

EXHIBIT 1

LEGAL DESCRIPTION

March 23, 2026

LEGAL DESCRIPTIONS FOR RPI TO CGC

LOTS 9 AND 10, BLOCK 2, "FEHRENBACH'S SUBDIVISION" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THE EAST HALF (1/2) OF OAK STREET , (AS PER PLAT), NOW KNOWN AS ARNEY STREET LYING WESTERLY OF LOT 14, BLOCK 2, "FEHRENBACH'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXTENDING SOUTHERLY TO THE NORTHERLY LINE OF LOT 10, BLOCK 2, "FEHRENBACH'S SUBDIVISION", AS SHOWN ON THE PLAT THEREOF.

TOGETHER WITH ALL OF OAK STREET (AS PER PLAT), NOW KNOWN AS ARNEY STREET LYING WESTERLY OF LOT 14, BLOCK 2, "FEHRENBACH'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING EAST OF LOT 10, BLOCK 2, FEHRENBACH'S SUBDIVISION", AS SHOWN ON THE PLAT THEREOF.

AFORESAID OAK STREET (AS PER PLAT), NOW KNOWN AS ARNEY STREET BEING CLOSED AND ABANDONED BY ORDINANCE 93-110-44, AND RECORDED IN OFFICIAL RECORDS BOOK 7528, PAGE 1361 OF THE AFORESAID CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

TOGETHER WITH THE NORTH HALF (1/2) OF FIRST STREET (AS PER PLAT), NOW KNOWN AS CECELIA STREET, LYING SOUTHERLY OF LOTS 9 AND 10, BLOCK 2, "FEHRENBACH'S SUBDIVISION" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND EXTENDING EAST TO THE EAST RIGHT-OF-WAY LINE OF OAK STREET (AS PER PLAT), NOW KNOWN AS ARNEY STREET, AND BEING CLOSED AND ABANDONED BY ORDINANCE 93-110-44, AND RECORDED IN OFFICIAL RECORDS VOLUME 7528, PAGE 1361 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

TOGETHER WITH LOTS 4 AND 5, BLOCK 1, "HIGHWAY HEIGHTS" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH LOTS 4, 5, 6 AND 7, BLOCK 1, "ARNEY'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH LOTS 11, 12, 13, 14, 18 AND 19, BLOCK 2, "ARNEY'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF FIRST STREET (AS PER PLAT) , NOW KNOWN AS CECELIA STREET LYING BETWEEN BLOCKS 1 AND 2, "ARNEY'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING CLOSED AND ABANDONED BY ORDINANCE 79-1290-650 AND RECORDED IN OFFICIAL RECORDS VOLUME 5051, PAGE 308 OF THE AFORESAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE EASTERLY LINE BEING THE EAST LINES OF LOT 4, BLOCK 1, AND LOT 11, BLOCK 2, "ARNEY'S SUBDIVISION", AS SHOWN ON THE PLAT THEREOF.

TOGETHER WITH:

LEGAL DESCRIPTIONS FOR LDR TO CGC

LOTS 5, 6, 7 AND 8, BLOCK 2, TOGETHER WITH LOTS 16, 17, 18, 19 AND 20, BLOCK 2, "FEHRENBACH'S SUBDIVISION" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THE WEST HALF (1/2) OF OAK STREET , (AS PER PLAT), NOW KNOWN AS ARNEY STREET LYING EASTERLY OF LOT 20, BLOCK 2, "FEHRENBACH'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXTENDING NORTHERLY TO THE SOUTH LINE OF LOT 21, BLOCK 2, "ARNEYS SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH ALL OF OAK STREET, (AS PER PLAT), NOW KNOWN AS ARNEY STREET LYING EASTERLY OF LOT 20, BLOCK 2, "FEHRENBACH'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FROM THE NORTH LINE OF LOT 20, BLOCK 2, "FEHRENBACH'S SUBDIVISION", EXTENDING SOUTHERLY TO THE SOUTH LINE OF LOT 21, BLOCK 2, "ARNEYS SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AFORESAID OAK STREET (AS PER PLAT), NOW KNOWN AS ARNEY STREET BEING CLOSED AND ABANDONED BY ORDINANCE 93-110-44, AND RECORDED IN OFFICIAL RECORDS BOOK 7528, PAGE 1361 OF THE AFORESAID CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

TOGETHER WITH ALL OF FIRST STREET (AS PER PLAT), NOW KNOWN AS CECELIA STREET, LYING SOUTHERLY OF A PORTION OF LOT 5, ALL OF LOT 6, 7 AND 8, BLOCK 2, "FEHRENBACH'S SUBDIVISION" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND EXTENDING WEST TO THE NORTH EXTENSION OF THE WEST LINE OF LOT 11, BLOCK 1, "HIGHWAY HEIGHTS" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND TO THE EAST BY A SOUTH EXTENSION OF THE EAST LINE OF LOT 8, BLOCK 2, "FEHRENBACH'S SUBDIVISION.

TOGHER WITH THE SOUTH HALF (1/2) OF FIRST STREET (AS PER PLAT) NOW KNOWN AS CECELI A STREET, LYING NORTHERLY OF A PORTION OF LOTS 7, 8 AND 9, BLOCK 1, "HIGHWAY HEIGHTS" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THE EAST LIMIT BEING THE EAST RIGHT-OF-WAY LINE OF OAK STREET (AS PER PLAT), NOW KNOWN AS ARNEY STREET, AND THE WEST LIMIT BEING THE EAST LINE OF LOT 8, BLOCK 2, "FEHRENBACH'S SUBDIVISION" CITY OF JACKSONVILLE, DIVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FIRST STREET (AS PER PLAT), NOW KNOWN AS CECELIA STREET BEING CLOSED AND ABANDONED BY ORDINANCE 93-110-44, AND RECORDED IN OFFICIAL RECORDS VOLUME 7528, PAGE 1361 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

TOGETHER WITH LOTS 6, 7, 8, 9, 10, 11 AND 12, BLOCK 1, "HIGHWAY HEIGHTS" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH LOTS 20 AND 21, BLOCK 2, "ARNEY'S SUBDIVISION", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.