

EXHIBIT 1
LEGAL DESCRIPTION

August 4, 2025

A PORTION OF FARM LOTS 1 AND 16, BLOCK 1, NORTH DINSMORE FARMS IN PART OF THE SPARKMAN DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 4, PAGE 59; A PORTION OF FARMS LOTS 3, 4 AND 6, NORTH DISMORE FARMS IN A PART OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 74; A PORTION OF FARM LOT 11 AND 12, BLOCK 4, NORTH DINSMORE FARMS IN A PART OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 74 AND A PORTION OF AN UN-NAMED ROADWAY LYING BETWEEN SAID BLOCKS 1 AND 4 (NOW CLOSED), ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARENT TRACT OF LAND PER DEED, OFFICIAL RECORD BOOK 17189, PAGE 1292, RECORDED IN THE AFORESAID CURRENT PUBLIC RECORDS; BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 2 WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (AKA COUNTY ROAD NO. 3) (HAVING A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) THENCE S 33°48'37" E (**BEARING BASIS FOR THIS DEED**) ALONG THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 289.21 FEET (DEED AND MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, LB 4822 AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 710.00 FEET (DEED); THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE AND SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 40.70 FEET (MEASURED), SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF S 31°15'51" E, 40.70 FEET (MEASURED); THENCE S 81°04'30" W, A DISTANCE OF 825.05 FEET (MEASURED); THENCE S 89°43'55" W, A DISTANCE OF 467.63 FEET (MEASURED) TO A POINT ON THE WESTERLY LINE OF A JEA EASEMENT PER DEED, OFFICIAL RECORD BOOK 528, PAGE 1611, RECORDED IN THE AFORESAID PUBLIC RECORDS; THENCE S 00°12'42" E ALONG THE AFORESAID WESTERLY LINE, A DISTANCE OF 579.32 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, LB 4622 AT THE MOST NORTHWESTERLY CORNER OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 18602, PAGE 852, RECORDED IN THE AFORESAID PUBLIC RECORDS; THENCE S 00°20'17" E (DEED) S 00°13'04" E (MEASURED) ALONG THE WESTERLY LINE OF THE AFORESAID PROPERTY, A DISTANCE OF 322.32 FEET (DEED) 323.36 FEET (MEASURED) TO A FOUND 1/2" IRON PIPE AND CAP, LB 4622 AT THE SOUTHWESTERLY CORNER OF THE AFORESAID PROPERTY AND ALSO BEING A POINT ON THE SOUTHERLY LINE OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 14077, PAGE 1187, RECORDED IN THE AFORESAID PUBLIC RECORDS; THENCE S 89°34'50" W (DEED) S 89°32'08" W (MEASURED) ALONG THE AFORESAID SOUTHERLY LINE, A DISTANCE OF 743.02 FEET (DEED) 741.81 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE WITH NO CAP AT THE SOUTHWESTERLY CORNER OF THE AFORESAID PROPERTY AND ALSO BEING A POINT ON THE WESTERLY LINE OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 17189, PAGE 1292, RECORDED IN THE AFORESAID PUBLIC RECORDS; THENCE N 00°18'46" W (DEED) N 00°19'35" W (MEASURED) ALONG THE AFORESAID WESTERLY LINE, A DISTANCE OF 1305.27 FEET (DEED AND MEASURED) TO A FOUND 1/2" IRON PIPE AND CAP, LB 4622 AT THE NORTHWESTERLY CORNER OF THE AFORESAID PROPERTY AND ALSO BEING A POINT ON THE NORTH LINE OF SECTION 42 AFOREMENTIONED; THENCE N 89°45'30" E (DEED) N 89°44'51" E (MEASURED) ALONG THE AFORESAID NORTH LINE, A DISTANCE OF 837.74 FEET (DEED) 837.83 FEET (MEASURED) TO A FOUND CONCRETE MONUMENT NO DISK, NOT STAMPED AT THE NORTHEASTERLY CORNER OF SAID SECTION 42; THENCE S 00°37'00" E (DEED) S 00°52'58" E (MEASURED) ALONG THE EASTERLY LINE OF SAID SECTION 42, A DISTANCE OF 100.00 FEET (DEED) 99.82 FEET (MEASURED) TO A FOUND CONCRETE MONUMENT NO DISK, NOT STAMPED AT A POINT ON THE NORTHERLY LINE OF THE AFORESAID PROPERTY; THENCE N 89°45'30" E (DEED) N 89°43'55" E (MEASURED) ALONG THE AFORESAID NORTHERLY LINE, A DISTANCE OF 350.00 FEET (DEED) 350.02 FEET (MEASURED) FOUND CONCRETE MONUMENT NO DISK, NOT STAMPED AT AN ANGLE BEND ON THE AFORESAID NORTHERLY LINE; THENCE N 81°04'30" E (DEED AND MEASURED) ALONG THE AFORESAID NORTHERLY LINE, A DISTANCE OF 665.16 FEET (DEED 665.18 FEET (MEASURED) TO THE **POINT OF BEGINNING**, CONTAINING 30.74 ACRES MORE OR LESS.