

EXHIBIT 1

LEGAL DESCRIPTION

June 3, 2025

Parcel 1:

A portion of Government Lot 11, Section 8, Township 2 South, Range 29 East, Duval County, FL, more particularly described as follows:

For point of reference commence at the intersection of the North line of the aforementioned Lot 11 with the West line of Mayport Road (State Road no. 560) as now established for a width of 100 feet; thence run South 1°52'25" East along said West line, a distance of 431.08 feet to the Point of Beginning; thence run South 89°19'35" West, 200 feet; thence run South 1°52'25" East, 100 feet; thence run North 89°19'35" East, 200 feet to the aforementioned West line of Mayport Road; thence run North 1°52'25" West along said Mayport Road, a distance of 100 feet to the Point of Beginning.

Parcel 2:

A non-exclusive easement for ingress and egress for foot and vehicular traffic in common with the owner, its successors and assigns, and the tenants and invitees of any of them, on and over the following described property: Commence at the Point of Beginning above referred to in parcel 1; thence run North 1°52'25" West 25 feet along the West line of Mayport Road; thence run South 89°19'35" West, 200 feet; thence run South 1°52'25" East, 25 feet; thence run North 89°19'35" East along the Northerly line of the above described parcel 200 feet to the Point of Beginning.

Parcel ID: 169406 0000