

EXHIBIT 1
Legal Description

July 31, 2023

PARCEL 1:

A PART OF THAT FRACTIONAL LOT AND THE UN-NUMBERED TRACT, LYING NORTH OF BLOCK 5, EAST JACKSONVILLE, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "Q", PAGE 664, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AND INCLUDING LOTS 1, 2, 3, 4, AND 6, MEIG'S REPLAT OF SPRATT'S SUBDIVISION OF BLOCK 5, EAST JACKSONVILLE, AND SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3, PAGE 75, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA;

TOGETHER WITH THE CLOSED PORTION OF VAN BUREN STREET AND SPRATT AVENUE, BY ORDINANCE 2003-1318-E AND RECORDED IN OFFICIAL RECORDS BOOK 11897, PAGE 2390 THRU 2394 INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH LOTS 5, 7, 8, 9, 10 11, 12, 13, 14, AND 15, BLOCK 5, MEIG'S REPLAT OF SPRATT'S SUBDIVISION OF BLOCK 5, EAST JACKSONVILLE, AND SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 3, PAGE 75, OF SAID CURRENT PUBLIC RECORDS;

TOGETHER WITH A PART OF LOT 1, SPRATT'S SUBDIVISION OF BLOCK 6, EAST JACKSONVILLE, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "AK", PAGE 438, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AND INCLUDING LOTS 2, 3, 4, 5, 6, 7, 8, 9,10,11, AND 12 OF SAID BLOCK 6;

TOGETHER WITH PART OF LOT 3, BLOCK 5, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "Q", PAGE 664, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AND ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF BLOCK 5, MEIG'S REPLAT OF SPRATT'S SUBDIVISION OF EAST JACKSONVILLE, AND SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3, PAGE 75, OF SAID CURRENT PUBLIC RECORDS, (ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GEORGIA STREET, WITH THE NORTH RIGHT OF WAY LINE OF ALBERT STREET, BOTH BEING 60.00 FEET IN WIDTH); THENCE NORTH 75° 23' 17" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 578.66 FEET TO THE EAST RIGHT OF WAY LINE OF A. PHILIP RANDOLPH BOULEVARD, BEING VARIABLE IN WIDTH; THENCE NORTH 09° 30' 20" EAST, ALONG SAID EAST LINE, A DISTANCE OF 15.11 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 16° 28' 04" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 101.37 FEET TO A POINT OF CURVATURE IN SAID EAST LINE, HAVING A RADIUS OF 635.00 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, A DISTANCE OF 184.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF GRANT STREET, BEING VARIABLE IN WIDTH (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 08° 09' 07" EAST, 184.10 FEET); THENCE RUN THE FOLLOWING FIVE BEARINGS AND DISTANCES ALONG THE SOUTH RIGHT OF WAY LINE OF SAID GRANT STREET; COURSE 1) THENCE SOUTH 85° 51' 10" EAST, A DISTANCE OF 157.28 FEET; COURSE 2) THENCE SOUTH 16° 20' 58" WEST, A DISTANCE OF 12.99 FEET; COURSE 3) THENCE NORTH 88° 56' 08" EAST, A DISTANCE OF 137.70 FEET; COURSE 4) THENCE SOUTH 16° 28' 45" WEST, A DISTANCE OF 8.96 FEET; COURSE 5) THENCE NORTH 88° 56' 08" EAST, A DISTANCE OF 337.60 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF GEORGIA STREET; THENCE SOUTH 16° 28' 45" WEST, ALONG SAID WEST LINE, A DISTANCE OF 434.57 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF ALBERT STREET AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4.84 ACRES, MORE OR LESS.

PARCEL 2:

LOTS 1, 2, AND 3, BLOCK 14, EAST JACKSONVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK "Q", PAGE 664, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; EXCEPTING THEREFROM: THE WEST 15.72 FEET OF LOT 3, OF SAID BLOCK 14.

