## **EXHIBIT 1**

## **LEGAL DESCRIPTION**

October 6, 2025

LOT 4, 5, AND 6 ROBINWOOD ACRES, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 6, 6A AND 6B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.