

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**April 11, 2025**

A PORTION OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT 4, AS SHOWN ON REPLAT OF CLAIRBORO, AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 21 OF SAID REPLAT OF CLAIRBORO, SAID POINT LYING IN THE NORTHERLY RIGHT OF WAY LINE OF CLAIRE LANE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89° 45'00" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°08'00" WEST ALONG A LINE 100 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF LOTS 21 AND 22, OF SAID REPLAT OF CLAIRBORO, A DISTANCE OF 376.00 FEET; THENCE NORTH 89°45'00" EAST, A DISTANCE OF 289.86 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8155, PAGE 1448, OF SAID PUBLIC RECORDS; THENCE NORTH 00°08'00" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 317 FEET, MORE OR LESS, TO THE CENTERLINE OF DEEP BOTTOM BRANCH; RUN THENCE WESTERLY ALONG SAID CENTERLINE 420 FEET, MORE OR LESS, TO A LINE WHICH BEARS NORTH 00°08'00" WEST FROM THE POINT OF BEGINNING; RUN THENCE SOUTH 00°08'00" EAST ALONG THE EASTERLY BOUNDARY OF LOTS 21, 22 AND 23 OF SAID REPLAT OF CLAIRBORO, A DISTANCE OF 722 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.