

## **EXHIBIT 1**

### **LEGAL DESCRIPTION**

**November 26, 2025**

#### **LDR TO CGC**

A PORTION OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2, AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3, AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS AND ALSO TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2, SAID POINT BEING SITUATE ON THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 88°08'26" WEST, DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 457.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 242.57 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 53, SAID BEACH ROAD FARMS UNIT NO. 2; THENCE NORTH 01°51'34" WEST, A DISTANCE 262.00 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 53, SAID ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 01°51'34" EAST, ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 100.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO.2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°44'22" EAST, A DISTANCE OF 75.40 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF CORTEZ ROAD: THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3, AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 6, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2, AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF AFORESAID PUBLIC RECORDS AND THENCE RUN NORTH 01°51'34" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 6, BLOCK 52, BEACH ROAD FARMS UNIT NO. 2, A DISTANCE OF 91.35 FEET; THENCE NORTH 88°47'21" EAST, A DISTANCE OF 191.29 FEET; THENCE SOUTH 01°12'39" EAST, A DISTANCE OF 89.19 FEET TO AN INTERSECTION WITH THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND AFORESAID ROBINWOOD

ACRES UNIT NO. 2; THENCE SOUTH 88°08'26" WEST, ALONG SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROINWOOD ACRES UNIT NO. 3 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 190.26 FEET TO THE POINT OF BEGINNING.