

Exhibit 1 Legal Description
September 2, 2025

A part of the Bartelomeo De Castro Grant; Section 38, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the corner common to Sections 25, 26 and 38, all in aforesaid Township and Range; thence North $00^{\circ}54'50''$ West, along the Easterly line of those lands described in Official Records Volume 5587, Page 293 of the current public records of said county, a distance of 6394.25 feet to a point on the Southerly right of way line of Atlantic Boulevard (State Road No. 10, a 185 foot right of way as now established); thence South $85^{\circ}20'00''$ West, along said Southerly right of way line, a distance of 986.75 feet to the intersection of said Southerly right of way line with the centerline of Hodges Boulevard (a 120 foot right of way as relocated); thence South $04^{\circ}40'00''$ East, along said centerline, a distance of 50.00 feet; thence South $85^{\circ}20'00''$ West, a distance of 60.00 feet to the Westerly right of way line of said Hodges Boulevard; thence South $04^{\circ}40'00''$ East, along said Westerly right of way line, a distance of 125.00 feet to the Southeast corner of those lands described in Official Records Volume 12169, Page 1211, and to the point of beginning; thence continue South $04^{\circ}40'00''$ East, and along said Westerly right of way line, a distance of 50.00 feet to the point of curvature with a curve concave to the East and having a radius of 1773.63 feet; thence Southerly, along the arc of said curve and continuing along said Westerly right of way line, a distance of 131.84 feet, making a central angle of $04^{\circ}15'32''$ and having a chord bearing of South $06^{\circ}47'46''$ East and a chord distance of 131.81 feet; thence South $79^{\circ}00'41''$ West, a distance of 2.24 feet; thence South $64^{\circ}50'40''$ West, a distance of 125.02 feet; thence South $62^{\circ}42'29''$ West, a distance of 75.11 feet; thence South $70^{\circ}50'26''$ West, a distance of 90.35 feet; thence South $65^{\circ}04'15''$ West, a distance of 83.01 feet; thence South $60^{\circ}34'00''$ West, a distance of 88.36 feet; thence South $26^{\circ}27'01''$ West, a distance of 171.87 feet; thence South $86^{\circ}06'37''$ West, a distance of 92.69 feet; thence South $46^{\circ}36'29''$ West, a distance of 44.42 feet; thence South $81^{\circ}07'20''$ West, a distance of 84.15 feet; thence South $78^{\circ}33'30''$ West, a distance of 68.01 feet; thence South $74^{\circ}03'49''$ West, a distance of 47.10 feet; thence South $76^{\circ}18'37''$ West, a distance of 81.52 feet; thence South $76^{\circ}30'58''$ West, a distance of 95.52 feet; thence South $79^{\circ}30'21''$ West, a distance of 96.05 feet; thence South $70^{\circ}39'54''$ West, a distance of 61.51 feet; thence South $56^{\circ}37'25''$ West, a distance of 124.00 feet; thence South $55^{\circ}01'55''$ West, a distance of 80.25 feet; thence South $54^{\circ}47'10''$ West, a distance of 132.67 feet; thence South $54^{\circ}10'19''$ West, a distance of 63.01 feet; thence South $24^{\circ}55'10''$ West, a distance of 32.89 feet to the Southeast corner of the Woods Unit VI, as recorded in Plat Book 42, Pages 28, 28A and 28B of said Public Records; thence North $21^{\circ}09'03''$ West, along the East line of the said Woods Unit VI, a distance of 342.89 feet; thence North $85^{\circ}20'00''$ East, a distance of 492.50 feet; thence North $50^{\circ}00'38''$ East, a distance of 140.28 feet; thence North $04^{\circ}40'00''$ West, a distance of 72.72 feet; thence South $85^{\circ}20'00''$ West, a distance of 23.51 feet; thence North $34^{\circ}37'48''$ West, a distance of 204.27 feet; thence South $85^{\circ}20'00''$ West, a distance of 159.76 feet; thence North $04^{\circ}40'00''$ West, a distance of 123.12 feet; thence South $85^{\circ}20'00''$ West, a distance of 455.99 feet to the Easterly line of the Woods Unit VI-A as recorded in Plat Book 42, Pages 29 and 29A of said Public Records; thence North $21^{\circ}09'03''$ West, along last said Easterly line, a distance of 41.30 feet; thence North $58^{\circ}13'37''$ West, continuing along said Easterly line, a distance of 286.81 feet to the aforementioned Southerly right of way line of Atlantic Boulevard; thence North $85^{\circ}20'00''$ East, a distance of 240.00 feet to the Northwest corner of those lands described in Official Records Volume 13725, Page 1468 of said Public

Records; thence along the West, South and East lines of last said lands, the following three (3) courses: No. 1 - South $04^{\circ}40'00''$ East, a distance of 171.30 feet; No. 2 - North $85^{\circ}20'00''$ East, a distance of 200.00 feet; No. 3 - North $04^{\circ}40'00''$ West, a distance of 171.30 feet to the aforementioned Southerly right of way line of Atlantic Boulevard; thence North $85^{\circ}20'00''$ East, along said Southerly right of way line, a distance of 1151.67 feet to the Northwest corner of those lands described in Official Records Volume 6342, Page 142 of said Public Records; thence South $04^{\circ}40'00''$ East, a distance of 200.00 feet to the Southwest corner of last said lands; thence North $85^{\circ}20'00''$ East, along the South line of last said lands and along the South line of those lands described in Official Records Volume 12169, Page 1211 of said Public Records, a distance of 291.14 feet to a point of cusp on the South line of said lands described in Official Records Volume 12169, Page 1211, said point lying on a curve concave to the Southeast and having a radius of 131.22 feet; thence Northeasterly, along the arc of said curve, a distance of 82.34 feet, making a central angle of $35^{\circ}57'17''$ and having a chord bearing of North $67^{\circ}21'21''$ East and a chord distance of 81.00 feet to the point of tangency of said curve; thence continuing along last said South line, North $85^{\circ}20'00''$ East, a distance of 51.82 feet to the point of beginning.

Less and except the land contained in the Special Warranty Deed recorded July 29, 2011 in Official Records Book 15670, Page 893, Public Records of Duval County, Florida.