

Exhibit 1
Legal Description
November 19, 2024

PARCEL A:

PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 324.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THE WEST LINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150. FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 81.8 FEET TO THE }>RESENT SOUTH LINE OF LENOX AVENUE (NOW 80 FEET WIDE); THENCE NORTHEASTERLY ALONG LENOX AVENUE, 180 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG THE WEST LINE OF DELMAR AVENUE 183 FEET TO THE BEGINNING.

PARCEL B:

PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 224.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THE WESTLINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150 FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 100 FEET TO AN IRON; THENCE EAST, 150 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG SAID WEST LINE, 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE PROPERTY DESCRIBED IN THE DEED TO THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 10579, PAGE 391, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.