

EXHIBIT 1

LEGAL DESCRIPTION

March 25, 2024

A PORTION OF LANDS LYING IN SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF TISON'S SUBDIVISION OF THE CHARLES SETON GRANT IN SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST AS RECORDED IN DEED BOOK 1120, PAGE 341 AND DEED BOOK 1509, PAGE 440 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY JAMES W. CARR AND MARGARET CARR AND MARION B. CARR TO SHADY GROVE DAIRY FARM, INC., A FLORIDA CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 1127, PAGE 247, OF OFFICIAL RECORDS OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY VIRTUE OF THAT CERTAIN ORDER OF TAKING, RECORDED IN BOOK 2515, PAGE 613, OF OFFICIAL RECORDS OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY A.S. LAWTON AND TAYLOE C. LAWTON, HIS WIFE TO CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 2615, PAGE 130, OF OFFICIAL RECORDS OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

A PART OF LOT 7, SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF SAID LOT 7 AND THE WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD, RUN WESTERLY A DISTANCE OF 265.17 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID LOT 7 TO A POINT; FROM THIS POINT, RUN THENCE NORTH A DISTANCE OF 66.0 FEET PARALLEL TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THE SAID PECAN PARK ROAD; FROM THIS POINT RUN THENCE EAST PARALLEL TO THE AFORESAID SOUTHERLY BOUNDARY LINE OF LOT 7 A DISTANCE OF 265.17 FEET MORE OR LESS TO A POINT ON THE AFORESAID

WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD, WHICH POINT IS 66.0 FEET FROM THE POINT OF BEGINNING; RUN THENCE SOUTHERLY ALONG THE AFORESAID RIGHT OF WAY LINE A DISTANCE OF 66.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF LOT 8, TISON'S SUBDIVISION OF A PART OF THE CHARLES SETON GRANT IN SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING WESTERLY OF PECAN PARK ROAD AND LYING NORTHERLY OF PARCEL 4 (JACKSONVILLE INTERNATIONAL AIRPORT) AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2999, PAGE 676, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel 4:

EASEMENT AS CONTAINED IN THAT CERTAIN WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 2615, PAGE 130, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.