

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

LOT 1, A PART OF TRACT 4, BLOCK 1, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 4, AND RUN 0 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 4, 1115.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 4, 145.90 FEET TO THE SOUTHERLY SIDE OF HIPPS ROAD A PERPETUAL EASEMENT OF 66.0 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST ALONG THE SOUTHERLY SIDE OF SAID HIPPS ROAD A 66 FOOT PERPETUAL EASEMENT 135.0 FEET TO THE WESTERLY SIDE OF A PERPETUAL EASEMENT OF 60.0 FEET; THENCE SOUTH 0 DEGREES 25 MINUTES 50 SECONDS WEST ALONG THE WESTERLY SIDE OF SAID 60 FOOT EASEMENT 144.77 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 35 SECONDS WEST 135.0 FEET TO THE POINT OF BEGINNING.