

## **EXHIBIT 1**

### **Legal Description**

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**Parcel 2**

Part of Tracts 13, 14 and 16, Block 2, Section 28, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, part of Lot 29, MICHAEL PARK, according to the plat thereof recorded in Plat Book 28, Page 39 of the Current Public Records of Duval County, Florida, and a part of the Northeast 1/4 of the Southwest 1/4 of said Section 28, all being more particularly described as follows:

Commence at the Intersection of the West line of Exline Road (a 60.0 foot right-of-way) with the South line of Hipps Road (a 66.0 foot right-of-way); thence South 00°-15'-30" West, 2050.80 along the West line of said Exline Road, to the Point of Beginning;

Thence continue South 00°-15'-30" West, 150.00 feet, along the West line of said Exline Road; thence South 89°-56'-20" West, 581.01 feet; thence North 00°-15'-20" East, 150.0 feet; thence North 89°- 56'-20" East, 581.01 feet to the point of beginning.

Legal Description Dated: 4/2/19