

LEGAL DESCRIPTION

EXHIBIT 1

7/10/26

THE WEST 75 FEET OF LOT 4 AND THE NORTH 35.75 FEET OF LOT 8, BLOCK 4, ROOSEVELT GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 99, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION WITHIN O.R. BOOK 14822, PAGE 1478