TOGETHER WITH THE CLOSED PORTION OF VAN BUREN STREET, CLOSED BY ORDINANCE 2003-1318-E AND RECORDED IN OFFICIAL RECORDS BOOK 11897, PAGE 2390 THRU 2394 INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS;

TOGETHER WITH LOT 3, BLOCK 15, EAST JACKSONVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK "Q", PAGE 664, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF BLOCK 15, EAST JACKSONVILLE, RECORDED IN DEED BOOK "Q", PAGE 664, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA (ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GEORGIA STREET, WITH THE SOUTH RIGHT OF WAY LINE OF ALBERT STREET, BOTH BEING 60.00 FEET IN WIDTH; THENCE NORTH 75° 25' 32" WEST, ALONG SAID SOUTH LINE OF ALBERT STREET, A DISTANCE OF 157.32 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 15 AND THE POINT OF BEGINNING: THENCE SOUTH 16° 28' 45" WEST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 105.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ARLINGTON EXPRESSWAY, BEING VARIABLE IN WIDTH; THENCE NORTH 75° 23' 42" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 411.58 FEET TO THE EAST RIGHT OF WAY LINE OF A. PHILIP RANDOLPH BOULEVARD, BEING VARIABLE IN WIDTH; THENCE NORTH 16° 28' 45" EAST, ALONG SAID EAST LINE, A DISTANCE OF 104.78 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF ALBERT STREET; THENCE SOUTH 75° 25' 32" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 411.58 FEET TO THE AFOREMENTIONED NORTHEAST CORNER OF LOT 3, BLOCK 15 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 43,147.14 SQ. FT. OR 0.99 ACRES, MORE OR LESS.

PARCEL 3:

LOTS 1 AND 2, BLOCK 15, EAST JACKSONVILLE, ACCORDING TO PLAT RECORDED IN DEED BOOK "Q", PAGE 664, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO KNOWN AS 1068 ALBERT STREET, JACKSONVILLE, FLORIDA, BEING THE SAME PROPERTY CONVEYED IN OFFICIAL RECORDS BOOK 5603, PAGE 982 OF SAID PUBLIC RECORDS.

PROPERTY APPRAISERS PARCEL IDENTIFICATION NUMBER 130840 0000.

PARCEL 4:

ALL THAT PORTION OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF GRANT STREET, VARIABLE WIDTH RIGHT-OF-WAY, AND THE NORTHERLY RIGHT-OF-WAY OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY.

TOGETHER WITH ALL OF THAT PORTION OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY, AND THE NORTHERLY RIGHT-OF-WAY LINE OF ARLINGTON EXPRESSWAY (STATE ROAD NO. 15), A VARIABLE WIDTH RIGHT-OF-WAY.

PARCEL 5:

THE NORTHERLY 20 FEET OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF A. PHILIP RANDOLPH BOULEVARD, AND THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY.

TOGETHER WITH THE SOUTHERLY 2 FEET OF ALBERT STREET, A 60 FOOT RIGHT-OF-WAY, LYING BETWEEN THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF A. PHILIP RANDOLPH BOULEVARD, AND THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY.

PARCEL 6:

A PORTION OF GRANT STREET, A VARIABLE WIDTH RIGHT-OF-WAY, LYING IN SECTION 45, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF WESTERLY RIGHT-OF-WAY LINE OF GEORGIA STREET, A 60 FOOT RIGHT-OF-WAY, AND THE SOUTHERLY RIGHT-OF-WAY OF GRANT STREET, A VARIABLE WIDTH RIGHT-OF-WAY, RUN THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF GRANT STREET, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 88°56'08" WEST, 337.60 FEET; 2) NORTH 16°28'45" EAST, 8.96 FEET; 3) SOUTH 88°56'08" WEST, 137.70 FEET; 4) NORTH 16°20'58" EAST, 12.99 FEET; THENCE DEPARTING SAID LINE, NORTH 88°56'08" EAST, 538.27 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA STREET; THENCE SOUTH 16°28'45" WEST, ALONG SAID NORTHERLY EXTENSION, 34.70 FEET TO AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GRANT STREET; THENCE NORTH 79°27'18" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 60.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.241 ACRES, MORE OR LESS.