

EXHIBIT 1

LEGAL DESCRIPTION

September 2, 2025

AGR to CGC (1.74 acres)

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE ON THE WEST LINE THEREOF (ALSO BEING THE CENTERLINE OF CANAL STREET), NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, 564.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST, 520.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST, 100.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 43 SECONDS WEST, 203.74 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17306, PAGE 1254 (PART "C") OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES 52 MINUTES 05 SECONDS WEST, 100.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 16 MINUTES 43 SECONDS EAST, 204.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A RIGHT-OF-WAY 100 FEET IN WIDTH THROUGH THE SW ¼ OF THE NE ¼ OF THE SE ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF AND APPROXIMATELY 160 FEET WEST LINE OF THE ABOVE-DESCRIBED PROPERTY, THENCE RUN NORTH TO A POINT IN THE NORTH LINE OF AND APPROXIMATELY 160 FEET WEST OF THE EAST LINE OF THE SW ¼ OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 27.

PARCEL 3:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST. LESS AND EXCEPT THE LANDS CONTAINED IN THE FOLLOWING BOOKS AND PAGES: DEED BOOK 1355, PAGE 210, DEED BOOK 1431, PAGE 584, DEED BOOK 1522, PAGE 444, DEED BOOK 1522, PAGE 446, DEED BOOK 1585, PAGE 519, OFFICIAL RECORDS BOOK 51, PAGE 516, OFFICIAL RECORDS BOOK 44, PAGE 539, OFFICIAL RECORDS BOOK 1756, PAGE 1, OFFICIAL RECORDS BOOK 675, PAGE 323, OFFICIAL RECORDS BOOK 1045, PAGE 466, OFFICIAL RECORDS BOOK 716, PAGE 178, OFFICIAL RECORDS BOOK 1636, PAGE 49, OFFICIAL RECORDS BOOK 1700, PAGE 566, OFFICIAL RECORDS BOOK 1031, PAGE 399, OFFICIAL RECORDS BOOK 1636, PAGE 489, OFFICIAL RECORDS BOOK 2398, PAGE 167, OFFICIAL RECORDS BOOK 2429, PAGE 189, OFFICIAL RECORDS BOOK 2568, PAGE 1156 AND OFFICIAL RECORDS BOOK 2814, PAGE 674, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AGR to NC (0.75 acres)

PARCEL 4:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE NE $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE S/W CORNER OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SAID SECTION 27. SAID POINT BEING THE CENTER LINE INTERSECTION OF CANAL STREET (COUNTY ROAD #611) AND OLD BRADY BRANCH ROAD (COUNTY ROAD #608) BOTH BEING 60-FOOT RIGHT-OF-WAYS AS NOW ESTABLISHED, THENCE EASTERLY ALONG SAID CENTER LINE OF OLD BRANDY BRANCH ROAD A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG THE SAID CENTER LINE OF OLD BRANDY BRANCH ROAD EASTERLY A DISTANCE OF 210 FEET, THENCE NORTHERLY AND PARALLEL TO THE CENTER LINE OF SAID CANAL STREET A DISTANCE OF 210 FEET, THENCE WESTERLY AND PARALLEL TO THE SAID CENTER LINE OF OLD BRANDY BRANCH ROAD A DISTANCE OF 210 FEET, THENCE SOUTHERLY AND PARALLEL TO THE SAID CENTER LINE OF CANAL STREET A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST ACCORDING TO THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCEL 4, ANY PART CONTAINED IN THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 19421, PAGE 275, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.