

EXHIBIT 1 - ORDINANCE 2023-67

A portion of Sections 16, 27 and 34, a portion of Section 42 of the Sam Fairbanks Grant and a portion of Section 48 of the Christopher Minchen Grant, together with all of Sections 15 and 22, all of Section 41 of the G.I.F. Clarke Grant, all of Section 43 of the James Hall Grant, all of Section 50 of the James Hall or Cocifacio Grant and all of Section 56 of the Pedro Cocifacio Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northwesterly line of said Section 41 and the Northerly line of said Section 16; thence North 53°38'49" East, along said Northwesterly line of Section 41, a distance of 3677.28 feet to the Northeasterly comer thereof; thence South 35°03'40" East, along the Northeasterly line of said Section 41, a distance of 2392.01 feet to a point lying on the Northerly line of said Section 15; thence North 88°38'21" East, departing said Northeasterly line and along said Northerly line, 1657.58 feet to the Northeasterly comer thereof; thence South 01°05'50" East, along the Easterly line of said Section 15, a distance of 4700.48 feet to a point lying on the Northerly line of said Section 43; thence North 49°17'18" East, along said Northerly line, 705.34 feet to the Northeasterly comer thereof; thence South 41°25'38" East, along the Easterly line of said Section 43, a distance of 3897.14 feet; thence South 48°20'32" West, continuing along said Easterly line and along the Southerly line of said Section 50, a distance of 4377.95 feet to a point lying on the Easterly line of said Section 22; thence South 02°49'11" East, departing said Southerly line of Section 50 and along said Easterly line of Section 22, a distance of 388.42 feet to the Southeasterly comer of said Section 22, said comer also being the Northeasterly comer of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South 72°49'04" West, along the Northerly line of said Section 44, a distance of 2978.51 feet to the Northwesterly comer thereof; thence South 16°16'53" East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly comer thereof; thence North 74°56'10" East, along the Southerly line of said Section 44 and along the Northerly line of said Section 56, a distance of 3384.01 feet; thence South 68°05'38" West, along the Southerly line of said Section 56 and along the Northerly line of Section 47 of the G.I.F. Clarke Grant, said Township and Range, 4304.68 feet to the Northwesterly comer of said Section 47; thence South 20°30'17" East, along the Westerly line of said Section 47, a distance of 4644.19 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 9494, page 905, of the current Public Records of said county; thence South 75°56'59" West, departing said Westerly line of Section 47 and along said Northerly line, 2315.68 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line of Official Records Book 12718, page 1001, the following 5 courses: Course 1, thence North 52°07'37" East, departing said Northerly line, 415.14 feet; Course 2, thence North 50°27'20" West, 658.35 feet; Course 3, thence South 39°32'40" West, 611.00 feet; Course 4, thence South 48°40'16" West, 234.00 feet; Course 5, thence South 41°19'44" East, 256.16 feet to a point lying on said Northerly line of Official Records Book 9494, page 905; thence South 75°56'59" West, departing said boundary line and along said Northerly line, 187.90 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1, a variable width right of way as presently established; thence North 41°19'43" West, departing said Northerly line and along said Northeasterly right of way line, 1441.87 feet to the Southwesterly comer of those lands as described and recorded in Official Records Book 16861, page 1255, of said current Public Records; thence North 48°32'52" East, departing said Northeasterly right of way line and along the Southeasterly line of last said lands, 636.34 feet to the Southeasterly comer thereof; thence North 41°19'43" West, along the Northeasterly line of last said lands, 884.51 feet; thence North 41°01'38" West, continuing along said Northeasterly line, 1067.10 feet to the Northeasterly comer thereof, said comer lying on

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the Southerly line of those lands described and recorded in Official Records Book 18360, page 68, of said current Public Records; thence North 69°09'47" East, along said Southerly line, 610.39 feet to the

