

Exhibit 1
dated February 22, 2022

PARCEL B (BORROW PIT)

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST; THENCE NORTH 00°43'26" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 2386.85 FEET TO THE SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT OF WAY, PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72280-2403); THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 15152.85 FEET; THENCE SOUTH 49°34'31" WEST, 62.00 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18856, PG. 1213 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 70°32'04" WEST, 57.10 FEET; COURSE NO. 2: SOUTH 69°26'47" WEST, 52.91 FEET; COURSE NO. 3: SOUTH 76°40'16" WEST, 53.41 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16630, PAGE 1082 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; COURSE NO. 4: CONTINUE SOUTH 76°40'16" WEST, 98.14 FEET; COURSE NO. 5: SOUTH 40°25'29" EAST, 127.19 FEET; COURSE NO. 6: SOUTH 49°34'31" WEST, 500.00 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 40°25'29" WEST, ALONG LAST SAID LINE, 686.73 FEET; THENCE SOUTH 88°39'50" EAST, 838.17 FEET; THENCE SOUTH 00°58'39" EAST, 59.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.55 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST; THENCE NORTH 00°43'26" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 2386.85 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT OF WAY, PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72280-2403); THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 14172.60 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL NO. 100 PART "B" (AS SHOWN ON FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72280-2428); THENCE SOUTH 49°34'31" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED BORROW PIT NO. 1, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2346, PAGE 137 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 383.68 FEET TO THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B (PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72002-2513) AND THE POINT OF BEGINNING; THENCE SOUTH 49°34'31" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE OF BORROW PIT NO. 1, A DISTANCE OF 416.32 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 1000.00 FEET TO THE SOUTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 49°34'31" EAST, ALONG LAST SAID LINE, 500.00 FEET TO THE NORTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 40°25'29" WEST, ALONG LAST SAID LINE, 906.93 FEET TO THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1086.23 FEET, AN ARC DISTANCE OF 125.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°23'06" WEST, 125.16 FEET TO THE POINT OF BEGINNING.

[REDACTED]