

EXHIBIT 1

LEGAL DESCRIPTION

September 3, 2024

The land referred to herein below is situated in the County of Duval, State of FL, and described as follows:

A parcel of land, being a portion of Government Lots 2 and 3, and a portion of the unsurveyed lands of Section 14, Township 1 South, Range 27 East, City of Jacksonville, Duval County, Florida, said parcel of land being more particularly described as follows:

For a point of reference, commence at the intersection of the West right of way line of CSX Transportation right of way, (formerly Seaboard Air Line Railway), as described and recorded in Official Records Volume 1040, Page 654 of the current Public Records of said Duval County, Florida, with the Northerly right of way line of Interstate No. 295/State Road 9A, Ramp "F", (a limited access public road right of way), as shown on that State of Florida, Department of Transportation right of way map, Section No. 72002-3513, Sheet 10, and as-per that Special Warranty Deed from the Jacksonville Transportation Authority, to the State of Florida, Department of Transportation, as recorded in Official Records Book. 14538, Page 399, Parcel 160, Part "B", of the current Public Records of said Duval County, Florida; run thence, along the Northerly right of way line said Interstate 295/State Road No. 9A, (a limited access public road right of way); run the following two (2) courses and distances:

Course No. 1: Run thence, North 82°37'42" West, a distance of 298.78 feet, to a point;

Course No. 2: Run thence, South 80°52'17" West, a distance of 337.46 feet, to a point, on the East line of those lands described and recorded in that Special Warranty Deed from the Jacksonville Transportation Authority, to the State of Florida, Department of Transportation, as recorded in Official Records Book 14538, Page 399 Parcel 161, of the current Public Records of said Duval County, Florida; run thence, along the East line and North line of last said lands, the following two (2) courses and distances:

Course No. 1: Run thence, North 00°39'40" East, a distance of 229.41 feet, to a point;

Course No. 2: Run thence, North 89°20'20" West, a distance of 250.00 feet, to the Northwest corner of last said lands, run thence, North 00°39'40" East, along a Northerly prolongation of the Westerly line of said lands, described in Official Records Book 14538, Page 399, Parcel 161 of said current Public Records, a distance of 28.58 feet, to the point of beginning.

From the point of beginning thus described, run thence, the following six (6) courses and distances:

Course No. 1: Run thence, South 84°18'27" West, a distance of 527.90 feet, to a point;

Course No. 2: Run thence, South 48°19'11" West, a distance of 79.56 feet, to a point;

Course No. 3: Run thence, South 57°04'59" West, a distance of 256.49 feet, to a point;

Course No. 4: Run thence, South 66°04'50" West, a distance of 121.80 feet, to a point;

Course No. 5: Run thence, South 55°33'57" West, a distance of 49.80 feet, to a point;

Course No. 6: Run thence, South 24°50'14" West, a distance of 104.59 feet, to a point, on the North right of way line of Heckscher Drive/State Road No.105, (a variable width public road right of way, as currently established); run thence, along the aforesaid Northerly right of way line of Heckscher Drive/State Road No. 105, the following:

Five (5) courses and distances:

Course No. 1: Run thence, North 89°20'20" West, a distance of 416.67 feet, to a point;

Course No. 2: Run thence, North 00°39'40" East, a distance of 50.00 feet, to a point;

Course No. 3: run thence, North 89°20'20" West, a distance of 19.41 feet, to a point;

Course No. 4: Run thence, North 00°32'05" East, a distance of 42 .17 feet, to a point;

Course No. 5: Run thence, South 75°53'20" West, a distance of 91.72 feet, to a point; run thence, North 00°30'34" East, a distance of 1,780 feet, more or less, to the approximate "Mean High Water" line of Dunn Creek, as per various deeds or record, along the Northerly Bank of Dunn Creek; run thence, in a general Northeasterly direction, along the aforesaid approximate "Mean High Water" line of Dunn Creek, a distance of 101 feet, more or less, to a point on the West line of that 60 foot wide county drainage right of way, as recorded in Official Records Book 411, Page 490 of the current Public Records of said Duval County, Florida; run thence, along the West and South right of way line of said 60 foot county drainage right of way, the following two (2) courses and distances:

Course No. 1: Run thence, South 00°32'05" West, a distance of 752 feet, more or less, to said South right of way line;

Course No. 2: Run thence, North 89°42'41" East, a distance of 1,430.18 feet, to a point; run thence, South 00°39'40" West, a distance of 737.70 feet, and the point of beginning.