Southeasterly comer thereof; thence North 01°11'27" West, along the Easterly line of last said lands, 1177.31 feet to the Northeasterly comer thereof, said comer also being the Southwesterly comer of those lands described and recorded in Official Records 12530, page 327, of said current Public Records; thence North 89°25'54" East, along the Southerly line of last said lands and along the Southerly line of those lands described and recorded in Official Records Volume 3305, page 288, of said current Public Records, 667.64 feet to the Southeasterly comer of said Official Records Volume 3305, page 288; thence North 00°14'06" West, along the Easterly line of last said lands, along the Easterly line of those lands described and recorded in Official Records Book 17918, page 2139, and along the Easterly line of those lands described and recorded in Official Records Book 13512, page 1204, all of said current Public Records, 1338.35 feet to the Northeasterly comer of said Official Records Book 13512, page 1204; thence South 89°25'54" West, along the Northerly line of last said lands, 667.64 feet to the Northwesterly comer thereof, said comer lying on the Westerly line of said Section 27; thence North 00°14'06" West, along said Westerly line and along the Westerly line of said Section 22, a distance of 4673.06 feet to a point lying on the Southerly line of said Section 43; thence South 61°35'57" West, departing said Westerly line of Section 22 and along said Southerly line, 180.32 feet to the Southwesterly comer of said Section 43; thence North 25°00'00" West, along the Westerly line of said Section 43, a distance of 3969.10 feet to the Northwesterly comer thereof; thence North 64°59'59" East, along said Northerly line of Section 43, a distance of 1936.67 feet to a point lying on said Westerly line of Section 22; thence North 00°36'48" West, departing said Northerly line and along said Westerly line, 390.79 feet to the Northwesterly comer thereof, said comer also being the Southeasterly comer of said Section 16; thence South 89°01'48" West, along the Southerly line of said Section 16, a distance of 1142.48 feet to a point lying on the Southeasterly line of said Section 42; thence South 53°04'26" West, departing said Southerly line and along said Southeasterly line, 2355.69 feet; thence North 00°34'30" West, departing said Southeasterly line, 6738.36 feet to a point lying on said Northerly line of Section 16; thence North 89°01 '43" East, along said Northerly line, 2388.75 feet to the Point of Beginning.

Containing 2795.50 acres, more or less.

and

All of Section 22, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest comer of said Section 22, thence North 88°18'17" East, along the Northerly line of said Section 22, a distance of 725.54 feet to the Northeast comer of said Section 22 and a point lying on the Westerly line of the Agneda Segui Grant; thence South 17°46'30" East, along said Westerly line, 1720.49 feet; thence South 04°41'32" West, continuing along said Westerly line, 3737.23 feet to the Southeast comer of said Section 22; thence South 88°49'20" West, departing said Westerly line and along the Southerly line of said Section 22, a distance of 845.46 feet to the Southeast Comer of Section 21 said Township and Range; thence North 01°03'47" West, along the Easterly line of said Section 21, a distance of 5359.90 feet to the Point of Beginning.

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Containing 124.92 acres, more or less.

and

A portion of Section 21, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of Section 22, said Township and Range, thence South 01°03'47" East, along the Easterly line of said Section 21, a distance of 5359.90 feet to the Southeast corner of said Section 21; thence South 89°11'50" West, along the Southerly line of said Section 21, a distance of 1200.01 feet; thence North 01°03'47" West, departing said Southerly line, 5376.14 feet to a point lying on the Northerly line of said Section 21; thence North 89°58'22" East, along said Northerly line, 1200.20 feet to the Point of Beginning.

Containing 147.88 acres, more or less.

and

A portion of Sections 28 and 33, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, said Township and Range; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northeast corner of said Section 28 and the Point of Beginning.

From said Point of Beginning, thence South 00°41'07" East, along the Easterly line of said Section 28, a distance of, 5371.42 feet to the Northeast corner of said Section 33; thence South 00°21'27" West, along the Easterly line of said Section 33, a distance of 5266.02 feet to the Southeast corner thereof; thence South 88°31'49" West, along the Southerly line of said Section 33, a distance of 3106.89 feet; thence North 04°33'08" East, departing said Southerly line, 1645.13 feet; thence North 13°31'53" West, 2389.14 feet; thence North 07°44'34" West, 1305.87 feet to a point lying on the Northerly line of said Section 33; thence South 88°38'23" West, along said Northerly line, 289.48 feet; thence North 01°04'24" West, departing said Northerly line, 3610.72 feet; thence North 37°31'12" East, 1010.45 feet; thence North 09°02'58" East, 1022.33 feet to a point lying on the Northerly line of said Section 28; thence North 89°11'50" East, along said Northerly line, 3260.00 feet to the Point of Beginning.

Containing 877.59 acres, more or less.

and

A portion of Section 27, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, said Township and Range; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest

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corner of said Section 27 and the Point of Beginning.

