

EXHIBIT 1

LEGAL DESCRIPTION

July 21, 2025

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

Parcel A

A part of the Heirs of J. Peavett Grant, Section 37, Township 3 South, Range 28 East, Duval County, Florida, more particularly described as follows: For a point of reference commence at a point on the line dividing said Range 28 East from Range 29 East (said point being in the center of San Pablo Road at its most Southerly end) and being where said Range line is intersected by the North line of St. Johns County on the division line between Duval County and St. Johns County; thence S.89°20'17"W. a distance of 120.00 feet to a point on the West right-of-way line of San Pablo Road (County Road No. 291); thence N.00°34'03"W., 120 feet West of the aforementioned Range line and along the aforementioned West right-of-way line of San Pablo Road, a distance of 510.36 feet to the point of beginning; thence continue N.00°34'03"W., along said West right-of-way line, a distance of 799.50 feet to the Southeast corner of Parcel "B", Official Records Volume 4298, Page 1045 of the current public records of said Duval County, the same being a part of the J. Turner Butler Boulevard/San Pablo Road Interchange; thence N.51 °24'57"W., along said interchange right-of-way, a distance 377.96 feet; thence N.86°39'41"W., continuing along said interchange right-of-way, a distance of 495.17 feet; thence S.03°46'58"E., departing from said right-of-way, a distance of 26.88 feet; thence S.14°24'41"W. a distance of 22.67 feet; thence S.54°46'23"W. a distance of 43.34 feet; thence S.42°10'52"W. a distance of 64.42 feet; thence S.44°43'46"W. a distance of 70.11 feet; thence S.31°36'40"W. a distance of 50.50 feet; thence S.03°36'09"E, a distance of 53.89 feet; thence S.21 °03'57"E. a distance of 56.85 feet; thence S.00°34'39"E. a distance of 34.22 feet; thence S.01 °48'54"W. a distance of 66.76 feet; thence S.02°23'41 "W. a distance of 62.38 feet; thence S.03°37'40"W. a distance of 88.61 feet; thence S.03°43'27"W. a distance of 78.90 feet; thence S.04°09'07"W. a distance of 51.24 feet; thence S.23°41'58"W. a distance of 90.83 feet; thence S.11°43'22"W. a distance of 57.94 feet; thence S.12°39'30"W. a distance of 41.88 feet; thence S.23°28'26"W. a distance of 27.62 feet; thence S.06°13'28"E. a distance of 25.36 feet; thence S.30°51'00"W. a distance of 28.61 feet; thence S.05°29'27"W. a distance of 38.20 feet; thence S.10°21'33"E. a distance of 44.70 feet; thence S.25°59'32"W. a distance of 36.85 feet; thence N.89°25'57"E. a distance of 1042.79 feet to the point of beginning.

Parcel B

A part of the Heirs of J. Peavett Grant, Section 37, Township 3 South, Range 28 East, Duval County, Florida, more particularly described as follows: For a point of reference commence at a point on the line dividing said Range 28 East from Range 29 East (said point being in the center of San Pablo Road at its most Southerly end) and being where said Range line is intersected by the North line of St. Johns County on the division line between Duval County and St. Johns County; thence S.89°20'17"W. a distance of 120.00 feet to a point on the West right-of-way line of San Pablo Road (County Road No. 291); thence N.00°34'03"W., 120 feet West of the aforementioned Range line and along the aforementioned West right-of-way line of San Pablo Road, a distance of 200.00 feet to the point of beginning; thence continue N.00°34'03"W., along said West right-of-way line, a distance of 310.36 feet; thence S.89°25'57"W ., departing from said right-of-way, a distance of 1042.79 feet; thence S.25°59'32"W. a distance of 29.23 feet; thence S.28°44'01"W. a distance of 51.20 feet; thence

S.05°12'42"W. a distance of 70.31 feet; thence S.16°39'50"W. a distance of 73.46 feet; thence S.12° 14'41"W. a distance of 46.47 feet; thence S.50°05'35"E. a distance of 69.63 feet; thence S.71°57'49"E. a distance of 33.36 feet; thence N.89°20'17"E. a distance of 1035.47 feet to the point of beginning.

Less and except part in Official Records Book 9225 Page 1543, Public Records of Duval County, Florida.