

**Legal Description**

**Exhibit 1**

**December 8, 2025**

A PORTION OF LOTS 9 AND 10, SAN JOSE FARMS, AS RECORDED IN PLAT BOOK 17, PAGE 63, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 9, SAN JOSE FARMS, AS RECORDED IN PLAT BOOK 17, PAGE 63, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE S00°13'42"E, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERLY LINE OF LOT 9, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE S00°13'42"E, CONTINUING ALONG SAID WESTERLY LINE OF LOT 9, A DISTANCE OF 170.25 FEET TO A NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10195, PAGE 2087 OF SAID CURRENT PUBLIC RECORDS; THENCE S88°35'05"E, DEPARTING SAID WESTERLY LINE OF LOT 9, AND ALONG SAID NORTH LINE, A DISTANCE OF 160.18 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLEETWOOD ROAD (A 60 FOOT WIDE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 913, PAGE 92 OF SAID CURRENT PUBLIC RECORDS); THENCE N00°21'10"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 174.93 FEET TO THE NORTHERLY TERMINUS OF SAID FLEETWOOD ROAD; THENCE S89°44'38"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 159.73 FEET TO SAID WESTERLY LINE OF LOT 9 AND THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.63 ACRES, MORE OR LESS.