

EXHIBIT 1

LEGAL DESCRIPTION

April 1, 2025

PARCEL 1:

LOT 6, BLOCK 53, BEACH ROAD FARMS, UNIT TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 19, PAGE 10, 10A, AND 10B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 53, BEACH ROAD FARMS, UNIT TWO, THENCE NORTH 01°53'21" WEST, 262 FEET TO A POINT, THENCE SOUTH 88°06'39" WEST, 100 FEET TO A POINT, THENCE SOUTH 01°53'21" EAST, 262 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 53, THENCE NORTH 88°06'39" EAST ALONG THE NORTHERLY LINE OF SAID LOT 6, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 7, BLOCK 53, BEACH ROAD FARMS, UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 10, 10A, AND 10B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

A PART OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°08'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 457.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, A DISTANCE OF 142.57 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°51'34" EAST, A DISTANCE OF 75.41 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

LOTS 13 AND 14, BLOCK 53, BEACH ROAD FARMS, UNIT NO. 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 10, 10A, AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 5:

LOT 8, BLOCK 53, BEACH ROAD FARMS, UNIT TWO, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 19, PAGES 10, 10A, AND 10B, OF THE CURRENT PUBLIC RECORDS OF
DUY AL COUNTY, FLORIDA.