

EXHIBIT 1

LEGAL DESCRIPTION

February 26, 2025

PARCEL 1:

A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 18; THENCE SOUTH 00°36'42" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 18, A DISTANCE OF 1039.62 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY AND LYING IN THE SOUTHERLY RIGHT OF WAY LINE OF DEERWOOD PARK BOULEVARD (A 110 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1045.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75°53'02" EAST, 441.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°36'42" EAST, DEPARTING FROM SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, 611.14 FEET TO THE POINT OF THE BEGINNING; THENCE NORTH 89°23'18" WEST, 331.44 FEET; THENCE SOUTH 00°36'42" EAST 480.05 FEET; THENCE SOUTH 89°23'18" WEST, 331.44 FEET; THENCE NORTH 00°36'42" WEST, 480.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR DRAINAGE, INGRESS, EGRESS, ACCESS, AND UTILITIES AS SET FORTH IN SECTION 1, 2, AND 3 OF THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR GREYSTONE PARK RECORDED IN OFFICIAL RECORDS BOOK 9218, PAGE 584, AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR GREYSTONE PARK RECORDED IN OFFICIAL RECORDS BOOK 9368, PAGE 1323.

Together with:

A PORTION OF THE SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 18; THENCE SOUTH 00°36'42" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 18, A DISTANCE OF 1039.62 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY AND LYING IN THE SOUTHERLY RIGHT OF WAY LINE OF DEERWOOD PARK BOULEVARD (A 110 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1045.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75°53'02" EAST, 441.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF THE BEGINNING; THENCE NORTH 88°05'12" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 331.52 FEET; THENCE SOUTH

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00°36'42" EAST DEPARTING FROM SAID SOUTHERLY RIGHT OF WAY LINE, 618.67 FEET; THENCE SOUTH 89°23'18" WEST, 331.44 FEET; THENCE NORTH 00°36'42" WEST, 611.14 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR DRAINAGE, INGRESS, EGREE, ACCESS, AND UTILITIES AS SET FORTH IN SECTION 1, 2, AND 3 OF THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR GREYSTONE PARK RECORDED IN OFFICIAL RECORDS BOOK 9218, PAGE 584, AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR GREYSTONE PARK RECORDED IN OFFICIAL RECORDS BOOK 9368, PAGE 1323.

Together with:

Parcel 1:

A portion of Section 18, Township 3 South, Range 28 East, and a portion of Section 13, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commence at the Northwesterly comer of said Section 18; thence South 00 degrees 36' 42" East, along the Westerly line of Section 18, a distance of 1039.62 feet to a point situate on a curve leading Northeasterly and lying on the Southerly right of way line of Deerwood Park Boulevard, (a 110 foot right of way as now established) for the Point of Beginning; thence along and around the arc of the curve and said Southerly right of way line, concave Southeasterly and having a radius of 1045.00 feet and a chord bearing and distance of North 75 degrees 53' 02" East, 441.78 feet to the point of tangency of said curve; thence South 00 degrees 36' 42" East, 1091.19 feet; thence North 89 degrees 23' 18" East, 331.44 feet; thence South 00 degrees 36' 42" East, 648.61 feet; thence South 88 degrees 32' 31" West, 661.85 feet; thence North 27 degrees 49' 07" West, 217.03 feet to the Easterly right of way line of a 75 foot Jacksonville Electric Authority Easement recorded in Official Records Volume 1510, Page 523 of the current public records of said county; thence South 00 degrees 36' 42" East along said Easterly line 175.00 feet; thence North 27 degrees 49' 07" West, 164.04 feet to the Westerly line of last said easement; thence North 00 degrees 36' 42" West along said Westerly line, 1413.46 feet to the Southerly right of way line of said Deerwood Park Boulevard Parcel "B" (additional right of way as described in Deed of Dedication recorded in Official Records Volume 7248, Page 1580, of the current public records of said county); thence Northeasterly along last said line and along and around the arc of a curve Southeasterly and having a radius of 1020.00 feet, a chord bearing and distance of North 60 degrees 35' 53" East, 85.58 feet to the Westerly line of said Section 18; thence North 00 degrees 36' 42" West along said Westerly line 27.83 feet to the Point of Beginning.

Parcel 2:

Non-exclusive easements for drainage, ingress, egress, access, and utilities as set forth in Section 1, 2 and 3 of that certain Declaration of Covenants, Restrictions and Easements for Greystone Park recorded in Official Records Book 9218, Page 584, as amended by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Greystone Park recorded in Official Records Book 9368, Page 1323.