

Exhibit 1

April 8, 2022

Vista Bay Small Scale Amendment
April 8, 2022 (3 pages, 3 parcels)
Green Valley Land LLC

Parcel 1

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND -BEING A PART OF TRACTS 4, 5, 6 AND 7, BLOCK 3, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLUE LAKE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 PAGES 84 THROUGH 90 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°19'57"WEST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED CHAFFEE ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72016-2501 (A 120 FOOT WIDE RIGHT OF WAY), A DISTANCE OF 370.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1550.00 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'48", AN ARC LENGTH OF 1287.61 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°52'09"WEST, 1250.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43°04'15" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.83 FEET TO THE MOST SOUTHWESTERLY CORNER OF TRACT "D" OF SAID BLUE LAKES ESTATES UNIT ONE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 43°04'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1956.40 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°08'52", AN ARC LENGTH OF 448.94 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°29'49" WEST, 447.95 FEET TO THE SOUTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE NORTH 89°25'13" EAST, ALONG SAID LINE, A DISTANCE OF 1272.82 FEET TO ITS

INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID TRACT "D", BLUE LAKE ESTATES UNIT ONE; THENCE ALONG SAID NORTHWESTERLY LINE OF TRACT "D" THE FOLLOWING SEVEN COURSES: COURSE (1): THENCE SOUTH 43°30'54" WEST, A DISTANCE OF 442.02 FEET; COURSE (2): THENCE NORTH 66°39'53" WEST, A DISTANCE OF 125.98 FEET; COURSE (3): THENCE SOUTH 79°55'20" WEST, A DISTANCE OF 267.88 FEET; COURSE (4): THENCE NORTH 38°03'01" WEST, A DISTANCE OF 177.64 FEET; COURSE (5): THENCE NORTH 63°46'53" WEST, A DISTANCE OF 84.63 FEET; COURSE (6): THENCE SOUTH 26°01'05" WEST, A DISTANCE OF 103.31 FEET; COURSE (7): THENCE SOUTH 08°42'56" EAST, A DISTANCE OF 288.15 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION LYING WITHIN A DEDICATED PUBLIC RIGHT OF WAY.

CONTAINING 6.868 ACRES, MORE OR LESS.

Parcel 2

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF TRACTS 3, 14, 15, AND 16, BLOCK 2, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLUE LAKE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 PAGES 84 THROUGH 90 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°19'57" WEST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED CHAFFEE ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72016-2501 (A 120 FOOT WIDE RIGHT OF WAY A DISTANCE OF 370.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1550.00 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'48 SECONDS, AN ARC LENGTH OF 1287.61 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°52'09" WEST, 1250.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43°30'54" EAST, A DISTANCE OF 38.37 FEET; THENCE SOUTH 76°01'51" EAST, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76°01'51" EAST, A DISTANCE OF 140.36 FEET; THENCE NORTH 12°40'18"

EAST, A DISTANCE OF 130.06 FEET; THENCE NORTH 41°10'46" EAST, A DISTANCE OF 208.58 FEET; THENCE NORTH 73°17'51" EAST, A DISTANCE OF 302.03 FEET; THENCE SOUTH 65°41'24" EAST, A DISTANCE OF 97.59 FEET; THENCE NORTH 40°08'03" EAST, A DISTANCE OF 153.42 FEET; THENCE NORTH 25°19'58" WEST, A DISTANCE OF 520.62 FEET; THENCE NORTH 66°29'03" WEST, A DISTANCE OF 616.57 FEET; THENCE SOUTH 00°27'10" EAST, A DISTANCE OF 1130.52 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.

CONTAINING 12.28 ACRES+/-

Parcel 3

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF TRACT 14, BLOCK 2, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST TRACT5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'39" WEST, A DISTANCE OF 1315.76 FEET; THENCE NORTH 89°32'50" EAST, A DISTANCE OF 336.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 214.39 FEET; THENCE SOUTH 65°11'48" WEST, A DISTANCE OF 204.41 FEET; THENCE SOUTH 47°06'54" WEST, A DISTANCE OF 38.16 FEET; THENCE NORTH 00°27'08" WEST, A DISTANCE OF 110.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.

CONTAINING 0.05 ACRES+/-