From said Point of Beginning, thence North 88°49'20" East, along the Northerly line of said Section 27, a distance of 845.46 feet to a point lying on the Westerly line of Section 39 of the Agneda Segui Grant said Township and Range; thence South 04°34'46" West, along said Westerly line, 953.47 feet to the Southwesterly corner of said Section 39; thence South 01°48'21" East, departing said Westerly line, 4418.94 feet to a point lying on the

Southerly line of said Section 27; thence South 88°33'30" West, along said Southerly line, 844.42 feet to the Southwest corner of said Section 27; thence North 00°41'07" West, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Point of Beginning.

Containing 98.77 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, said Township and Range; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest corner of Section 27, said Township and Range; thence South 00°41'07" East, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Northwest corner of said Section 34 and the Point of Beginning.

From said Point of Beginning, thence North 88°33'30" East, along the Northerly line of said Section 34, a distance of 844.42 feet; thence South 00°40'26" East, departing said Northerly line, 5267.65 feet to a point lying on the Southerly line of said Section 34; thence South 88°47'16" West, along said Southerly line, 939.16 feet to the Southwest corner of said Section 34; thence North 00°21'27" East, along the Westerly line of said Section 34, a distance of 5266.02 feet to the Point of Beginning.

Containing 107.80 acres, more or less.

And

A portion of Sections 3 and 4, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, Township 3 South, Range 28 East; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest corner of Section 27, said Township and Range; thence South 00°41'07" East, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Northwest corner of Section 34, said Township and Range; thence South 00°21'27" West, along the Westerly line of said Section 34, a distance of 5266.02 feet to the Northwest corner of said Section 3, Township 4 South, Range 28 East and the Point of Beginning.

From said Point of Beginning, thence North 88°47'16" East, along the Northerly line of said Section 3, a distance of 939.16 feet; thence South 00°40'26" East, departing said Northerly line 5376.50 feet to a point lying on the

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Southerly line of said Section 3; thence South 88°49'20" West, along said Southerly line, 850.00 feet to the Southwest corner of Section 4, said Township and Range, thence South 88°49'20" West, along the Southerly line of said Section 4, a distance of 4163.46 feet; thence North 19°40'49" East, departing said Southerly line, 2055.42 feet; thence North 05°12'52" West, 2061.31 feet; thence North 18°03'25" East, 1232.39 feet; thence North 04°33'08" East, 220.50 feet to a point lying on the Northerly line of said Section 4; thence North 88°31'49" East, along said Northerly line, 3106.89 feet to the Point of Beginning.

Containing 547.29 acres, more or less.

and

portion of Sections 9 and 10, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, Township 3 South, Range 28 East; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest corner of Section 27, said Township and Range; thence South 00°41'07" East, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Northwest corner of Section 34, said Township and Range; thence South 00°21'27" West, along the Westerly line of said Section 34, a distance of 5266.02 feet to the Northwest corner of Section 3, said Township 4 South, Range 28 East; thence South 01°37'26" East, along the Westerly line of said Section 3, a distance of 5375.89 feet to the Northwest corner of said Section 10 and the Point of Beginning.

From said Point of Beginning, thence North 88°49'20" East, along the Northerly line of said Section 10, a distance of 850.00 feet; thence South 01°37'26" East, departing said Northerly line, 4389.07 feet to a point lying on the Northwesterly line of Section 41 of the G.I.F. Clarke Grant, said Township 4 South, Range 28 East; thence South 53°38'49" West, along said Northwesterly line, 1707.01 feet to its intersection with the Southerly line of said Section 9; thence South 89°01'43" West, departing said Northwesterly line and along said Southerly line, 3708.75 feet; thence North 00°34'30" West, departing said Southerly line, 5359.25 feet to a point lying on the Northerly line of said Section 9; thence North 88°49'20" East, along said Northerly line, 4163.46 feet to the Point of Beginning.

Containing 607.98 acres, more or less.

and

A portion of Sections 8, 9, 16, and 17, together with a portion of Section 42 of the Sam Fairbanks Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 9; thence North 88°49'20" East, along the Northerly line of said Section 9, a distance of 1116.55 feet to the Point of Beginning.

