

Exhibit 1
Legal Description

PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, SAID POINT BEING SITUATED IN THE CENTER LINE OF MERRILL ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 01°13'25" EAST, ALONG THE EAST LINE OF SAID SECTION 11, 40.00 FEET TO A POINT SITUATE IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID MERRILL ROAD, FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°13'25" EAST, ALONG SAID EAST LINE OF SECTION 11, 400 FEET TO A POINT; THENCE SOUTH 88°42'50" WEST, 435.6 FEET TO A POINT; THENCE NORTH 01°13'25" WEST, 400 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF MERRILL ROAD; THENCE NORTH 88°42'50" EAST, 435.6 FEET TO THE POINT OF BEGINNING.

September 24, 2025