

Exhibit 1 Legal Description

December 18, 2025

Lot 1, Block 1 and Lot 1, Block 3, Lake Lucina Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 35, of the Public Records of Duval County, Florida. LESS and except that part lying within the right of way as recorded in Official Records Book 1705, page 532.