

Exhibit 1

Legal Description

January 28, 2025

PARCEL "A"

A PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17, THENCE SOUTH 89°07'30" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 17, 528.04 FEET; THENCE NORTH 09°09'20" EAST, 40.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 09°09'20" EAST, 891.12 FEET; THENCE NORTH 47°52'55" WEST, 114.77 FEET; THENCE SOUTH 45°21'19" WEST 233.80 FEET; THENCE SOUTH 12°16'04" WEST, 815.32 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°07'30" EAST AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 283.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

A PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 21034, PAGE 1790 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (TAX PARCEL #002870-0000)

PARCEL "C"

THE SOUTHERLY 1123.39 FEET OF THE EASTERLY 80 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE SOUTHEAST 1/4 OF SECTION 17 TOWNSHIP 1 SOUTH RANGE 25 EAST DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 00°04'26" WEST ALONG THE EAST LINE OF SAID SECTION 40.0 FEET TO THE NORTH RIGHT

OF WAY OF GARDEN STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89°07'30" WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION AND ON SAID SOUTH RIGHT OF WAY 80.0 FEET; THENCE NORTH 00°04'26" WEST AND PARALLEL TO SAID EAST LINE 1541.22 FEET; THENCE NORTH 39°11'36" WEST 574.60 FEET; THENCE NORTH 41°54'16" EAST 225.52 FEET; THENCE NORTH 24°23'04" WEST 100.21 FEET; THENCE NORTH 01°16'18" WEST 154.01 FEET; THENCE NORTH 89°20'16" EAST 336.12 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°04'26" EAST ALONG SAID EAST LINE 2402.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS "A", "B" AND "C" TOGETHER BEING MORE FULLY DESCRIBED AS FOLLOWS:

(OVERALL DESCRIPTION)

A PART OF THE SOUTHEAST 1/4 OF SECTION 17 TOWNSHIP 1 SOUTH RANGE 25 EAST DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 00°05'53" WEST ALONG THE EAST LINE OF SAID SECTION, 40.00 FEET TO THE NORTH RIGHT OF WAY OF GARDEN STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89°05'35" WEST ALONG SAID RIGHT OF WAY LINE, 803.55 FEET TO THE SOUTHEAST CORNER OF TRACT "C", SIERRA OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 91 THROUGH 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 12°12'37" EAST ALONG THE EAST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THAT CERTAIN CONSERVATION AREA LYING BETWEEN TRACT "C" AND LOT 1 OF SAID PLAT OF SIERRA OAKS, 814.51 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 OF SAID PLAT; THENCE NORTH 45°20'48" EAST ALONG THE SOUTHEASTERLY LINE OF LOT 2 AND LOT 3 OF SAID PLAT, 233.90 TO AN ANGLE POINT; THENCE NORTH 65°30'58" EAST ALONG THE SOUTHERLY LINE OF LOTS 3, 6 AND 7 OF SAID PLAT, 420.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89°05'35" EAST, 80.01 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 21003, PAGE 316 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 00°05'53" EAST ALONG SAID WEST LINE, SAME BEING THE EAST LINE OF SAID SECTION 17, 1123.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 16.13 ACRES, MORE OR LESS.