

EXHIBIT 1

LEGAL DESCRIPTION

November 10, 2025

A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, LYING ON THE CENTERLINE OF ALTA DRIVE; THENCE SOUTH 02 DEGREES 27 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTERLINE OF ALTA DRIVE, 1295.36 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2; THENCE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, AND THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND SAID SOUTHERLY LINE, 40.04 FEET TO THE POINT OF BEGINNING, LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE, (AN 80 FOOT RIGHT OF WAY AT THIS POINT); THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2 ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8711, PAGE 1219 AND OFFICIAL RECORDS BOOK 8702, PAGE 2062 OF SAID PUBLIC RECORDS, 1208.62 FEET TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, AND THE WEST LINE OF A JEA TRANSMISSION CORRIDOR AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3040, PAGE 1006 OF SAID PUBLIC RECORDS; THENCE SOUTH 02 DEGREES 45 MINUTES 46 SECONDS WEST, ALONG LAST SAID LINE, 1005.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PORT JACKSONVILLE PARKWAY, (AN 80 FOOT RIGHT OF WAY, BY PLAT BOOK 61, PAGE 143 OF SAID PUBLIC RECORDS), SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 610.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 355.26 FEET, SAID ARC BEING SUBTENDED BY A CORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 17 MINUTES 30 SECONDS WEST ,350.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 881.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE (A 60 FOOT RIGHT OF WAY AT THIS POINT); THENCE NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 460.77 FEET TO THE SOUTHWEST CORNER OF RIGHT OF WAY ACQUISITION PARCEL 106, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8529, PAGE 2459 OF SAID PUBLIC RECORDS); THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PARCEL 106, THE FOLLOWING FOUR COURSES; COURSE NO. 1) SOUTH 87 DEGREES 32 MINUTES 31 SECONDS EAST, 104.00 FEET; COURSE NO. 2) NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 220.00 FEET; COURSE NO. 3) NORTH 87 DEGREES 32 MINUTES 31 SECONDS WEST, 94.00 FEET; COURSE NO. 4) NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 419.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.87 ACRES MORE OR LESS.