

Exhibit 1

Legal Description

April 8, 2026

Lots 154, 155, 158, 159, 160, and 161; the east 59 feet of Lot 156; and the south 13 feet of the west 84 feet of Lot 157, Block 24, Plat of Oakland, as recorded in Plat Book Q, Page 443, of the former public records of Duval County, Florida.

Parcel Number: 122486 0000