

Exhibit 1

July 11th, 2025

Legal:

PART OF LOT 1, OF J.D. TURNER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, AS RECORDED IN DEED BOOK 543, PAGE 14 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF SAID J.D. TURNER'S SUBDIVISION; THENCE NORTH 00° 09' 00" WEST, A DISTANCE OF 612.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HEMLOCK STREET, A 62 FOOT RIGHT-OF-WAY; THENCE SOUTH 89° 52' 00" EAST WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 284.40 FEET; THENCE DEPART SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00° 09' 00" EAST, A DISTANCE OF 610.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF SAID J.D. TURNER'S SUBDIVISION; THENCE SOUTH 89° 36' 00" WEST WITH SAID NORTH LINE, A DISTANCE OF 284.40 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 3.99 ACRES, MORE OR LESS.