

EXHIBIT 1: OCTOBER 16TH 2023

DESCRIPTION

PARCEL DESCRIPTION (PER SPECIAL WARRANTY DEED RECORDED IN OR BOOK 14286 PAGE 1353, DUVAL COUNTY PUBLIC RECORDS)

PARCEL A

A PORTION OF SECTION 49, THE CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 48, THE CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 53, THE W.M. HENDRICKS GRANT, TOWNSHIP 2 NORTH RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 40 OF THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST AND A PORTION OF SECTION 49, W.M. HENDRICKS GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALL LYING IN DUVAL COUNTY, FLORIDA, ALSO A PORTION OF LOTS 2,3,4 AND 7, TISONS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTHERLY RIGHT -OF -WAY LINE OF PECAN PARK ROAD, COUNTY ROAD NO. 56, A 60' RIGHT -OF -WAY AS NOW ESTABLISHED AND THE WESTERLY RIGHT -OF -WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A 120 FOOT RIGHT -OF -WAY AS NOW ESTABLISHED; THENCE SOUTH 89°20' 17" W,ALONG SAID NORTHERLY RIGHT -OF -WAY LINE OF PECAN PARK ROAD, 1799.88 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8427, PAGE 482 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE N01° 28' 34" E, ALONG LAST SAID LINE, 460.42 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8427, PAGE 482; THENCE S89°20' 40" W, ALONG LAST SAID LINE, 1748.88 FEET TO THE EASTERLY LIMITED ACCESS RIGHT -OF -WAY LINE TRANSITION FROM SAID PECAN PARK ROAD TO INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT -OF -WAY IN THIS AREA PER FLORIDA DEPARTMENT OF TRANSPORATION RIGHT -OF -WAY MAP SECTION NO. 72290 -2403; THENCE NORTHWESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: N15 °06'14"W, 553.63 FEET; COURSE NO. 2: N10° 38' 13" W, 431.67 FEET; COURSE NO. 3: N06° 10' 06" W, 753.32 FEET; COURSE NO. 4: N05°01 '22" W, 196.41 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10036, PAGE 2146, SAID CURRENT PUBLIC RECORDS; THENCE N 84°58' 37" E ALONG SAID NORTHERLY BOUNDARY, 256.50 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9210, PAGE 1718, SAID CURRENT PUBLIC RECORDS; THENCE N 05°01' 22" W, ALONG LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10036, PAGE 2113, SAID CURRENT PUBLIC RECORDS, 216.00 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10036, PAGE 2113; THENCE S 84° 58' 38" W, ALONG LAST SAID LINE, 256.50 FEET TO THE EASTERLY LIMITED ACCESS RIGHT -OF -WAY LINE OF INTERSTATE NO. 95 (A 150' RIGHT -OF -WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT -OF -WAY MAP SECTION NO. 72290 -2403) : THENCE N 05° 01' 22" W, ALONG LAST SAID LINE, 5231.45 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9210, PAGE 1718, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9210, PAGE 1718, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: N 84° 58' 36" E, 359.70 FEET; COURSE NO. 2: N05° 00' 42" W, 364.19 FEET; COURSE NO. 3: THENCE S84° 40' 28" W, 360.09 FEET TO THE AFORESAID EASTERLY LIMITED ACCESS RIGHT -OF -WAY LINE OF INTERSTATE NO. 95, SAID POINT LYING ON THE ARC OF A CURVE TO THE NORTHWEST; THENCE NORTHERLY ALONG SAID EASTERLY LIMITED ACCESS RIGHT -OF -WAY LINE AND ALONG AND AROUND THE

ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 23068.32 FEET, AN ARC DISTANCE OF 1768.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 07°30' 59" W, 1768.53 FEET TO AN INTERSECTION WITH THE CASTLETON DONATION LINE AS RECORDED IN OFFICIAL RECORDS 8266, PAGE 1467 AND ALSO DESCRIBED IN OFFICIAL RECORDS 8266, PAGE 1476, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID CASTLETON DONATION LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES; COURSE NO. 1: S 72° 03' 47" E, 0.69 FEET; COURSE NO. 2: S 54°58' 29" E, 314.32 FEET; COURSE NO. 3: N 80°27' 00" E, 147.67 FEET; COURSE NO. 4: N 27°42' 30" E, 193.32 FEET; COURSE NO. 5: N 05° 00' 51" E, 624.95 FEET; COURSE NO. 6: N 28° 47' 41" E, 581.61 FEET; COURSE NO. 7: N 43°36' 01" E, 812.51 FEET; COURSE NO. 8: N 60° 02' 47" E, 1096.29 FEET; COURSE NO. 9: S 87° 29' 05" E, 622.48 FEET; COURSE NO. 10: N 76° 04' 29" E, 618.46 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8951, PAGE 1666, SAID CURRENT PUBLIC RECORDS; THENCE S 04°25' 05" E, ALONG LAST SAID LINE, 564.23 FEET TO THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 4032, PAGE 175, SAID CURRENT PUBLIC RECORDS; THENCE S 29° 17' 25" W, ALONG LAST SAID LINE, AND ALONG THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9478, PAGE 710, OFFICIAL RECORDS 7591, PAGE 2395, OFFICIAL RECORDS 8569, PAGE 2481, OFFICIAL RECORDS 7974, PAGE 2046 AND OFFICIAL RECORDS 10186, PAGE 1353, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 3251.17 FEET TO THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS 10186, PAGE 1353 SAID CURRENT PUBLIC RECORDS; THENCE N 84° 33' 17" E, ALONG THE SOUTHERLY LINE OF OFFICIAL RECORDS 10186, PAGE 1353, AND OFFICIAL RECORDS 6352, PAGE 354, AND OFFICIAL RECORDS 5533, PAGE 408, AND OFFICIAL RECORDS 11191, PAGE 78, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1721.52 FEET TO AN ANGLE POINT IN SAID OFFICIAL RECORDS 11191, PAGE 78; THENCE S 84° 27' 11" E, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD 10181, PAGE 1998, SAID PUBLIC RECORDS, 1144.09 FEET TO THE AFOREMENTIONED WESTERLY RIGHT -OF -WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT -OF -WAY RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: S 04° 48' 34" W, 301.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTH; COURSE NO. 2: SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11518.99 FEET, AN ARC DISTANCE OF 670.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 03° 08' 34" W, 670.07 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: S 01° 28' 34" W, 7955.78 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FUTURE RIGHT OF WAY FOR PECAN PARK ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTHERLY RIGHT -OF -WAY LINE OF PECAN PARK ROAD, COUNTY ROAD NO. 56, A 60' RIGHT -OF -WAY AS NOW ESTABLISHED AND THE WESTERLY RIGHT -OF -WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A 120 FOOT RIGHT -OF -WAY AS NOW ESTABLISHED; THENCE S 89°20'17" W, ALONG SAID NORTHERLY RIGHT -OF -WAY LINE OF PECAN PARK ROAD, A DISTANCE OF 2499.28'; THENCE N 00°39'43" W, A DISTANCE OF 20.00'; THENCE N 88°12'59" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 512.51'; THENCE N 00°40'41" W A DISTANCE OF 3.13'; THENCE N 89°20'17" E A DISTANCE OF 3013.01'; THENCE S 01°28'34" W A DISTANCE OF 45.03'; TO THE POINT OF BEGINNING.

TOTAL 1003.90 ACRES.