

EXHIBIT 1

LEGAL DESCRIPTION

LOTS 24, AND 25, BLOCK 75, ROBINWOOD ACRES, UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN PLAT BOOK 21, PAGE(S) 92 & 92A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY.

CONTAINING 2.296 ACRES (99,996 SQUARE FEET) MORE OR LESS.

November 21, 2025