

## Legal Description

### Exhibit 1

June 30, 2021

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE WEST $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 30 AND A PART OF TRACT 5, BLOCK 2, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF TOWNSEND ROAD (A 66 FOOT RIGHT OF WAY), SAID POINT BEING 1255.72 FEET EASTERLY OF THE WESTERLY BOUNDARY OF SAID SECTION 30 AS MEASURED ALONG THE RIGHT OF WAY LINE OF TOWNSEND ROAD; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TOWNSEND ROAD, 100 FEET TO A POINT; THENCE SOUTH 0 DEGREES 11 MINUTE:5 WEST ALONG SAID LINE, 200 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 34 SECONDS WEST 100 FEET; THENCE NORTH 0 DEGREES 11 MINUTES EAST, 200 FEET TO THE POINT OF BEGINNING, EXCEPTING PARCEL D AS RECORDED IN OFFICIAL RECORDS BOOK 5428, PAGE 78