

EXHIBIT 1

LEGAL DESCRIPTION

December 10, 2024

PART OF SECTION 2 AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUY AL COUNTY, FLORIDA, ALSO BEING KNOWN AS A PART OF LOTS 10 AND 11, DINSMORE FARMS, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 2, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT OF WAY); THENCE SOUTH 21 DEGREES 19 MINUTES 40 SECONDS EAST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 844.54 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 19 MINUTES 40 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 161 FEET; THENCE NORTH 68 DEGREES 40 MINUTES 20 SECONDS EAST, 377.42 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 40 SECONDS WEST, 171.19 FEET; THENCE SOUTH 68 DEGREES 40 MINUTES 20 SECONDS WEST, 435.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

EAST 1/2 OF GOVERNMENT LOT 1 (EXCEPT THAT PART RECORDED IN DEED BOOK 1783, PAGE 89 and O.R. BOOK 19174, PAGE 1017), SECTION 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: (SURVEYOR'S DESCRIPTION OF PARCEL 2)

PART OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUY AL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 1 (A 150 FOOT WIDE RIGHT-OF-WAY) AND RUN S21°19'40"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NEW KING'S ROAD (aka U.S. Highway No.1), A 150 FOOT WIDE RIGHT-OF-WAY AS PRESENTLY ESTABLISHED, A DISTANCE OF 1005.54 FEET TO AN UNIDENTIFIED ½" IRON PIPE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 19174 PAGE (PG) 1017; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN N68°42'47"E, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 377.60 FEET TO AN UNIDENTIFIED ½" IRON PIPE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN ORB 17589 PG 0664 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE RUN N01°02'49"W, ALONG THE EAST LINE OF SAID LANDS AND AN EXTENSION THEREOF, A DISTANCE OF 802.25 FEET, MORE OR LESS TO AN UNIDENTIFIED 3" IRON PIPE ON THE NORTH LINE OF SAID SECTION 2; THENCE ALONG SAID NORTH LINE, RUN N89°45'01"E, A DISTANCE OF 661.82 FEET TO A 5/8" IRON ROD "JOHNSON" AT THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF ROLLING RIVER ESTATES UNIT 1 PHASE 3 SUBDIVISION RECORDED IN PLAT BOOK 59, PG 19, SAID DUY AL COUNTY PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN S00°42'40"E, ALONG A WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 461.87 FEET TO A CONCRETE MONUMENT STAMPED "PRM" #3624 ON THE NORTH LINE OF

"TRACT C" OF SAID SUBDIVISION; THENCE RUN S89°22'39"W, ALONG THE NORTH LINE OF SAID "TRACT C" OF SAID SUBDIVISION, A DISTANCE OF 328.85 FEET TO AN UNIDENTIFIED ½" IRON PIPE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN ORB 6466 PG 0065; THENCE ALONG THE EAST LINE OF SAID ORB 6466 PG 0065 LANDS, RUN S00°34'45"E, A DISTANCE OF 214.73 FEET TO AN UNDESCRIBED ½" IRON PIPE; THENCE DEPARTING SAID EAST LINE, RUN S68°46'19"W, A DISTANCE OF 343.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 6466, PAGE 65 IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 00°34' 49" EAST 462.63 FEET ALONG THE EAST LINE OF SAID SECTION 2.; THENCE SOUTH 89° 21' 56" WEST, 330.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 21' 56" WEST, 39.46 FEET; THENCE SOUTH 00° 34' 49" EAST 220.80 FEET; THENCE NORTH 68° 46' 19" EAST, 42.63 FEET; THENCE NORTH 00° 34' 49" WEST, 214.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PART OF SECTION 2 AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING KNOWN AS A PART OF LOTS 10 AND 11, DINSMORE FARMS, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 2 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY); THENCE SOUTH 21°19'40" EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, 251.62 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 ° 19'40" EAST, 131.11 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A 42 FOOT DRAINAGE RIGHT OF WAY; THENCE NORTH 68°40'20" EAST ALONG SAID RIGHT OF WAY LINE 602.48 FEET; THENCE NORTH 1°27'40" WEST 139.4 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 68°40'20" WEST 649.85 FEET TO THE POINT OF BEGINNING.

AND

PART OF SECTION 2 AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING KNOWN AS A PART OF LOTS 10 AND 11, DINSMORE FANNS, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 2 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY); THENCE SOUTH 21 °19'40" EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 251.62 FEET; THENCE NORTH 68°40'20" EAST 649.85 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 89°50'20" WEST 696.86 FEET TO THE POINT OF BEGINNING.