

EXHIBIT "1"
Legal Description

PARCEL 1 (the Current Property and a/k/a the Property)

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 SAID SECTION 32; THENCE NORTH 89°46'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 938.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 75°57'24" EAST, ALONG LAST SAID LINE, 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1191.76 FEET, AN ARC DISTANCE OF 175.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°11'07" EAST, 175.75 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19952, PAGE 1430 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°21'33" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19952, PAGE 1403 OF SAID CURRENT PUBLIC RECORDS, 444.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°21'33" WEST, ALONG LAST SAID LINE, 648.77 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16630, PAGE 1082 OF SAID CURRENT PUBLIC RECORDS; THENCE EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTH 87°40'44" EAST, 1.10 FEET; COURSE NO. 2: NORTH 01°18'30" WEST, 10.00 FEET; COURSE NO. 3: NORTH 87°40'44" EAST, 66.67 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 93.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°09'36" EAST, 84.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 01°21'33" WEST, 2.66 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 6: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.50 FEET, AN ARC DISTANCE OF 78.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°08'27" EAST, 76.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 43°38'27" EAST, 33.62 FEET; THENCE SOUTH 88°39'50" EAST, 575.14 FEET; THENCE SOUTH 01°20'10" WEST, 824.96 FEET; THENCE NORTH 88°39'50" WEST, 716.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.44 ACRES, MORE OR LESS.

EASEMENT 1:

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES, AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS MADE BY BARTRAM COMMONS, LLC, WITH THE CONSENT AND JOINDER OF WINSLOW FARMS, LTD., AND BARTRAM COMMONS PROPERTY OWNERS ASSOCIATION, INC., DATED DECEMBER 30, 2021, AND RECORDED FEBRUARY 4, 2022, IN OFFICIAL RECORDS BOOK 20134, PAGE 186, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND RECORDED FEBRUARY 2, 2022, IN OFFICIAL RECORDS BOOK 5483, PAGE 1299, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EASEMENT 2:

TOGETHER WITH TEMPORARY, NON-EXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES, AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE ACCESS AND UTILITIES EASEMENT AGREEMENT BY AND BETWEEN BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT (AS GRANTOR) AND WINSLOW FARMS, LTD., AND BARTRAM COMMONS PROPERTY OWNERS ASSOCIATION, INC. (AS GRANTEE), DATED NOVEMBER 4, 2021, AND RECORDED NOVEMBER 15, 2021 IN OFFICIAL RECORDS BOOK 20014, PAGE 1248, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2 (the Current Property and a/k/a the Property)

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 SAID SECTION 32; THENCE NORTH 89°46'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 938.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 75°57'24" EAST, ALONG LAST SAID LINE, 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1191.76 FEET, AN ARC DISTANCE OF 175.91 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 80°11'07" EAST, 175.75 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19952, PAGE 1430 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°21'33" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19952, PAGE 1403 OF SAID CURRENT PUBLIC RECORDS, 444.51 FEET; THENCE SOUTH 88°39'50" EAST, 904.08 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3332.83 FEET, AN ARC DISTANCE OF 312.83 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 85°57'59" EAST, 312.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°20'10" EAST, 839.67 FEET; THENCE SOUTH 88°39'50" EAST, 291.39 FEET TO THE NORTHERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16630, PAGE 1082 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHERLY, EASTERLY, NORTHEASTERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF LAST SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°58'39" EAST, 275.13 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 392.46 FEET, AN ARC DISTANCE OF 108.97 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 08°55'55" EAST, 108.62 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 69.20 FEET, AN ARC DISTANCE OF 137.17 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 73°40'20" EAST, 115.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 49°32'32" EAST, 92.82 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE

NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 94.28 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 85°26'30" EAST, 84.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 40°25'32" EAST, 601.07 FEET; THENCE SOUTH 49°37'13" WEST, 301.19 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3332.83 FEET, AN ARC DISTANCE OF 782.32 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 76°33'10" WEST, 780.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.68 ACRES, MORE OR LESS.

