

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**Date:** 3/26/2026

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 1 SOUTH, RANGE 28 EAST; COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF FIRST ST AND WEST LINE OF HURON ST., RUN THENCE SOUTH ON THE WEST LINE OF HURON ST, 121.4' TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH ON THE WEST LINE OF HURON ST., 60'; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF FIRST ST., 90'; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF HURON ST., 60'; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF FIRST ST., TO THE WEST PROPERTY LINE OF HURON ST AND THE POINT OF BEGINNING

DUVAL COUNTY O/R 03520-7117

CONTAINING 5,400 SQUARE FEET AND/OR 0.12 ± ACRES, MORE OR LESS