

Exhibit 1 Legal Description

June 19, 2025

Part of Section 35, Township 1 North, Range 25 East, Duval County, Florida, and Being More Particularly Described as Follows: Commencing at the Intersection of the Southwesterly Right of Way Line of U.S. Highway No. 1 (a 150 Foot Right of Way as Now Established), With the Southerly Right of Way Line of Woodley Road (a 60 Foot Right of Way as Now Established); Thence South 88 Degrees 32 Minutes 30 Seconds West, on Said Southerly Right of Way Line of Woodley Road, 304.04 Feet to the Point of Beginning; Thence Continuing South 88 Degrees 32 Minutes 30 Seconds West on Said Southerly Right of Way Line 155.38 Feet; Thence South 00 Degrees 54 Minutes 20 Seconds East, 420.54 Feet; Thence North 88 Degrees 32 Minutes 30 Seconds East, Parallel to Said Southerly Right of Way Line, 155.38 Feet; Thence North 00 Degrees 54 Minutes 20 Seconds West, 420.54 Feet to the Point of Beginning.