

EXHIBIT 1

Legal Description

A portion of Lot 8 Pickett's subdivision of the estates of J.A. Pickett, described in Deed Book 97, Page 488, of the former public records of Duval County FL, Lying south of Edgewood Ave, and being more particularly described as follows:

For a point of reference, commence at the intersection of the Southerly line of Edgewood Ave, (an 80ft right away) with the westerly line of Lueders Ave (a 50ft Right Away) Thence South 00 44'52 east, along said Westerly Line, A distance of 522.19 feet to the Northeast corner of Snellers Subdivision, Unit #2, As recorded in plat book 19, Page 31 of the Public records of said county: Thence North 89degrees, 47'10" West along the north line of said subdivision. A distance of 218.64 feet to the point of beginning of the land to be described. Thence continue North 89 degrees' 47'10" West, 59.69 feet to the southeasterly line of the 25 foot easement as recorded in official records book 1311, Pages 117 and 126 Thence 62.97 feet; Thence North 85 degrees 22'19" East a distance of 148.21; Thence South 02degrees 31'16 East A distance of 133.66ft To the point of Beginning

Excepting therefrom any portion of the subject property that does not lie within the lands described in Deed Book 194, Page 66, of the public records of Duval County Florida.

RE# 024217-0020

June 11, 2020

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