

EXHIBIT 1

LEGAL DESCRIPTION

April 11, 2025

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20260, PAGE 1917 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, BEING A PORTION OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 21, AS SHOWN ON THE REPLAT OF CLAIRBORO, AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF CLAIRE LANE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°45'00" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE NORTH 00°08'00" WEST ALONG A LINE 31 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF LOTS 21 AND 22, OF SAID REPLAT OF CLAIRBORO, A DISTANCE OF 376.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°45'00" EAST, A DISTANCE OF 358.86 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 7208, PAGE 1230, OF SAID PUBLIC RECORDS; THENCE NORTH 00°08'00" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 317 FEET, MORE OR LESS, TO THE CENTERLINE OF DEEP BOTTOM BRANCH; RUN THENCE WESTERLY ALONG SAID CENTERLINE 389 FEET, MORE OR LESS, TO A LINE WHICH BEARS NORTH 00°08'00" WEST FROM THE POINT OF BEGINNING; RUN THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 346 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.6 ACRES, MORE OR LESS.