

EXHIBIT 1

LEGAL DESCRIPTION

May 15, 2026

A PORTION OF LOT 4, BLOCK "C", HAGAN'S SUBDIVISION, RECORDED IN PLAT BOOK 4, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 4, ALSO BEING THE EASTERLY LINE OF LOT 1, BLOCK "B" OF SAID HAGAN'S SUBDIVISION WITH THE NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 08°11'28" EAST, ALONG SAID WESTERLY LINE OF LOT 4, A DISTANCE OF 122.22 FEET; THENCE SOUTH 81°11'01" EAST, 135.75 FEET; THENCE SOUTH 08°11'12" WEST, 112.87 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 778.51 FEET, AN ARC DISTANCE OF 71.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'21" WEST, 71.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 83°43'25" WEST, CONTINUING ALONG LAST SAID LINE, 64.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,102 SQUARE FEET, MORE OR LESS.