGE 52, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE SOUTH $88^{\circ} 42' 19''$ WEST, A DISTANCE OF 613.16 FEET TO **THE POINT OF BEGINNING**, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF LINE OF STARRETT ROAD, ALSO BEING THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20805, PAGE 2270 OF SAID PUBLIC RECORDS; THENCE, NORTH $88^{\circ} 48' 21''$ EAST, ALONG SAID SOUTHERLY RIGHT OF LINE OF STARRETT ROAD, A DISTANCE OF 304.64 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 704.07 FEET AND A CENTRAL ANGLE OF $32^{\circ} 34' 30''$, THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 400.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $72^{\circ} 27' 14''$ EAST, 394.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE AT THE SOUTHERLY RIGHT OF WAY LINE OF STARRATT ROAD, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17161, PAGE 2347 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINES OF THOSE LANDS AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19324, PAGE 961, OFFICIAL RECORDS BOOK 17513, PAGE 1909, OFFICIAL RECORDS BOOK 6354, PAGE 1996, OFFICIAL RECORDS BOOK 10500, PAGE 135, OFFICIAL RECORDS BOOK 21019, PAGE 2107, OFFICIAL RECORDS BOOK 18211, PAGE 973 AND OFFICIAL RECORDS BOOK 21019, PAGE 2107, OF SAID PUBLIC RECORDS, THE FOLLOWING THREE (3) COURSES: COURSE 1: SOUTH $00^{\circ} 23' 59''$ EAST, A DISTANCE OF 110.16 FEET; COURSE 2: SOUTH $88^{\circ} 51' 14''$ WEST, A DISTANCE OF 68.90 FEET; COURSE 3: SOUTH $01^{\circ} 33' 23''$ EAST, A DISTANCE OF 2,617.16 FEET; TO THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13232, PAGE 1828 OF SAID PUBLIC RECORDS; THENCE, SOUTH $89^{\circ} 32' 02''$ WEST, ALONG SAID NORTHERLY LINE OF THOSE LANDS, A DISTANCE OF 781.43 FEET TO THE EASTERLY PROPERTY LINE OF AVERY PARK, AS RECORDED IN PLAT BOOK 69, PAGE 132 OF SAID PUBLIC RECORDS; THENCE, NORTH $01^{\circ} 33' 18''$ WEST, ALONG SAID EASTERLY PROPERTY LINE, A DISTANCE OF 1,303.73 FEET TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15943, PAGE 1647 OF SAID PUBLIC RECORDS; THENCE, NORTH $88^{\circ} 26' 42''$ EAST, ALONG SAID SOUTHERLY LINE OF THOSE LANDS, A DISTANCE OF 169.43 FEET TO THE EASTERLY LINE OF THOSE LANDS; THENCE NORTH $01^{\circ} 33' 32''$ WEST, ALONG SAID EASTERLY LINE OF THOSE LANDS AND ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15901, PAGE 1712, OFFICIAL RECORDS BOOK 20653, PAGE 2114 AND OFFICIAL RECORDS BOOK 20805, PAGE 2270 OF SAID PUBLIC RECORDS; A DISTANCE OF 1,301.68 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS **42.39 ACRES**, MORE OR LESS.