

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**September 24, 2024**

LOT 9, LESS THE NORTH 10 FEET THEREOF, BLOCK 34, ORTEGA FARMS SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

LOT 11, EXCEPT THE NORTH 341.48 THEREOF, BLOCK 34, ORTEGA FARMS SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.