

EXHIBIT 1

LEGAL DESCRIPTION

October 13, 2025

PARCEL A:

A Part of Section 18, Township 2 South, Range 28 East, Duval County, Florida, more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 18; thence North 00°17'28" West along the West line of said Section 18, a distance of 2655.46 feet to the North line of the Southwest 1/4 of said Section 18; thence North 89°04'33" East along said North line, a distance of 1327.75 feet to a point on the Westerly right-of-way line of Tresca Road (a 50 foot right-of-way as now established); thence South 00°35'39" East along said Westerly right-of-way line, a distance of 100.00 feet to the Point of Beginning; thence continue South 00°35'39" East along said Westerly right-of-way line, a distance of 425.65 feet; thence South 89°24'21" West, a distance of 189.94 feet; thence continue South 89°24'21" West, a distance of 33 feet, more or less, to the centerline of Jones Creek; thence Northerly meandering said centerline, a distance of 435 feet, more or less; thence North 89°24'21" East leaving said centerline, a distance of 73 feet, more or less; thence continue North 89°24'21" East, a distance of 102.89 feet to the Point of Beginning.

Parcel B:

A Part of Section 18, Township 2 South, Range 28 East, Duval County, Florida, more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 18; thence North 00°17'28" West along the West line of said Section 18; a distance of 2655.46 feet to the North line of the Southwest 1/4 of said Section 18; thence North 89°04'33" East along said North line, a distance of 1327.75 feet to a point on the Westerly right-of-way line of Tresca Road (a 50 foot right-of-way as now established); thence South 00°35'39" East along said Westerly right-of-way line, a distance of 585.65 feet to the Point of Beginning; thence continue South 00°35'39" East along said Westerly right-of-way line, a distance of 369.35 feet; thence South 89°24'20" West leaving said Westerly right-of-way line, a distance of 144.09 feet; thence continue South 89°24'20" West, a distance of 30 feet, more or less, to the centerline of Jones Creek; thence Northerly meandering said centerline, a distance of 402 feet, more or less; thence North 89°24'21" East leaving said centerline, a distance of 33 feet, more or less; thence continue North 89°24'21" East, a distance of 199.52 feet to the Point of Beginning.

Roadway Parcel:

Lands intended to be described by Quit Claim Deed recorded in Book 20615, Page 1313 of the public records of Duval County, Florida, more particularly described as follows:

Being all that property lying and being in the Western 1/2 of Section 18, Township 2 South, Range 28 East on the Southern side of Regency Square Boulevard North in the City of Jacksonville, Duval County, Florida and being more particularly described as follows:

Commencing at the **SOUTHERN RIGHT OF WAY LINE OF ATRIUM WAY WITH THE WESTERN RIGHT OF WAY LINE OF TRESCA ROAD S00°45'05"E ALONG THE WESTERN RIGHT OF WAY OF TRESCA ROAD A DISTANCE OF 594.5 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°45'05"E ALONG THE WESTERN RIGHT OF WAY OF TRESCA ROAD A DISTANCE OF 60 FEET; THENCE LEAVING THE WESTERN RIGHT OF WAY OF TRESCA ROAD S89°21'53"W A DISTANCE OF 201.2 FEET TO A POINT; THENCE**

N02°48'38"E A DISTANCE OF 60.1 FEET TO A POINT; THENCE N89.21"27'e A DISTANCE OF 197.46 FEET TO THE POINT OF BEGINNING.

