

LEGAL DESCRIPTION
APRIL 26, 2022
EXHIBIT 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

That certain piece, parcel or tract of land situate, lying and being a part of the Francis Richard Grant, Section 56, Township 3, South, Range 27 East, Duval County, Florida, and all being more particularly described as follows:

Beginning at the intersection of the Southeasterly right-of-way line of University Boulevard West (formerly Love Groce Road, a 90 foot right-of-way as now established) with the Southwesterly right-of-way line of Barnes Road (having a variable right-of-way width at this point); thence South $32^{\circ}06'16''$ East along said Southwesterly right-of-way line of Barnes Road, 150.00 feet; thence South $40^{\circ}50'14''$ West 150.0 feet; thence North $32^{\circ}06'16''$ West 150.0 feet to said Southeasterly right-of-way line of University Boulevard West; thence North $40^{\circ}50'14''$ East along said Southeasterly right-of-way of University Boulevard West, 150.0 feet to the Point of Beginning.