

EXHIBIT 1

LEGAL DESCRIPTION

July 7, 2025

TRACT 1:

THE FOLLOWING DESCRIBED PROPERTY LYING AND SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT:

LOT 1A, 7 AND 8, BLOCK 61, ROBINWOOD ACRES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 16, GA AND GB, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT 2:

LOTS 9, 10 AND 11, BLOCK 61, ROBINWOOD ACRES, UNIT NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT 3:

LOTS 8, 9, 10, 11, 12 AND 13, BLOCK 71, AND THAT PORTION OF CROMWELL ROAD (A 60 FOOT RIGHT OF WAY) CLOSED BY ORDINANCE NO. 80-405-163 BEING BOUND ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 13 AND BOUND ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 8, ALL IN ROBINWOOD ACRES, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A AND 43B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THE WESTERLY 100 FEET OF FRASER ROAD (A 60 FOOT RIGHT OF WAY) AS CLOSED BY ORDINANCE NO. 2007-259-E, AS RECORDED IN OFFICIAL RECORDS BOOK 13946, PAGE 739 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART RECORDED IN OFFICIAL RECORDS BOOK 14100, PAGE 1585 AND OFFICIAL RECORDS BOOK 15824, PAGE 778.

ALSO DESCRIBED BY SURVEY AS FOLLOWS:

A tract of land located in Section 30, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 11, Block 61, ROBINWOOD ACRES, UNIT NO. 2 according to the Official Plat thereof recorded in Plat Book 21, Page 25, thence along the Westerly right of way of St. Johns Bluff the following two (2) courses: 1) 203.54 feet in a Southerly direction along a non-tangent curve turning to the left, having a central angle of 07°36'37", with a radius of 1532.39 feet, having a chord bearing of S.03°22'44" W. and a chord distance of 203.39 feet; 2) S.00°25'34" E., 296.07 feet; thence leaving said right of way running S.89°28'25" W., 510.32 feet; thence S.00°46'35" W., 600.54 feet to the North right of way of Fraser Road; thence along said North right of way, S.89°25'16" W., 200.60 feet; thence leaving said North right of way running N. 00°52'56" E., 700.42 feet; thence S.89°28'08" W., 458.80 feet; thence N. 00°32'51" W., 599.92 feet; thence N. 89°24'41" E., 220.54 feet; thence S.00°44'42" W., 199.84 feet; thence N. 89°31'56" E., 964.65 feet to the POINT OF BEGINNING.

Containing 701,864 square feet or 16.11 acres more or less.