

EXHIBIT 1

LEGAL DESCRIPTION

December 31, 2025

Parcel 1 - Parcel Number: 099246-0000

Described land, situate lying and being in Duval County, Florida, to wit:

Lot Two (2), Bates and Martin's Subdivision, according to the plat recorded in Plat Book 8, Page 35, of the current Public Records of Duval County, Florida, except those certain portions thereof more particularly described in Deeds recorded in Volume 70, Page 587; Volume 95, Page 365; Volume 144, Page 112, Official Records of Duval County, Florida.

Parcel 2 - Parcel Number: 099247-0010

All that certain land situated in Duval County, Florida (the "Property"), and more particularly described as: BEING PART OF LOT 2, BATES & MARTIN'S SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 35 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2, THENCE SOUTH 51 DEGREES 20 MINUTES WEST, ALONG SAID SOUTHERLY LINE OF LOT 2, 332.7 FEET TO THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 40 MINUTES WEST, 87.49 FEET TO THE NORTHERLY LINE OF SAID LOT 2, THENCE SOUTH 51 DEGREES 24 MINUTES 10 SECONDS WEST, ALONG SAID NORTHERLY LINE OF LOT 2, 95 FEET, THENCE SOUTH 38 DEGREES 40 MINUTES EAST 87.60 FEET TO SAID SOUTHERLY LINE OF LOT 2, THENCE NORTH 51 DEGREES 20 MINUTES EAST, ALONG SAID SOUTHERLY LINE OF LOT 2, 95 FEET TO THE POINT OF BEGINNING.

Parcel 3 - Parcel Number: 099247-0000

All that certain land situated in Duval County, Florida (the "Property"), as more particularly described as: Part of Lot 2, BATES & MARTIN'S SUBDIVISION, according to plat thereof recorded in Plat Book 8, Page 35 of the current public records of Duval County, Florida, more particularly described as follows:

Commence at the Southeast Comer of said Lot 2; thence South 51 degrees 20 minutes 00 seconds West, 217.7 feet along the South line of said Lot 2, to the POINT OF BEGINNING; thence North 38 degrees 40 minutes 00 seconds West, 87.35 feet to the North line of said Lot 2; thence South 51 degrees 24 minutes 10 seconds West, 115.0 feet along the North line of said Lot 2; thence South 38 degrees 40 minutes 00 seconds East, 87.49 feet to the South line of said Lot 2; thence North 51 degrees 20 minutes 00 seconds East, 115.0 feet along the South line of said Lot 2, to the POINT OF BEGINNING.

Parcel 4 - Parcel Number: 099248-0000

All that certain land situated in Duval County, Florida (the "Property"), as more particularly described as: Part of Lot 2, BATES & MARTIN'S SUBDIVISION, Plat Book 8, Page 35 of the Current Public Records of

Duval County, Florida, more particularly described as:

Commencing at the Southeasterly Comer of said Lot 2; thence South 51 Degrees, 20 Minutes West along said Southerly Line of Lot 2, 107.70 feet to the Point of Beginning; thence North 38 Degrees, 40 Minutes West, 87.22 feet to the Northerly Line of said Lot 2; thence South 51 Degrees, 24 Minutes and 10 Seconds West along said Northerly Line of Lot 2, 110 feet; thence South 38 Degrees, 40 Minutes East, 87.35 feet to said Southerly Line of Lot 2; thence North 51 Degrees, 20 Minutes East along said Southerly Line of Lot 2, 110 feet to the Point of Beginning.

Together with non-exclusive that easement for ingress and egress as recorded in Official Records Book 94, Page 557, of the public records of Duval County, Florida.

Parcel 5 – Parcel Number: 099249-0000

All that certain land situate in DUVAL County, Florida, viz:

Part of Lot 2, BATES AND MARTINS SUBDIVISION, Plat Book 8, Page 35, as Recorded in Volume 4078, Page 721, current public records more particularly described as follows:

Begin at the Southeast corner of said Lot 2; thence South 51 degrees 20 minutes West along the Southerly line of said Lot 2, 107.70 Feet; thence North 38 degrees 40 minutes West 87.22 feet to the Northerly line of said Lot 2; thence North 51 degrees 24 minutes 10 seconds East along said Northerly line of Lot 2, 137.83 feet to the Westerly line of San Jose Boulevard; thence South 19 degrees 35 minutes East along said Westerly line of San Jose Boulevard, 91.68 feet to the point of beginning.

Also commonly known as: 0 San Jose Boulevard, Jacksonville, FL 32207

Parcel 6 – Parcel Number: 099250-0000

All that certain land situate in DUVAL County, Florida, viz:

A part of Lot 3, BATES & MARTIN'S SUBDIVISION, as recorded in Plat Book 8, Page 35 of the current Public Records of Duval County, Florida, being more particularly described as follows:

Begin at the Southeasterly corner of said Lot 3; thence South 51 °26'01" West, along the Southerly line of said Lot 3, a distance of 276.34 feet; thence North 38°40'00" West, 87.95 feet to its intersection with the Northerly line of said Lot 3; thence North 51 °20'00" East, along the Northerly line of said Lot 3, 307.0 feet to its intersection with the Westerly right-of-way line of San Jose Boulevard, as now established; thence South 19°32'54" East, along the said Westerly right-of-way line of San Jose Boulevard, 93.90 feet to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH that certain Easement for ingress and egress recorded in Official Records Book 94, Page 557 of the current Public Records of Duval County, Florida.

A part of Lot 3 BATES & MARTIN'S SUBDIVISION as recorded in Plat Book 8, Page 35 of the current Public Records of Duval County, Florida, being more particularly described as follows:

Commence at the Southeasterly corner of said Lot 3; thence South 51 degrees 26 minutes 01 seconds West, along

the Southerly line of said Lot 3, 276.34 feet to the Point of Beginning; thence North 38 degrees 40 minutes 00 seconds West, 87.95 feet to its intersection with the Northerly line of said Lot 3; thence South 51 degrees 20 minutes 00 seconds West, along the Northerly line of said Lot 3, 482 feet, more or less to the waters of the St. Johns River; thence Southeasterly along the said waters of the St. Johns River, a distance of 100 feet, more or less, to its intersection with the aforementioned Southerly line of said Lot 3, said point being South 51 degrees 26 minutes 01 seconds West, a distance of 434 feet, more or less, from the Point of Beginning; thence North 51 degrees 26 minutes 01 seconds East, along the Southerly line of said Lot 3, 434 feet, more or less, to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH that certain Easement for ingress and egress recorded in Official Records Book 94, Page 557 of the current Public Records of Duval County, Florida.
Also commonly known as: 5136 San Jose Boulevard, Jacksonville, FL 32207