From said Point of Beginning, thence South 00°34'30" East, departing said Northerly line of Section 9, a distance of 5359.25 feet to a point lying on the Southerly line of said Section 9; thence North 89°01'43" East, along

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said Southerly line, 1320.00 feet; thence South 00°34'30" East, departing said Southerly line, 6461.33 feet; thence South 55°11'15" West, 1982.83 feet to a point lying on the Southwesterly line of said Section 42; thence North 35°28'48" West, along said Southwesterly line, 3943.11 feet to the Westerly most comer thereof; thence North 56°21'37" East, along the Northwesterly line of said Section 42, a distance of 468.89 feet to a point lying on the Easterly prolongation of the Southerly line of those lands described and recorded in Official Records Book 15999, page 1861, of the current Public Records of said county; thence South 89°05'04" West, departing said Northwesterly line and along said Easterly prolongation, 243.72 feet to the Southeasterly comer of said Official Records Book 15999, page 1861; thence North 01°00'58" West, along the Easterly line of last said lands, 1359.97 feet to the Northeasterly comer thereof; thence South 88°32'51" West, along the Northerly line of last said lands, 423.21 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot

limited access right of way as presently established; thence Northerly departing said Northerly line, along said Easterly limited access right of way line and along a non-tangent curve concave Westerly having a radius of 23118.31 feet, through a central angle of 02°39'09", an arc length of 1070.23 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 18610, page 1206, of said current Public Records, said arc being subtended by a chord bearing and distance of North 08°19'53" West, 1070.14 feet; thence along said boundary line the following 11 courses: Course 1, thence South 52°02'19" East, departing said Easterly limited access right of way line and along a non-tangent line, 694.57 feet; Course 2, thence North 88°09'48" East, 1015.25 feet; Course 3, thence South 30°29'41" East, 613.01 feet; Course 4, thence South 01°06'12" East, 1666.87 feet; Course 5, thence Due East, 260.00 feet; Course 6, thence North 39°15'49" East, 1958.53 feet; Course 7, thence North 43°28'52" West, 1017.94 feet; Course 8, thence North 19°46'37" East, 683.01 feet; Course 9, thence Due North, 575.00 feet; Course 10, thence North 34°08'04" West, 1677.85 feet; Course 11, thence North 74°18'56" West, 324.11 feet to a point lying on the Easterly line of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of said current Public Records; thence North 16°19'17" East, departing said boundary line and along said Easterly line, 1707.42 feet to the Southwesterly comer of those lands described and recorded in Official Records Book 19360, page 2035, of said current Public Records; thence along the boundary line of last said lands the following 3 courses: Course 1, thence South 62°52'06" East, departing said Easterly line, 337.99 feet; Course 2, thence North 16°35'51" East, 203.43 feet; Course 3, thence North 62°52'06" West, 338.99 feet to the Northwesterly comer thereof, said comer lying on said Easterly line of E-Town Overall Parcel; thence Northerly along said Easterly line the following 3 courses: Course 1, thence North 16°19'17" East, 128.14 feet; Course 2, thence North 04°56'56" East, 1113.94 feet; Course 3, thence North 19°40'49" East, 1729.50 feet to the Point of Beginning.

Containing 492.59 acres, more or less.

and

A portion of Sections 21 and 28, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 28, thence North 88°36'54" East, along the Southerly line of said Section 28, a distance of 1343.30 feet to its intersection of the East line of the West Half of the West Half of said Section 28; thence North 01°04'17" West, departing said Southerly line and along said East line of the West Half of the West Half of Section 28, a distance of 3610.12 feet to the Point of Beginning.

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From said Point of Beginning, thence continuing North 01°04'17" West, along said East line of the West Half of the West Half of Section 28, a distance of 1804.23 feet to its intersection with the Southerly line of said Section 21; thence North 00°23'07" West, along the East line of the West Half of the West Half of said Section 21, a distance of 5410.00 feet to its intersection with the Southerly line of Section 16, said Township and Range; thence North 89°58'22" East, departing said East line of the West Half of the West Half of said Section 21 and along said Southerly line of said Section 16, a distance of 2806.33 feet; thence South 01°03'47" East, departing said Southerly line, 5376.18 feet; thence South 89°11'50" West, 2059.99 feet; thence South 09°02'58" West, 1022.33 feet; thence South 37°31'12" West, 1010.42 feet to the Point of Beginning.

Containing 373.89 acres, more or less.