

EXHIBIT 1 LEGAL DESCRIPTION

October 27, 2025

BEING ALL OF LOTS 4, 5, AND A PORTION OF LOT 1 AND A PORTION OF A 20.1 ACRE TRACT OF J.P. TURNER'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, ACCORDING TO THE SUBDIVISION THEREOF RECORDED IN DEED BOOK 543, PAGE 14, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3 OF THE J.P. TURNER'S SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19387, PAGE 2347 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING IN THE NORTH RIGHT-OF-WAY OF NEWCOMB ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH $89^{\circ} 26' 53''$ WEST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NEWCOMB ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 456.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 6, SAME POINT BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19387, PAGE 2347 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY LINE NORTH $00^{\circ} 24' 09''$ WEST WITH THE WEST LINE OF SAID LOT 5 AND THE EAST LINE OF LOT 6, SAME LINE BEING THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 19387, PAGE 2347, A DISTANCE OF 957.47 FEET TO THE NORTHEAST CORNER THEREOF, SAME POINT BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF LOT 6; THENCE NORTH $89^{\circ} 36' 39''$ EAST WITH THE NORTH LINE OF LOT 4 AND 5 OF SAID J.P. TURNER'S SUBDIVISION AND THE SOUTH LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20752, PAGE 756 AND OFFICIAL RECORDS BOOK 6233 (NO PAGE LISTED FOR LANDS OF SARAH H MINESS), A DISTANCE OF 455.83 FEET TO THE NORTHEAST CORNER OF LOT 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SAID J.P. TURNER'S SUBDIVISION AND THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 6233 (NO PAGE LISTED FOR LANDS OF SARAH H MINESS); THENCE NORTH $00^{\circ} 26' 04''$ WEST WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 AND THE WEST LINE OF LOT 1 AND WITH THE EAST LINE OF LANDS OF SARA H MINESS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6233, (NO PAGE LISTED), A DISTANCE OF 340.25 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HEMLOCK STREET, A 62 FOOT PUBLIC RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH $89^{\circ} 34' 28''$ EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE THEREOF, A DISTANCE OF 284.45 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 19751, PAGE 1307 OF THE CURRENT

PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ} 25' 16''$ EAST WITH THE WESTERLY LINE THEREOF AND THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 21317, PAGE 1492, A DISTANCE OF 612.22 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING IN THE SOUTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 2 OF SAID J.P. TURNER'S SUBDIVISION, SAID POINT LYING ON THE NORTHERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20721, PAGE 1172: THENCE SOUTH $89^{\circ} 27' 22''$ WEST WITH THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20721, PAGE 1172, A DISTANCE OF 284.31 FEET TO A POINT IN THE EAST LINE OF LOT 4, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF LOT 2 OF J.P. TURNER'S SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20721, PAGE 1172; THENCE SOUTH $00^{\circ} 26' 04''$ EAST WITH THE EAST LINE OF LOT 4, ALSO BEING THE WEST LINE OF LOTS 2 AND 3 OF J.P. TURNER'S SUBDIVISION AND THE WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20721, PAGE 1172 AND THE WEST LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12821, PAGE 1828, OFFICIAL RECORDS BOOK 7798, PAGE 2035, AND SAID OFFICIAL RECORDS BOOK 19387, PAGE 2347, A DISTANCE OF 683.53 FEET TO THE SOUTHWEST CORNER THEREOF, SAME POINT BEING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF LOT 3 OF SAID J.P. TURNERS SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 14.01 ACRES, MORE OR LESS.