

EXHIBIT 1

LEGAL DESCRIPTION

June 6, 2025

LOT 8, BLOCK 5 OF SPRINGROVE GARDENS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 27 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH A PARCEL OF LAND LYING SECTION 3, TOWNSHIP 2 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 5 OF SPRINGROVE GARDENS; THENCE NORTH 00°05'00" WEST, ALONG THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 310.00 FEET; THENCE SOUTH 89°52'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 84.78 FEET; THENCE NORTH 00°13'00" WEST, ALONG THE EASTERLY LINE OF LOT 5, SAID BLOCK 5 OF SPRINGROVE GARDENS, A DISTANCE OF 41.65 FEET; THENCE SOUTH 89°02'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 5, A DISTANCE OF 180.00 FEET TO IT'S INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SPRINGROVE STREET, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 00°13'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 349.03 FEET TO IT'S INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 26TH STREET WEST, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 26TH STREET WEST, NORTH 89°52'00" WEST, A DISTANCE OF 265.46 FEET TO THE POINT OF BEGINNING.