

EXHIBIT 1

LEGAL DESCRIPTION

A portion of Lot 3, J. H. LINDSEY'S SUBDIVISION, as recorded in Plat Book 7, Page 17, of the current public records of Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Lindsey Road, with the Northerly right of way line of Creek Road; thence North 00°28'30" East along said Westerly right of way line of Lindsey Road (a 60 foot R/W as now established) 341.88 feet to the Point of Beginning; thence continue North 00°28'30" East along said Westerly right of way line, 35.00 feet; thence South 89°47'28" West along the Northerly line of Parcels 1, 3 and 4, as described and recorded in Official Records Volume 5070, page 641 of said current public records, 515.41 feet; thence South 00°09'22" West along the Westerly line of said Parcel 1, 26.17 feet; thence South 89°30'55" East along the Northerly line of those lands described in Official Records Volume 5756, page 203 of said current public records, 36.84 feet; thence South 00°03'57" East along the Easterly line of said lands, 224.83 feet; thence North 89°52'00" East along the Southerly line of Parcel 2, as described in said Official Records Volume 6070, page 641, 179.85 feet; thence North 00°08'10" West along the Easterly line of said Parcel 2, 78.50 feet; thence South 88°25' 10" East along the Southerly line of said Parcel 3, 73.00 feet; thence North 00°11 '46" East along the Easterly line of said Parcel 3, 140.04 feet; thence North 89°47'28" East along the Southerly line of said Parcel 4, 224.97 feet to the Point of Beginning.

May 23, 2025