

# **EXHIBIT 1**

## **Legal Description**

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**PARCEL ID NUMBER: 015809-0120**

**PART OF TRACT 7, BLOCK 4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AS THE INTERSECTION OF THE EAST LINE OF RICKER ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF MORSE AVENUE (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 00°-47' -11" EAST, 336.87 FEET, ALONG THE EAST LINE OF SAID RICKER ROAD, TO THE POINT OF BEGINNING, THENCE NORTH 89°-12' -49" EAST, 191.69 FEET, TO THE WEST LINE OF OFFICIAL RECORD BOOK 17005, PAGE 238; THENCE SOUTH 02°-17'-36" EAST, 273.16 FEET, ALONG SAID WEST LINE; THENCE NORTH 87°-44'31" EAST, 439.59 FEET, ALONG THE SOUTH LINE OF SAID LANDS, TO THE EAST LINE OF SAID TRACT 7; THENCE SOUTH 00°-40'-18" EAST, 26.56 FEET, ALONG THE EAST LINE OF SAID TRACT 7, TO ITS SOUTHEAST CORNER; THENCE SOUTH 89°-16'25" WEST, 638.27 FEET, ALONG THE SOUTH LINE OF SAID TRACT 7, TO THE EAST LINE OF SAID RICKER ROAD, THENCE NORTH 00°-47'-11" WEST, 287.67 FEET, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING.**

**PARCEL ID NUMBER: 015810-0010**

**Tract 8, Block 4, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, EXCEPT any portion thereof in any public road and EXCEPT any portion taken by State of Florida, Department of Transportation. The property described herein being in Section 23, Township 3 South, Range 25 East.**

**February 12, 2021**

**Exhibit 1  
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