

Exhibit 1 – 3-23-2023

A PORTION OF SECTION 38, COTTON RAWLS DONATION AND A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 38, SAID POINT LYING ON THE NORTHERLY LINE OF SAID SECTION 28; THENCE SOUTH 89°35'11" EAST, ALONG SAID NORTHERLY LINE OF SECTION 28, A DISTANCE OF 1290.89 FEET TO THE EASTERLY LINE OF SAID SECTION 28; THENCE SOUTH 00°39'01" EAST, ALONG LAST SAID LINE, 1459.03 FEET TO THE NORTHERLY LINE OF GOVERNMENT LOT 6 OF SAID SECTION 28; THENCE NORTH 89°26'20" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF GOVERNMENT LOT 5 OF SAID SECTION 28, A DISTANCE OF 2667.92 FEET; THENCE NORTH 00°02'08" WEST, 15.50 FEET; THENCE NORTH 71°35'39" EAST, 78.98 FEET; THENCE NORTH 44°32'11" WEST, 138.39 FEET; THENCE NORTH 58°44'32" WEST, 87.04 FEET; THENCE NORTH 00°00'02" WEST, 127.06 FEET; THENCE NORTH 10°05'10" EAST, 42.38 FEET; THENCE NORTH 50°45'20" WEST, 35.81 FEET; THENCE NORTH 75°34'21" EAST, 63.17 FEET; THENCE NORTH 23°57'49" WEST, 42.71 FEET; THENCE NORTH 74°10'53" WEST, 53.38 FEET; THENCE NORTH 56°26'56" EAST, 72.57 FEET; THENCE NORTH 16°25'33" WEST, 76.09 FEET; THENCE SOUTH 75°03'21" WEST, 80.52 FEET; THENCE NORTH 26°38'04" WEST, 91.87 FEET; THENCE NORTH 12°37'15" WEST, 143.09 FEET; THENCE NORTH 10°40'35" EAST, 89.71 FEET; THENCE NORTH 20°21'29" EAST, 101.21 FEET; THENCE NORTH 67°39'25" EAST, 63.42 FEET; THENCE NORTH 44°59'30" WEST, 93.75 FEET; THENCE NORTH 48°13'43" EAST, 97.60 FEET; THENCE NORTH 10°10'22" EAST, 53.38 FEET; THENCE NORTH 42°29'09" EAST, 99.04 FEET; THENCE NORTH 28°05'03" WEST, 67.13 FEET; THENCE NORTH 07°33'39" WEST, 64.39 FEET; THENCE NORTH 10°44'19" EAST, 83.13 FEET; THENCE NORTH 25°00'49" EAST, 87.41 FEET; THENCE NORTH 15°13'01" EAST, 70.56 FEET; THENCE NORTH 03°42'33" EAST, 21.76 FEET; THENCE NORTH 17°19'46" WEST, 103.53 FEET; THENCE NORTH 00°48'46" WEST, 72.75 FEET; THENCE NORTH 00°41'40" WEST, 84.32 FEET; THENCE NORTH 00°46'58" EAST, 83.97 FEET; THENCE NORTH 33°47'50" WEST, 112.99 FEET; THENCE NORTH 62°59'33" WEST, 101.30 FEET; THENCE NORTH 61°47'50" WEST, 80.07 FEET; THENCE NORTH 50°32'43" WEST, 114.71 FEET; THENCE NORTH 37°20'22" WEST, 62.45 FEET; THENCE NORTH 63°05'00" WEST, 96.46 FEET; THENCE SOUTH 83°10'29" WEST, 56.54 FEET; THENCE NORTH 44°03'34" WEST, 80.42 FEET; THENCE SOUTH 41°20'03" WEST, 93.12 FEET; THENCE SOUTH 76°16'28" WEST, 70.10 FEET; THENCE NORTH 58°41'00" WEST, 147.00 FEET; THENCE NORTH 15°35'50" WEST, 179.93 FEET; THENCE NORTH 36°33'34" WEST, 112.86 FEET; THENCE NORTH 82°18'59" WEST, 77.96 FEET; THENCE NORTH 72°22'41" WEST, 66.63 FEET; THENCE NORTH 27°14'01" WEST, 151.46 FEET; THENCE NORTH 19°55'42" EAST, 69.19 FEET; THENCE NORTH 04°38'24" EAST, 44.03 FEET; THENCE NORTH 08°10'34" EAST, 46.32 FEET; THENCE NORTH 21°53'34" EAST, 48.02 FEET; THENCE NORTH 75°05'49" WEST, 56.44 FEET; THENCE NORTH 72°03'57" WEST, 40.52 FEET; THENCE NORTH 54°03'41" WEST, 23.08 FEET; THENCE NORTH 51°12'46" WEST, 40.48 FEET; THENCE NORTH 87°22'24" WEST, 57.83 FEET; THENCE SOUTH 49°11'11" WEST, 24.58 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF A 100 FOOT GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY RIGHT OF WAY; THENCE NORTH 06°32'53" EAST, ALONG LAST SAID LINE, 989.11 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17867, PAGE 2416 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°04'58" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL "D", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17867, PAGE 2416 OF SAID CURRENT PUBLIC RECORDS, 2573.24 FEET TO THE EASTERLY LINE OF SAID SECTION 38; THENCE SOUTH 00°18'03" EAST, ALONG LAST SAID LINE, 2584.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 221.06 ACRES, MORE OR LESS.