

## EXHIBIT 1

### Legal Description

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THE WESTERLY 254 FEET OF TRACT 2, BLOCK 34, ORTEGA FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES(S) 79, OF THE PUBLIC RECOREDS OF DUVAL COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS AND UTILITIES OVER THE NOTH 50 FEET OF THE SOUTH 180 FEET OF THE EASE 400 FEET OF TRACT 2, BLOCK 34, AS SHOWN ON THE PLAT OF ORTEGA FARMS AS RECORDED IN THE PLAT BOOK 3 PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITEES OVER THE 10' STRIP OF PROPERTY DESCRIVED IN THE OFFICIAL RECORDS BOOK 11929, PAGES539, OF THE PUBLIC RECORDS OF DUVAL COUNTY FLORIDA

August 11, 2025