

Legal Description

February 6, 2026

Exhibit 1

ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF LOTS 35 AND 46, DINSMORE FARMS SUBDIVISION (UNRECORDED) SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERECTION OF THE NORTHERN ROW LINE OF PITTS ROAD WITH THE WESTERN ROW LINE OF NEW KINGS ROAD; THENCE N27°47'45"W ALONG THE WESTERN ROW LINE OF NEW KINGS ROAD A DISTANCE OF 560 FEET TO A POINT; THENCE LEAVING THE WESTERN ROW LINE OF NEW KINGS ROAD S89°28'55"W A DISTANCE OF 330 FEET TO THE POINT OF BEGINING; THENCE N00°55'12"W A DISTANCE OF 130 FEET TO A POINT; THENCE S89°28'55"W A DISTANCE OF 248 FEET TO A POINT; THENCE S00°51'04"E A DISTANCE OF 630 FEET TO A POINT ON THE NORTHERN ROW LINE OF PITTS ROAD; THENCE N89°25'31"E ALONG THE NORTHERN ROW LINE OF PITTS ROAD A DISTANCE OF 248 FEET; THENCE DEPARTING THE NORTHERN ROW LINE OF PITTS ROAD N00°36'39"W A DISTANCE OF 498 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

BEGIN AT THE INTERECTION OF THE NORTHERN ROW LINE OF PITTS ROAD WITH THE WESTERN ROW LINE OF NEW KINGS ROAD; THENCE S89°39'10"W ALONG THE NORTHERN ROW LINE OF PITTS RD A DISTANCE OF 586.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°39'10"W ALONG THE NORTHERN ROW LINE OF PITTS RD A DISTANCE OF 200' TO A POINT; THENCE LEAVING THE NORTHERN ROW OF PITTS RD N00°26'03"W A DISTANCE OF 380 FEET TO A POINT; THENCE N89°49'55"E A DISTANCE OF 200 FEET TO A POINT; THENCE S00°47'10"E A DISTANCE OF 380 FEET TO THE POINT OF BEGINNING.