

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

**JULY 10, 2023**

**PARCEL 1:**

A PART OF THAT FRACTIONAL LOT LYING NORTH OF BLOCK 5, EAST JACKSONVILLE, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "Q", PAGE 664, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING BETWEEN WHAT IS KNOWN AS THE L'ENGLE LINE, BEING THE NORTH LINE OF SAID BLOCK 5 AND GRANT STREET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST SIDE OF GEORGIA STREET WHERE THE L'ENGLE LINE INTERSECTS THE SAME AND RUNNING THENCE WEST ALONG THE L'ENGLE LINE ONE HUNDRED SIXTY-FIVE AND FIVE TENTHS (165.5) FEET; RUNNING THENCE NORTH SEVENTY-TWO AND FOUR TENTHS (72.4) FEET TO GRANT STREET; RUNNING THENCE EAST ALONG GRANT STREET ONE HUNDRED SEVENTY-SIX (176) FEET TO THE WEST LINE OF GEORGIA STREET; RUNNING THENCE SOUTH ALONG THE WEST LINE OF GEORGIA STREET ONE HUNDRED EIGHT AND EIGHT TENTHS (108.8) FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

TOGETHER WITH PART OF FRACTIONAL BLOCK LYING NORTH OF BLOCK 5, EAST JACKSONVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK "Q", PAGE 664, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

THAT CERTAIN PIECE OF LAND DESCRIBED AS BEGINNING AT A POINT ON GRANT STREET MARKED BY A BOARD FENCE LINE NOW ESTABLISHED ON GRANT STREET. THENCE EASTERLY ALONG THE SOUTH LINE OF GRANT STREET 40 FEET, THENCE SOUTHERLY PARALLEL WITH PRESENT FENCE FIRST MENTIONED 72 FEET TO A CORNER; THENCE WESTERLY 40 FEET TO A PRESENT CORNER OF FENCE ABOVE MENTIONED; THENCE NORTHERLY ALONG THE PRESENT BOARD FENCE LINE 65 FEET, TO THE POINT OF BEGINNING.

**PARCEL 3:**

TOGETHER WITH PART OF THAT UNNUMBERED TRACT NORTH OF BLOCK FIVE (5), EAST JACKSONVILLE, LYING BETWEEN L' ENGLE LINE (SO CALLED) AND GRANT STREET, MORE PARTICULARLY DESCRIBED AS BEGINNING IN THE EAST LINE OF VAN BUREN STREET WHERE THE L'ENGLE LINE, BEING THE NORTH LINE OF SPRATT'S SUBDIVISION OF BLOCK FIVE (5) OF JOHNSON'S PLAT OF EAST JACKSONVILLE, INTERSECTS SAID EAST LINE OF VAN BUREN STREET, RUN THENCE EASTERLY ALONG SAID L'ENGLE LINE EIGHTY-FIVE (85) FEET SIX (6) INCHES; THENCE NORTHERLY SIXTY-SEVEN (67) FEET, MORE OR LESS, TO THE SOUTH LINE OF GRANT STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF GRANT STREET SEVENTY-SIX (76) FEET EIGHT INCHES TO THE EASTERLY LINE OF VAN BUREN STREET FORTY-FOUR (44) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPT FOR GRANT STREET RIGHT OF WAY.

**PARCEL 4:**

TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15, MEIG'S REPLAT OF SPRATT'S SUBDIVISION OF BLOCK 5, EAST JACKSONVILLE, AND SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3, PAGE 75, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THE CLOSED PORTION OF VAN BUREN STREET AND SPRATT AVENUE, BY

ORDINANCE 2003-1318-E AND RECORDED IN OFFICIAL RECORDS BOOK 11897, PAGE 2390 THRU 2394 INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**PARCEL 5:**

ALL THAT PORTION OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF GRANT STREET, VARIABLE WIDTH RIGHT-OF-WAY, AND THE NORTHERLY RIGHT-OF-WAY OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY.

TOGETHER WITH ALL OF THAT PORTION OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY, AND THE NORTHERLY RIGHT-OF-WAY LINE OF ARLINGTON EXPRESSWAY (STATE ROAD NO. 15), A VARIABLE WIDTH RIGHT-OF-WAY.

**PARCEL 6:**

THE NORTHERLY 20 FEET OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF A. PHILIP RANDOLPH BOULEVARD, AND THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY.

TOGETHER WITH THE SOUTHERLY 2 FEET OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF A. PHILIP RANDOLPH BOULEVARD, AND THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY.

**PARCEL 7:**

A PORTION OF GRANT STREET, A VARIABLE WIDTH RIGHT-OF-WAY, LYING IN SECTION 45, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF WESTERLY RIGHT-OF-WAY LINE OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY, AND THE SOUTHERLY RIGHT-OF-WAY OF GRANT STREET, A VARIABLE WIDTH RIGHT-OF-WAY, RUN THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF GRANT STREET, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 88°56'08" WEST, 337.60 FEET; 2) NORTH 16°28'45" EAST, 8.96 FEET; 3) SOUTH 88°56'08" WEST, 137.70 FEET; 4) NORTH 16°20'58" EAST, 12.99 FEET; THENCE DEPARTING SAID LINE, NORTH 88°56'08" EAST, 538.27 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA STREET; THENCE SOUTH 16°28'45" WEST, ALONG SAID NORTHERLY EXTENSION, 34.70 FEET TO AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GRANT STREET; THENCE NORTH 79°27'18" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 60.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.241 ACRES, MORE OR LESS.