

EXHIBIT 1

LEGAL DESCRIPTION

February 14, 2025

Parcel 1:

Lot(s) 1, 2, 9 and 10, Block 9, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

Parcel 2:

Lot(s) 7 and 8, Block 9, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

Parcel 3:

The Southerly 65 feet of Lot 5, Block 10, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.