

EXHIBIT 1
LEGAL DESCRIPTION

June 25, 2021

A PORTION OF THE HAMBY-TAYLOR CORPORATION'S REPLAT OF ALL OF THE SUB-DIVISION KNOWN AS GLENDALE, RECORDED IN PLAT BOOK 14, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF LOT 23, DIVEN'S SUBDIVISION OF PART OF SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK AH, PAGE 709 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID HAMBY-TAYLOR CORPORATION'S REPLAT OF ALL OF THE SUB-DIVISION KNOWN AS GLENDALE WITH THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 01°13'26" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD, 464.70 FEET TO THE POINT OF BEGINNING: THENCE NORTH 87°06'33" WEST, 541.54 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 60.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°38'19" WEST, 59.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 58°23'11" WEST, 64.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 50.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°14'32" WEST, 48.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°05'53" WEST, 144.26 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 133.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF SOUTH 25°17'07" WEST, 131.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'21 " WEST, 106.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 113.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°03'24" WEST, 110.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°38'27" WEST, 13.83 FEET; THENCE SOUTH 04°38'26" WEST, 110.94 FEET TO THE SOUTHERLY LINE OF SAID HAMBY-TAYLOR CORPORATION'S REPLAT OF ALL OF THE SUB-DIVISION KNOWN AS GLENDALE; THENCE SOUTH 85°21'34" EAST, ALONG LAST SAID LINE, 242.86 FEET; THENCE SOUTH 02°44'48" WEST, 118.94 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18363, PAGE 1146 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 85°22'15" EAST, ALONG LAST SAID LINE, 1204.05 FEET TO THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 04°40'26" EAST, ALONG LAST SAID LINE, 432.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID BARTRAM ROAD; THENCE NORTH 85°22'34" WEST, ALONG LAST SAID LINE, 531.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BARTRAM ROAD; THENCE NORTH 01°13'26 " WEST, ALONG LAST SAID LINE, 318.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.81 ACRES, MORE OR LESS.