

EXHIBIT 1

LEGAL DESCRIPTION

Parcel 1, RE#76656-0000, 842 Barnett St

Parts of lots 1, 2, and 9, Block 8, Nooney's Subdivision, as recorded in Plat book 5, page 37 of the current public records of Duval County, Florida.

More particularly described as follows: Begin at an iron in the West line of said lot 2, that is 83.8 ft. Southerly of the N.W. corner; thence Northerly along the West line of said lot 2, 22.0 ft.; thence Easterly crossing lots 2, and 1, 79.34 ft. to a point in the East line of said lot 1, that is 66.0 ft. Southerly of its N.E. corner; thence Southerly along the Easterly line of said lot 1 and 9, 22.0 ft.; thence Westerly crossing said lots 9, 1 and 2, 79.22 ft. to the Point of Beginning.

Parcel 2 RE#76656-0020, 838 Barnett St

Parts of lots 1, 2, 8 and 9, Block 8, Nooney's Subdivision, as recorded in Plat book 5, page 37 of the current public records of Duval County, Florida.

More particularly described as follows: Begin at an iron in the West line of said lot 8, that is 69.12 ft. Northerly of the S.W. corner; thence Northerly along the West line of said lot 8 and 2, 22.0 ft.; thence Easterly crossing lots 2, 1 and 9, 79.22 ft. to a point in the East line of said lot 9, the said point being 85.92 ft. Northerly of its S.E. corner of said lot 9; thence Southerly along the East line of said lot 9, 28.09 ft.; thence Westerly crossing said lots 9 and 8, 78.73 ft. to the Point of Beginning.

Parcel 3 RE#76661-0000, 834 Barnett St

Parts of lots 8 and 9, Block 8, Nooney's Subdivision, as recorded in Plat book 5, page 37 of the current public records of Duval County, Florida.

More particularly described as follows: Begin at an iron in the West line of said lot 8, that is 47.12 ft. Northerly of the S.W. corner; thence Northerly along the West line of said lot 8, 22.0 ft.; thence Easterly crossing lots 8 and 9, 78.73 ft. to a point in the east line of said lot 9, that is 57.92 ft. Northerly of its S.W. corner, thence Southerly along the East line of said lot 9, 26 ft.; thence Westerly crossing said lots 8 and 9, 78.66 ft. to the Point of Beginning.

Parcel 4 RE#076661-0010, 830 Barnett St

March 13, 2026

Pt of Lots 8,9, Block 8, NOONEY's SUBDIVISION, according to plat thereof recorded in Plat Book 5, page 37 of the current public records of Duval County, Florida. Being the same property in O.R. Book 9559, page 406.

Parcel 5 RE#76662-0010, 820 Barnett St

Lots 1, 2, 3, 4, 9, 10, 11 and 12, Block 9, Nooney's Subdivision as recorded in Plat book 5, page 37 of the current public records of Duval County, Florida.

Parcel 6 RE#076665-0000, 0 Barnett St

Lot 1, Block 10, NOONEY'S SUBDIVISION, according to plat thereof recorded in Plat Book 5, Page 37, Public Records of Duval County, Florida.

March 13, 2026