

EXHIBIT 1

LEGAL DESCRIPTION

March 18, 2026

BEING A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, COUNTY ROAD NO.548 (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY PER CITY OF JACKSONVILLE, RIGHT-OF-WAY MAP, FILE NO. C-195, DATED 1-22-02); THENCE SOUTH 02°13'50" WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, A DISTANCE OF 347.73 FEET TO THE SOUTHERLY BOUNDARY OF PARCEL 117 DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10637, PAGE 1727, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°50'10" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 435.46 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL 117; THENCE NORTH 01°00'50" WEST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 18.83 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 01°00'50" WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 284.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD; THENCE SOUTH 84°36'55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 291.60 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 88°04'10" EAST, A DISTANCE OF 468.03 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE DUVAL CONNECTION RAILROAD COMPANY RAILROAD RIGHT-OF-WAY (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°01'03" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE LINE, A DISTANCE OF 266.00 FEET; THENCE SOUTH 89°30'58" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 753.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 199,057 SQ. FT. (4.57 ACRES), MORE OR LESS.