

Exhibit 1 Legal Description
May 21, 2025

A PORTION OF LOTS 20, 23, 24 AND 25 RUTLEDGE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MONCRIEF ROAD (A 100 FOR R/W AS NOW ESTABLISHED) AND THE NORTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE AVENUE (A 30'R/W AS NOW ESTABLISHED) THENCE NORTH 47° 13'48" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RUTLEDGE AVENUE, A DISTANCE OF 746.26 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF SAID RUTLEDGE SUBDIVISION; THENCE NORTH 42° 43'43" WEST ALONG THE EASTERLY LINE OF SAID LOT 25, A DISTANCE OF 595.00 FEET; THENCE SOUTH 47° 39'58" WEST, A DISTANCE OF 224.42 FEET, THENCE NORTH 42° 20'02" WEST, A DISTANCE OF 124.31 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROWE AVENUE (A VARIABLE WIDTH R/W AS NOW ESTABLISHED; THENCE SOUTH 47° 26'24" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 53.12 FEET, THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 42° 20'02" EAST, A DISTANCE OF 124.11 FEET; THENCE SOUTH 47° 39'58" WEST, A DISTANCE OF 51.42 FEET, THENCE SOUTH 42° 39'09" EAST, A DISTANCE OF 248.08 FEET, THENCE SOUTH 47° 42'52" WEST, A DISTANCE OF 376.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MONCRIEF ROAD; THENCE SOUTH 36° 06'09" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 355.00 FEET TOT THE POINT OF BEGINNING.

BEING THE SAME LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 3183, PAGE 300 & OFFICIAL RECORDS BOOK 2184, PAGE 238.