

EXHIBIT 1

February 2, 2026

Legal Description (revised)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 26, PICKETT'S SUBDIVISION OF THE PART OF THE CHARLES SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 8, PAGES 44 AND 45 OF THE CURRENT PUBLIC RECORDS OF DUVAL, COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF EDGEWOOD A VENUE (STATE ROAD 111, A 100 FOOT RIGHT OF WAY) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MONCRIEF ROAD (A 100 FOOT RIGHT OF WAY); THENCE SOUTH 46 DEGREES 50 MINUTES 09 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EDGEWOOD A VENUE, 211.11 FEET TO A POINT OF CURVE IN SAID RIGHT OF WAY LINE; THENCE ALONG A CURVE TO RIGHT IN SAID SOUTHEASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1482.40 FEET, A DISTANCE OF 55.84 FEET, AS MEASURED ALONG A CHORD BEARING SOUTH 47 DEGREES 54 MINUTES 54 SECONDS WEST TO A POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 07 MINUTES 39 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION 40 FOOT LATERAL DITCH RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 2436, PAGE 1120 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 311.65 FEET; THENCE SOUTH 48 DEGREES 26 MINUTES 51 SECONDS WEST, 528.59 FEET; THENCE NORTH 64 DEGREES 58 MINUTES 09 SECONDS WEST, 289.00 FEET; THENCE NORTH 48 DEGREES 26 MINUTES 51 SECONDS EAST, 309.89 FEET; THENCE NORTH 43 DEGREES 24 MINUTES 09 SECONDS WEST, PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF MONCRIEF ROAD, 68.20 FEET TO A POINT IN SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EDGEWOOD A VENUE; THENCE ALONG A CURVE TO THE LEFT IN SAID SOUTHEASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1482.40 FEET, A DISTANCE OF 274.66 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 54 DEGREES 18 MINUTES 35 SECONDS EAST TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART THEREOF LYING IN EDGEWOOD AVENUE

PROPERTY ADDRESS: 0 EDGEWOOD AVE

Parcel ID: 026468-0010

PARCEL 1

PART OF THE CHARLES SIBBALD GRANT. SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY. FLORIDA, AS DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 11, BLOCK 8, SUNSET PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY. FLORIDA WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF MONCRIEF ROAD, AN EXISTING 100 FOOT RIGHT OF WAY AS NOW MONUMENTED; THENCE RUNS 46 DEGREES 35' 51" W, A DISTANCE OF 49.97 FEET, TO THE CENTERLINE OF SAID MONCRIEF ROAD: THENCE ALONG SAID CENTERLINE RUNS 43 DEGREES 24' 09" E, A DISTANCE OF 46.79 FEET; THENCE RUNS 49 DEGREES 05' 00" W, A DISTANCE OF 49.88 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF AFORESAID MONCRIEF ROAD; THENCE DEPARTING SAID RIGHT OF WAY CONTINUES 49 DEGREES 05' 00" W, A DISTANCE OF 184.62 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 49 DEGREES 05' 00" W, A DISTANCE OF 486.55 FEET; THENCE RUN N 64 DEGREES 26' 50" W, A DISTANCE OF 185.37 FEET; THENCE RUN N 48 DEGREES 25' 57" E, A DISTANCE OF 522.67 FEET TO A POINT ON THE SOUTHWESTERLY R/W LINE OF DITCH RIGHT WAY ACCORDING TO O.R. V. 2436, PAGE 1126, AFORESAID PUBLIC RECORDS; THENCE ALONG SAID R/W LINE RUN S 53 DEGREES 07' 39" E, A DISTANCE OF 178.94 FEET; THENCE CONTINUE ALONG SAID R/W LINE S 45 DEGREES 15' 50" E, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

Property Address: 0 Moncrief Road, Jacksonville, Florida 32209