

EXHIBIT 1

LEGAL DESCRIPTION

September 6, 2023

A PORTION OF SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PECAN PARK ROAD (A 60-FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ARNOLD ROAD (A 66-FOOT RIGHT-OF-WAY PER DEED BOOK 537, PAGE 293, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE RUN SOUTH 00°07'13" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,644.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°07'13" EAST, A DISTANCE OF 66.12 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2999, PAGE 676 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTH LINE OF PARCEL 4 THE FOLLOWING (5) FIVE COURSES: (1) NORTH 88°53'16" WEST, A DISTANCE OF 105.26 FEET; (2) SOUTH 09°18'35" EAST, A DISTANCE OF 32.18 FEET; (3) SOUTH 72°43'24" WEST, A DISTANCE OF 3,410.95 FEET; (4) SOUTH 75°46'00" WEST, A DISTANCE OF 2,230.96 FEET; (5) SOUTH 89°31'53" WEST, A DISTANCE OF 2,233.31 FEET; THENCE DEPARTING SAID NORTH LINE OF PARCEL 4, RUN NORTH 00°31'27" WEST, A DISTANCE OF 1,661.58 FEET TO THE SOUTHEAST CORNER OF LOT 3, DAVID O. OGILVIE ESTATE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 70 OF SAID PUBLIC RECORDS, AND A POINT ON THE SOUTHERLY LINE OF EXHIBIT 1 (CITY OF JACKSONVILLE CITY COUNCIL ORDINANCE 2009-146); THENCE RUN NORTH 80°56'24" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 4,291.33 FEET TO A POINT ON THE WEST LINE OF LOT 7, OF SAID SECTION, TOWNSHIP, AND RANGE, TISON'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 150, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 01°15'55" EAST, ALONG SAID WEST LINE OF LOT 7, A DISTANCE OF 659.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN SOUTH 88°53'16" EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 3,250.98 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 7, RUN NORTH 00°07'13" WEST, A DISTANCE OF 66.12 FEET; THENCE RUN SOUTH 88°53'16" EAST, A DISTANCE OF 265.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9,975,580.0 SQUARE FEET OR 229.01 ACRES, MORE OR LESS.