

EXHIBIT 1

Legal Description

A portion of lot 4 of a Subdivision of the Tom Richardson Estate, according to the plat recorded in Plat Book 7, page 13, as well as being the Easterly portion of the parcel described in Exhibit "A" of that deed recorded in Official Records Book 9109, Page 1456, all of the Current Public Records of Jacksonville, Duval County, Florida, and being more particularly described as follows:

For the Point of Reference, commence at the Point of intersection of the Southeasterly right of way line of Blanding Boulevard, State Road # 21 (an 80-foot right of way, as now established), with the Northerly boundary of said Lot # 4 of the Subdivision of the Tom Richardson Estate. And run South 89 degrees 44'03" East, along said Northerly Boundary, a distance of 851.75 feet to a point on the Westerly right of way of Hamilton Street; run thence, South 00 degrees 03'03" East, along said right of way line, a distance of 30.00 feet, to the Point of Beginning.

From the Point of Beginning thus described, continue South 00 degrees 03'03" East, along said Westerly right of way line, a distance of 271.38 feet, to a point on the Southerly boundary of said lot 4, said point being also the Northeasterly corner of Lot 20, Block 42-1/2, Replat of Lakeshore Park; run thence, North 89 degrees 58'00" West, along said Southerly boundary of Lot 4, a distance of 142.72 feet, to a point; thence, departing said Southerly line, run North 89 degrees 56'48" West, a distance of 49.8', more or less. To an intersection with the Easterly building line of an existing chapel; run, thence, North 00 degrees 07'09" East, more or less along the Easterly edge of said building, a distance of 163.66 feet, to a point; run thence South 89 degrees 44'03" East, a distance of 191.84' more or less to the Point of Beginning.

Subject parcel, thus described, contains an area of 46,833 Square Feet, or 1.075 Acres, more or less.

October 21, 2020

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Page 1 of 1