

Legal Description

EXHIBIT 1

“Exhibit A”

Parcel 1:

A part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 2 South, Range 26 East, more particularly described as: Beginning at a point in the North line of Commonwealth Avenue in the City of Jacksonville, Florida, 86 feet East of the East line of MacDuff Avenue, running thence East along the North line of Commonwealth Avenue, a distance of 50 feet, thence North parallel to the East line of MacDuff Avenue, a distance of 90 feet; thence West parallel to Commonwealth Avenue 50 feet; thence South parallel to MacDuff Avenue, a distance of 90 feet to the point of beginning.

Parcel 2:

A part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 2 South, Range 26 East, more particularly described as: Beginning at the intersection of the North line of Commonwealth Avenue with the East line of MacDuff Avenue, run North along said East line of MacDuff Avenue 90 feet to a point; thence East and parallel to Commonwealth Avenue, 86 feet; thence south and parallel to MacDuff Avenue, 90 feet to the North line of Commonwealth Avenue, thence West along said North line of Commonwealth Avenue 86 feet to the point of beginning.

Less and Except the lands described in Official Records Book 11235, Page 1364, of the public records of Duval County, Florida.

February 23, 2026