

**Legal Description**

**Exhibit 1**

**September 14, 2023**

A PORTION OF THE MANDARIN JUNCTION SHOPPING CENTER, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE JUNCTION UNIT ONE A, AS RECORDED IN PLAT BOOK 39, PAGES 10 AND 10A OF THE CURRENT PUBLIC RECORDS; RUN THENCE NORTH 70° 41' 36" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOSCO ROAD, A DISTANCE OF 71.12 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 70° 41' 36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 68.19 FEET TO A POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE; THENCE SOUTH 18° 55' 18" WEST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 42.55 FEET; RUN THENCE NORTH 71° 29' 01" WEST, A DISTANCE OF 50.74 FEET; RUN THENCE SOUTH 18° 08' 52" WEST, A DISTANCE OF 73.37 FEET; RUN THENCE NORTH 70° 38' 36" WEST, A DISTANCE OF 65.73 FEET; RUN THENCE SOUTH 19° 21' 24" WEST, A DISTANCE OF 77.95 FEET TO A WESTERLY PROLONGATION OF THE EXTERIOR FACE OF THE NORTHERLY WALL OF WINN DIXIE STORE NO. 179; RUN THENCE SOUTH 70° 38' 36" EAST ALONG SAID PROLONGATION AND THEN ALONG SAID EXTERIOR FACE, A DISTANCE OF 185.00 FEET TO A POINT; RUN THENCE NORTH 18° 42' 13" EAST, A DISTANCE OF 194.27 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING. BEING THE SAME LANDS AS DESCRIBED IN EXHIBIT "A" AS RECORDED IN OFFICIAL RECORDS BOOK 7976, PAGE 2034 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.