

EXHIBIT 1

LEGAL DESCRIPTION

September 2, 2025

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.

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.

ALL OF THE FOREGOING ALSO BEING DESCRIBED AS:

SURVEYOR'S DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ 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 THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 27; THENCE RUN NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF (ALSO BEING THE CENTERLINE OF CANAL STREET), 603.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF NEW BRANDY BRANCH ROAD; THENCE ON SAID WESTERLY EXTENSION, AND ON SAID SOUTHERLY LINE OF NEW BRANDY BRANCH ROAD. NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST. 420.00 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19421. PAGE 275 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE ON SAID SOUTHERLY LINE. NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST. 130.59 FEET; THENCE CONTINUE EASTERLY, ON SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 59.46 FEET, AN ARC DISTANCE OF 80.55 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20697. PAGE 1271 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 05 MINUTES 06 SECONDS EAST. 74.53 FEET; THENCE ON SAID WEST LINE. SOUTH 00 DEGREES 08 MINUTES 53 SECONDS EAST. 223.33 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17306. PAGE 1254 (PART 'C') OF SAID PUBLIC RECORDS; THENCE ON SAID NORTH LINE. SOUTH 88 DEGREES 52 MINUTES 05 SECONDS WEST. 105.52 FEET TO THE WEST LINE THEREOF; THENCE ON SAID WEST LINE. SOUTH 00 DEGREES 01 MINUTE 15 SECONDS

EAST, 229.66 FEET TO THE NORTHERLY LINE OF BRANDY BRANCH ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE, AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 433.75 FEET, AN ARC DISTANCE OF 259.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71 DEGREES 27 MINUTES 31 SECONDS WEST. 255.21 FEET; THENCE CONTINUE ON SAID NORTHERLY LINE. SOUTH 82 DEGREES 45 MINUTES 19 SECONDS WEST. 40.73 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST. 171.92 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19421. PAGE 275; THENCE ON THE SOUTH LINE THEREOF. NORTH 89 DEGREES 31 MINUTES 14 SECONDS EAST, 180.06 FEET TO THE EAST LINE THEREOF; THENCE ON SAID EAST LINE. NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST. 385.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

Parcel "A"

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: Begin at the intersection of the south line of New Brandy Branch Road with the southwesterly line of State Road No. 200 (U.S. 301 Bypass) as per deed recorded in Official Records Book 17156, page 1839. Part "8" of the public records of said county; thence on said south line, South 89 degrees 27 minutes 44 seconds West, 118.54 feet to the southeasterly line of those lands described in Official Records Book 17156, page 1839. Part "C" of said public records; thence southwesterly on said southeasterly line and along the arc of a curve concave northwesterly and having a radius of 59.46 feet, an arc distance of 32.09 feet, said arc being subtended by a chord bearing and distance of South 50 degrees 38 minutes 55 seconds West. 31.70 feet; thence South 00 degrees 08 minutes 53 seconds East, 223.33 feet; thence North 88 degrees 31 minutes 10 seconds East. 175.00 feet; thence South 00 degrees 44 minutes 58 seconds West. 10.22 feet; thence North 88 degrees 30 minutes 29 seconds East 8.72 feet to the northwesterly line of Brandy Branch Road as per deed recorded in Official Records Book 17156, page 1839 Part "A" of said public records; thence northeasterly. on said northwesterly line and along the arc of a curve concave southeasterly and having a radius of 1450.00 feet, an arc distance of 28.77 feet, said arc being subtended by a chord bearing and distance of North 57 degrees 15 minutes 17 seconds East, 28.77 feet; thence continue on said northwesterly line, North 57 degrees 49 minutes 25 seconds East. 84.64 feet; thence North 00 degrees 32 minutes 35 seconds West. 12.10 feet to said southeasterly line of State Road No. 200 (U.S. 301 bypass); thence northwesterly on said southwesterly line and along the arc of a curve concave southwesterly and having a radius of 1802.00 feet, an arc distance of 224.04 feet to the point of beginning. said arc being subtended by a chord bearing and distance of North 37 degrees 39 minutes 16 seconds West. 223.90 feet.

TOGETHER WITH:

Parcel "B"

A parcel of land situated in the Northeast 1/4 of 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: Begin at the Intersection of the south line of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 27 with the southwesterly line of State Road No. 200 (U.S. 301 Bypass); thence on said south line South 89 degrees 27 minutes 44 seconds West 53.16 Feet to the northeasterly line of those lands described In Official

Records Book 17156 page 1845 Part "C" thence northwesterly on said northeasterly line and along the arc of a curve concave southwesterly and having a radius of 58.14 feet an arc distance of 3.64 feet to the west line of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 said arc being subtended by a chord bearing and distance of North 36 degrees 25 minutes 40 seconds West 3.64 feet; thence on said west line, North 00 degrees 38 minutes 56 seconds West 42.31 feet to said southwesterly line of State Road No. 200 (U.S. 301 Bypass) as per deed recorded In Official Records Book 17156 page 1845 Part "B"; thence southeasterly on said southwesterly line and along the arc of a curve concave southwesterly and having a radius of 1790.00 feet, an arc distance of 13.02 feet said arc being subtended by a chord bearing and distance of South 46 degrees 14 minutes 56 seconds East 13.02 feet; thence continue southeasterly and along the arc of a curve concave southwesterly end having a radius of 1781.33 feet and arc distance of 58.50 feet to the point of beginning, said arc being subtended by a chord bearing and distance of South 52 degrees 24 minutes 01 second East, 58.50 feet.