TRESCA ROAD PARCELIZATION CONSERVATION AREA A

A PART OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 00°17'28" WEST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2655.46 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°04'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1327.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRESCA ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 525.65 FEET; THENCE SOUTH 89°24'21" WEST, A DISTANCE OF 204.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°24'21" WEST, A DISTANCE OF 18.34 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF JONES CREEK; THENCE ALONG THE APPROXIMATE CENTERLINE OF JONES CREEK THE FOLLOWING EIGHT COURESSES: COURE NO. 1) NORTH 09°36'04" EAST, A DISTANCE OF 73.86 FEET; COURSE NO. 2) NORTH 15°33'51" EAST, A DISTANCE OF 37.67 FEET; COURSE NO. 3) NORTH 04°52'20" WEST, A DISTANCE OF 66.67 FEET; COURSE NO. 4) NORTH 19°20'34" EAST, A DISTANCE OF 51.04 FEET; COURSE NO. 5) NORTH 03°40'19" WEST, A DISTANCE OF 67.39 FEET; COURSE NO. 6) NORTH 06°12'41" WEST, A DISTANCE OF 33.78 FEET; COURSE NO. 7) NORTH 03°41'29" EAST, A DISTANCE OF 63.82 FEET; COURSE NO. 8) NORTH 18°41'55" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°24'21" EAST LEAVING SAID APPROXIMATE CENTERLINE OF JONES CREEK, A DISTANCE OF 59.03 FEET; THENCE SOUTH 52°27'09" WEST, A DISTANCE OF 3.16 FEET; THENCE SOUTH 84°21'36" WEST, A DISTANCE OF 25.02 FEET; THENCE SOUTH 00°56'24" EAST, A DISTANCE OF 33.39 FEET; THENCE SOUTH 00°48'09" EAST, A DISTANCE OF 63.73 FEET; THENCE SOUTH 19°21'38" WEST, A DISTANCE OF 30.44 FEET; THENCE SOUTH 10°45'42" EAST, A DISTANCE OF 8.20 FEET; THENCE SOUTH 04°01'19" WEST, A DISTANCE OF 15.91 FEET; THENCE SOUTH 26°35'32" WEST, A DISTANCE OF 34.13 FEET; THENCE SOUTH 03°23'14" WEST, A DISTANCE OF 20.59 FEET; THENCE SOUTH 07°47'50" WEST, A DISTANCE OF 41.34 FEET; THENCE SOUTH 28°47'37" EAST, A DISTANCE OF 21.54 FEET; THENCE SOUTH 20°15'54" WEST, A DISTANCE OF 35.60 FEET; THENCE SOUTH 16°23'05" EAST, A DISTANCE OF 24.43 FEET; THENCE NORTH 87°51'33" WEST, A DISTANCE OF 15.02 FEET; THENCE SOUTH 17°58'03" WEST, A DISTANCE OF 34.12 FEET; THENCE SOUTH 00°43'07" EAST, A DISTANCE OF 41.52 FEET; THENCE SOUTH 09°58'37" WEST, A DISTANCE OF 31.74 FEET TO THE POINT OF BEGINNING.

TRESCA ROAD PARCELIZATION CONSERVATION AREA B

A PART OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 00°17'28" WEST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2655.46 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°04'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1327.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRESCA ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°35'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 585.65 FEET; THENCE SOUTH 89°24'20" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 214.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°23'02" WEST, A DISTANCE OF 9.20 FEET; THENCE SOUTH 14°05'01" WEST, A DISTANCE OF 24.67 FEET; THENCE SOUTH 48°30'11" EAST, A DISTANCE OF 20.56 FEET; THENCE SOUTH 00°56'01" EAST, A DISTANCE OF 51.88 FEET; THENCE SOUTH 03°49'16" WEST, A DISTANCE OF 39.71 FEET; THENCE SOUTH 03°38'41" EAST, A DISTANCE OF 29.76 FEET; THENCE SOUTH 12°08'02" EAST, A DISTANCE OF 57.05 FEET; THENCE SOUTH 12°34'27" EAST, A DISTANCE OF

57.03 FEET; THENCE SOUTH 06°35'07" EAST, A DISTANCE OF 42.76 FEET; THENCE SOUTH 14°34'06" EAST, A DISTANCE OF 48.66 FEET; THENCE SOUTH 89°24'20" WEST, A DISTANCE OF 5.66 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF JONES CREEK; THENCE ALONG SAID APPROXIMATE CENTERLINE OF JONES CREEK THE FOLLOWING SEVEN COURSES: COURSE NO. 1) NORTH 17°59'16" WEST, A DISTANCE OF 80.80 FEET; COURSE NO. 2) NORTH 39°40'33" WEST, A DISTANCE OF 74.78 FEET; COURSE NO. 3) NORTH 08°07'25" WEST, A DISTANCE OF 64.38 FEET; COURSE NO. 4) NORTH 11°57.02 FEET; COURSE NO. 6) NORTH 03°55'21" EAST, A DISTANCE OF 40.77 FEET; COURSE NO. 7) NORTH 08°23'39" EAST, A DISTANCE OF 6.35 FEET; THENCE NORTH 89°24'21" EAST LEAVING SAID APPROXIMATE CENTERLINE OF JONES CREEK, A DISTANCE OF 18.22 FEET TO THE POINT OF BEGINNING.