

EXHIBIT 1

LEGAL DESCRIPTION

April 18, 2025

A PART OF THE BARTOLOMEO DE CASTRO Y FERRER GRANT SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 25, 26 AND SAID SECTION 38, ALL BEING IN TOWNSHIP 2 SOUTH RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°54'50" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5587 PAGE 293 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 6394.25 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (AS NOW ESTABLISHED); THENCE SOUTH 85°20'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2368.44 FEET TO A POINT OF CUSP SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE MAKING A CENTRAL ANGLE OF 23°59'10" AND HAVING A CHORD BEARING OF SOUTH 16°39'30" EAST, AND A CHORD DISTANCE OF 20.16 FEET; THENCE SOUTH 04°40'00" EAST, A DISTANCE OF 190.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°20'00" EAST, A DISTANCE OF 4.29 FEET; THENCE SOUTH 04°40'00" EAST, A DISTANCE OF 123.13 FEET; THENCE NORTH 85°20'00" A DISTANCE OF 139.76 FEET; THENCE SOUTH 34°37'48" EAST, A DISTANCE OF 204.27 FEET; THENCE NORTH 85°20'00" EAST, A DISTANCE OF 23.51 FEET; THENCE SOUTH 04°40'00" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 50°00'38" WEST, A DISTANCE OF 140.28 FEET; THENCE SOUTH 85°20'00" WEST, A DISTANCE OF 492.50 FEET TO THE EAST LINE OF THE WOODS UNIT VI AS RECORDED IN PLAT BOOK 42, PAGES 28, 28A AND 28B OF SAID PUBLIC RECORDS; THENCE NORTH 21°09'03" WEST, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE WOODS UNIT VI-A AS RECORDED IN PLAT BOOK 29, PAGES 29 AND 29A OF SAID PUBLIC RECORDS, A DISTANCE OF 473.39 FEET; THENCE NORTH 85°20'00" EAST, A DISTANCE OF 451.70 FEET TO THE POINT OF BEGINNING.