

EXHIBIT 1 LEGAL DESCRIPTION

FEBRUARY 20TH 2026

A part of Section 32 of a subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, and being a part of those lands described and recorded in Official Records Volume 787, Page 444, of the current Public Records of said county and being more particularly described as follows: Begin at the Southeasterly corner of those lands described and recorded in official Records Volume 5658, Page 2226, of said current public records; thence North 29 degrees 21 minutes 40 seconds West along the Easterly line of said lands, 169.20 feet to the Northeasterly corner of said lands and the Northerly line of those lands described and recorded in Official Records Volume 5858, Page 2226; thence North 64 degrees 06 minutes 00 seconds East along the Northerly line of sand lands, 150.27 feet; thence South 29 degrees 21 minutes 40 seconds East, 188.95 feet to an intersection with the Southerly line of said lands described and recorded in Official records Volume 787, Page 444; thence South 71 degrees 30 minutes 00 seconds West along the Southerly line of said lands 152.74 feet to the Point of Beginning.

Subject To and together-with a 35 foot easement for ingress and egress as described and recorded in Official records Volume 5658, page 2226, of the current public records of Duval County, Florida.