

EXHIBIT 1 Legal Description

August 4 2025

THE EAST 198 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1 / 4 OF THE SOUTHWEST 1 / 4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DLNAL COUNTY, FLORIDA, UNRECORDED PLAT OF DINSMORE FARMS, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF PITTS ROAD (A 60 FOOT RIGHT-OF WAY) ALSO BEING KNOWN AS PART OF FARM 46, ACCORDING TO AN UNRECORDED PLAT OF DINSMORE FARMS, MEASURED FROM THE NORTH LINE OF PITTS ROAD. CONTAINS 156,515.082 SQUARE FEET AND/OR 3.569 ACRES

Together with

PARCEL 1

ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF FARM LOT 35, DINSMORE FARMS SUBDIVISION (UNRECORDED), SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID FARM LOT 35, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 27°41'50" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 251.26 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A BEARING OF SOUTH 27°41'50" EAST, A DISTANCE OF 99.76 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A BEARING OF SOUTH 78°46'29" WEST, A DISTANCE OF 427.22 FEET TO THE WEST LINE OF FARM LOT 35; THENCE NORTH 00°51'52" WEST, ALONG SAID WEST LINE OF FARM LOT 35, A DISTANCE OF 168.34 FEET; THENCE DEPARTING SAID WEST LINE OF FARM LOT 35 ON A BEARING OF NORTH 89°30'54" EAST, A DISTANCE OF 375.23 FEET TO THE POINT OF BEGINNING

PARCEL 2:

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ALSO DESCRIBED AS FARM 35, ACCORDING TO AN UNRECORDED PLAT OF DINSMORE AND DINSMORE FARMS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY JOHN BOWIE AND CHARITY BOWIE, HIS WIFE, TO MICHAEL SOCCI AND DORA SOCCI, HIS WIFE, BY DEED DATED JULY 30, 1945, AND RECORDED IN DEED BOOK 1107, PAGE 389, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, SAID POINT BEING THE WEST SIDE OF STATE ROAD #4 AND MEASURING 150 FEET FROM THE NORTH LINE OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID STATE ROAD #4, 100 FEET; THENCE WEST PARALLEL WITH THE AFOREMENTIONED TRACT OF LAND CONVEYED TO MICHAEL SOCCI AND LOUISE SOCCI, HIS WIFE, TO A POINT ON THE WEST LINE OF FARM 35; THENCE NORTH ALONG THE WEST LINE OF FARM 35, TO THE SOUTHWEST CORNER OF THE AFORESAID TRACT CONVEYED TO MICHAEL SOCCI AND LOUISE SOCCI, THENCE EAST ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING.