

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**June 7, 2023**

**PARCEL 1:**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 9, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND A PORTION OF LOTS 4, 5, 6 AND 7 AS SHOWN ON PLAT OF RAMONA ACRES AS RECORDED IN PLAT BOOK 16, PAGE 89 OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 24 WITH THE SOUTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (A 70' RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 89°50'20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 986.26 FEET; THENCE CONTINUE NORTH 89°50'20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 135.33 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 4278, PAGE 630; THENCE SOUTH 00°02'19" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 150.00 FEET; THENCE NORTH 89°50'20" WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER THEREOF AND TO IT'S INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF LANE AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°00'00" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 15.48 FEET; THENCE SOUTH 89°26'02" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 9.48 FEET; THENCE SOUTH 00°03'40" WEST A DISTANCE OF 61.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°42'03" EAST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 294.84 FEET; THENCE SOUTH 00°02'19" WEST A DISTANCE OF 235.64 FEET TO IT'S INTERSECTION WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 17477, PAGE 1449; THENCE SOUTH 89°41'21" WEST ALONG SAID SOUTH LINE A DISTANCE OF 18.93 FEET; THENCE NORTH 88°00'56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 276.15 FEET TO IT'S INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF LANE AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°03'40" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 224.64 TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 9, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND ALL OF LOT 1 AND A PORTION OF LOTS 2, 3 AND 4 AS SHOWN ON PLAT OF RAMONA ACRES AS RECORDED IN PLAT BOOK 16, PAGE 89 OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 24 WITH THE SOUTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (A 70' RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 89°50'20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 986.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°50'20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 135.33 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 4278, PAGE 630; THENCE SOUTH 00°02'19" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 150.00 FEET; THENCE NORTH 89°50'20" WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 150.00 FEET TO THE SOUTHWEST

CORNER THEREOF AND TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF LANE AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED ); THENCE SOUTH 00°00'00" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 15.48 FEET; THENCE SOUTH 89°26'02" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 9.48 FEET; THENCE SOUTH 00°03'40" WEST A DISTANCE OF 61.79 FEET; THENCE NORTH 89°42'03" EAST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 294.84 FEET; THENCE NORTH 00°02'19" EAST A DISTANCE OF 225.02 TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 9, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 24 WITH THE SOUTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (A 70' RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 89°50'20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 986.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'19" WEST DEPARTING SAID RIGHT OF WAY A DISTANCE OF 460.66 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 17477, PAGE 1449; THENCE NORTH 89°41'21" EAST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 267.79 FEET; THENCE NORTH 00°25'13" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 239.57 FEET; THENCE NORTH 89°44'32" EAST A DISTANCE OF 135.80 FEET; THENCE NORTH 00°02'19" EAST TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAMONA BOULEVARD A DISTANCE OF 217.91 FEET; THENCE NORTH 89°50'20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 401.67 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 9, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 24 WITH THE SOUTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (A 70' RIGHT OF WAY AS NOW ESTABLISHED) THENCE SOUTH 00°30'46" WEST ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 452.58 FEET; THENCE SOUTH 89°41'21" WEST DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 17477, PAGE 1449 A DISTANCE OF 714.73 FEET; THENCE NORTH 00°25'13" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 239.57 FEET; THENCE NORTH 89°44'32" EAST A DISTANCE OF 135.80 FEET; THENCE NORTH 00°02'19" EAST A DISTANCE OF 217.91 FEET TO ITS INTERSECTION WITH THE SAID SOUTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD; THENCE SOUTH 89°50'20" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 584.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PART OF GOVERNMENT LOTS 9 AND 13, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST AND PART OF LOTS 7 THROUGH 13 AND THAT PART OF KERLE STREET (FORMERLY A 50.00 FOOT RIGHT OF WAY) AS SHOWN ON MAP OF RAMONA ACRES AS RECORDED IN PLAT BOOK 16, PAGE 89 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS ALSO BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3926, PAGE 97 OF THE

CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 24 WITH THE SOUTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (HAVING A 70 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE S 00°49'55" W, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 452.59 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3926, PAGE 97 AND THE POINT OF BEGINNING; THENCE N 89°46'24" W, ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3926, PAGE 97, A DISTANCE OF 1003.57 FEET; THENCE CONTINUE N 87°27'34" W, ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3926, PAGE 97, A DISTANCE OF 275.74 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF LANE AVENUE (HAVING A 80' RIGHT OF WAY AS NOW ESTABLISHED); THENCE S 00°34'12" W, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID LANE AVENUE, A DISTANCE OF 496.86 FEET; THENCE S 44°25'48" E, A DISTANCE OF 35.36 FEET; THENCE S 89°25'48" E, A DISTANCE OF 36.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°51'05", A DISTANCE OF 60.05 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 80°08'39" E, 59.72 FEET; THENCE N 69°43'07" E, A DISTANCE OF 84.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°32'34", A DISTANCE OF 35.85 TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N79°59'24.11 E, 35.66 FEET; THENCE S 89°44'19" E, A DISTANCE OF 1042.56 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 24; THENCE N 00°49'55" E, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 465.20 FEET TO THE POINT OF BEGINNING.