EASEMENT 1:

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES, AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS MADE BY BARTRAM COMMONS, LLC, WITH THE CONSENT AND JOINDER OF WINSLOW FARMS, LTD., AND BARTRAM COMMONS PROPERTY OWNERS ASSOCIATION, INC., DATED DECEMBER 30, 2021, AND RECORDED FEBRUARY 4, 2022, IN OFFICIAL RECORDS BOOK 20134, PAGE 186, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND RECORDED FEBRUARY 2, 2022, IN OFFICIAL RECORDS BOOK 5483, PAGE 1299, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EASEMENT 2:

TOGETHER WITH TEMPORARY, NON-EXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES, AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE ACCESS AND UTILITIES EASEMENT AGREEMENT BY AND BETWEEN BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT (AS GRANTOR) AND WINSLOW FARMS, LTD., AND BARTRAM COMMONS PROPERTY OWNERS ASSOCIATION, INC. (AS GRANTEE), DATED NOVEMBER 4, 2021, AND RECORDED NOVEMBER 15, 2021 IN OFFICIAL RECORDS BOOK 20014, PAGE 1248, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3 (the Current Property and a/k/a the Property)

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 SAID SECTION 32; THENCE NORTH 89°46'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 938.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 75°57'24" EAST, ALONG LAST SAID LINE, 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1191.76 FEET, AN ARC DISTANCE OF 175.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°11'07" EAST, 175.75 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19952, PAGE 1430 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°21'33" WEST, ALONG LAST SAID LINE, 134.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°21'33" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19952, PAGE 1403 OF SAID CURRENT PUBLIC RECORDS, 310.18 FEET; THENCE SOUTH 88°39'50" EAST, 716.47 FEET; THENCE NORTH 01°20'10" EAST, 824.96 FEET; THENCE SOUTH 88°39'50" EAST, 499.98 FEET; THENCE SOUTH 01°20'10" WEST, 839.67 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3332.83 FEET, AN ARC DISTANCE OF 782.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°33'10" EAST, 780.53 FEET; THENCE SOUTH 20°08'31" WEST, 50.21 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3278.27 FEET, AN ARC DISTANCE OF 1078.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°16'56" WEST, 1073.58 FEET; THENCE NORTH 88°39'50" WEST, 85.70 FEET; THENCE SOUTH 01°20'10" WEST, 249.15 FEET; THENCE NORTH 88°46'01" WEST, 110.00 FEET; THENCE NORTH 01°20'10" EAST, 249.35 FEET; THENCE NORTH 88°39'50" WEST, 646.02 FEET; THENCE SOUTH 01°21'33" EAST, 253.68 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1325.76 FEET, AN ARC DISTANCE OF 60.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°08'23" WEST, 60.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.81 ACRES, MORE OR LESS.

EASEMENT 1:

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES, AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS MADE BY BARTRAM COMMONS, LLC, WITH THE CONSENT AND JOINDER OF WINSLOW FARMS, LTD., AND BARTRAM COMMONS PROPERTY OWNERS ASSOCIATION, INC., DATED DECEMBER 30, 2021, AND RECORDED FEBRUARY 4, 2022, IN OFFICIAL RECORDS BOOK 20134, PAGE 186, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND RECORDED FEBRUARY 2, 2022, IN OFFICIAL RECORDS BOOK 5483, PAGE 1299, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

EASEMENT 2:

TOGETHER WITH TEMPORARY, NON-EXCLUSIVE EASEMENTS FOR VARIOUS PURPOSES, AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE ACCESS AND UTILITIES EASEMENT AGREEMENT BY AND BETWEEN BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT (AS GRANTOR) AND WINSLOW FARMS, LTD., AND BARTRAM COMMONS PROPERTY OWNERS ASSOCIATION, INC. (AS GRANTEE), DATED NOVEMBER 4, 2021, AND RECORDED NOVEMBER 15, 2021 IN OFFICIAL RECORDS BOOK 20014, PAGE 1248, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL B (the Chadbourne Property and a/k/a the Property)

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.



TOGETHER WITH:

