

EXHIBIT 1

LEGAL DESCRIPTION

December 10, 2024

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 $21^{\circ}19'40''$ 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 $21^{\circ}19'40''$ EAST, 131.11 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A 42 FOOT DRAINAGE RIGHT OF WAY; THENCE NORTH $68^{\circ}40'20''$ EAST ALONG SAID RIGHT OF WAY LINE 602.48 FEET; THENCE NORTH $1^{\circ}27'40''$ WEST 139.4 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH $68^{\circ}40'20''$ 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 $21^{\circ}19'40''$ EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 251.62 FEET; THENCE NORTH $68^{\circ}40'20''$ EAST 649.85 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH $89^{\circ}50'20''$ WEST 696.86 FEET TO THE POINT OF BEGINNING.