

**Legal Description**  
**Exhibit 1**  
**June 30, 2021**

A tract of land being a part of Government Lot 3, Section 14 and Government Lot 4, Section 23, all lying in Township 1 South, Range 27 East, City of Jacksonville, Duval County, Florida, and being more particularly described as follows: Begin at the intersection of the Southerly right of way line of Heckscher Drive (State Road 105, a 200 foot right of way as now established) and the Easterly right of way line of August Road (County Road No. 996, a 70 foot right of way as now established); thence South 0 degrees 46 minutes 31 seconds West along the Easterly right of way of said August Road, a distance of 200.00 feet to a point; thence South 89 degrees 13 minutes 29 seconds East, a distance of 200.00 feet to a point; thence North 0 degrees 46 minutes 31 seconds East to the Southerly right of way line of said Heckscher Drive, a distance of 200.00 feet to a point; thence North 89 degrees 13 minutes 29 seconds West along the Southerly right of way line of said Heckscher Drive, a distance of 200.00 feet to the point of beginning.  
MORE COMMONLY KNOWN AS: 3500 Zoo Parkway, Jacksonville, FL 32226

23-1S-27E .91  
PT GOVT LOT 4 SEC 23, PT GOVT LOT 3 SEC 14  
RECD O/R 19855-1421