

Exhibit 1
Legal Description
October 12, 2023

Parcel 1

Part of Block 24, White City, according to the plat thereof as recorded in plat book 5, page 71 of the current public records of Duval County, Florida, more particularly described as follows: commence at the intersection of the northerly right of way line of General Avenue (an 80 foot right of way) and the Westerly right of way of Celery Street (an 80 foot right of way): thence south 89° 10' 10" West, 342.00 feet along said northerly right of way of said General Avenue to the point of beginning: thence continue south 89° 10' 10" west, 240.35 feet to the right of way of tracer avenue (an 80 foot right of way): thence north 00° 16' 33" west, 448.50 feet along said easterly right of way to the southerly right of way of Seaboard Coastline Railroad (a 120 foot right of way): thence along said southerly right of way north 83° 30' 10" East, 495.74 feet: thence South 00° 18' 35" east, 200.00 feet: thence north 83° 30' 10" East, 89.73 feet to the westerly right of way line of said Celery Street: thence South 00° 18' 35" East, 52.30 feet along said right of way line: thence South 89° 10' 10" West, 342.00 feet: thence South 00° 18' 35" East, 254.00 feet to the northerly right of way of said General Avenue and the point of beginning.

A parcel of land lying and being situate in undivided block 24, as shown on the Plat of White City, according to Plat Book 5, Pages 70 and 70A, and Plat Book 5, 71, of the current public records of Duval County, Florida, said parcel being more particularly described as follows:

Beginning Twenty (20) feet West of the Northeast corner of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section Nineteen (19), Township Two (2) South, Range Twenty-five (25) East and running West along the South line of the Seaboard Air Line Railroad right of way one hundred and ten (11) feet, thence South two hundred (22) feet, thence East one hundred and ten (11) feet, thence North two hundred (200) feet to place of beginning.

Less and except from the above-described parcel of land any part thereof lying within the right of way of Celery Avenue, and any parcel thereof lying within the boundary of lands described in Warranty Deed recorded in Official Records Book 9621, pages 867, 868, and 869, of said current public records.

RE 006710-0000
Legal Description

Parcel 3

A PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ALSO BEING A PART OF BLOCK 25, OF WHITE CITY SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 70-A, OF THE CURRENT PUBLIC RECORD OF DUVAL COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SEABOARD AIRLINE RAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD, AND PROCEEDING THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD A DISTANCE OF 316.875 FEET FOR A POINT OF BEGINNING:

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD A DISTANCE OF 106.625 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD A DISTANCE OF 210 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD A DISTANCE OF 106.625 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

THAT CERTAIN PIECE, PARCLE OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT:

A PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ALSO BEING A PART OF BLOCK 25, OF WHITE CITY SUBDIVISION AS RECORDED IN PLAY BOOK 5, PAGE 70-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SEABOARD AIRLINE ROAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD, AND PROCEEDING THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD, A DISTANCE OF 210.25 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD A DISTANCE OF 106.625 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD A DISTANCE OF 210.25 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD A DISTANCE OF 106.625 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY OF CHAFFEE ROAD A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

AND

ALL OF BLOCK 25, WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70 AND 70A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION RECORDED IN OFFICIAL RECORDS VOLUME 2766, PAGE 892, OFFICIAL RECORDS VOLUME 2765, PAGE 1130, AND OFFICIAL RECORDS VOLUME 2687, PAGE 705. FURTHER EXCEPTING THEREFROM ALL DEDICATED ROAD RIGHTS OF WAY AND EASEMENTS OF RECORD.