

044931-0000 & 055295-0000 (2301 N MAIN ST & 2245 N MAIN ST)

PARCEL 1

THAT PART OF BLOCK 51, NEW SPRINGFIELD, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT OF WAY OF THE ST. JOHNS RIVER TERMINAL COMPANY RAIL ROAD, SAID PORTION OF BLOCK BEING BOUNDED AS FOLLOWS: NORTH BY RIGHT OF WAY OF ST. JOHNS RIVER TERMINAL COMPANY RAIL ROAD, EAST BY HUBBARD STREET, SOUTH BY 13TH STREET, AND WEST BY MAIN STREET.

AND

PARCEL 2

LOTS "A" AND "B", BLOCK 13, OF BURBRIDGE'S REPLAT OF WARREN, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALSO THAT CERTAIN PARCEL OF LAND SITUATE IN JACKSONVILLE, DUVAL COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT "A", BLOCK 13, OF BURBRIDGE'S REPLAT OF WARREN, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT "A" 220 FEET TO A STAKE; THENCE NORTH 52.1 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILWAY COMPANY AS SAID RIGHT-OF-WAY LINE IS NOW ESTABLISHED; THENCE WESTERLY ALONG THE SAID RIGHT OF WAY LINE, 220 FEET-MORE OR LESS, TO THE EASTERLY LINE OF MAIN STREET, AS SAID STREET IS NOW ESTABLISHED; THENCE SOUTHERLY ALONG THE EASTERN LINE OF SAID MAIN, STREET, 60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

044941-0010 (2303 MARKET ST)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOTS 6 AND 7 AND A 10 FOOT ALLEY (CLOSED PER ORDINANCE R50) LYING ADJACENT TO LOT 6, BLOCK 53, ACCORDING TO PLAT OF NEW SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 14TH STREET (60' RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF MARKET STREET (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 01°38'47" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 120.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 18899, PAGE 2292 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°41'13" EAST, ALONG SAID

April 21, 2023

Exhibit 1
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SOUTHERLY LINE, 200.79 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°41'13" EAST, ALONG SAID SOUTHERLY LINE, 109.46 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE PARTY WALL DIVIDING A 2 STORY BRICK BUILDING AT 2303 MARKET STREET AND A ONE STORY STUCCO BUILDING AT 2320 LIBERTY STREET; THENCE SOUTH 01°42'22" EAST, ALONG SAID NORTHERLY PROLONGATION, AND ALONG SAID PARTY WALL AND ALONG A SOUTHERLY PROLONGATION OF SAID PARTY WALL, A DISTANCE OF 172.30 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD AIR LINE RAILWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 87°51'47" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 109.67 FEET TO AN INTERSECTION WITH A SOUTHERLY PROLONGATION OF THE PARTY WALL DIVIDING A 1 STORY BRICK BUILDING AND A 2 STORY BRICK BUILDING; THENCE NORTH 01°43'09" WEST, ALONG SAID SOUTHERLY PROLONGATION, AND ALONG SAID PARTY WALL AND ALONG A NORTHERLY PROLONGATION OF SAID PARTY WALL, A DISTANCE OF 165.70 FEET TO A POINT IN SAID SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 18899, PAGE 2292 AND THE POINT OF BEGINNING.

044941-0060 (2303 MARKET ST)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOTS 8, 9, AND 12, AND ALL OF LOTS 10 AND 11, AND THE PART OF THE VACATED ALLEY (CLOSED PER ORDINANCE R50) LYING BETWEEN LOT 9 AND LOTS 10, 11, AND 12, ALL BEING IN BLOCK 53 ACCORDING TO PLAT OF NEW SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 14TH STREET (60' RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF MARKET STREET (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 01°38'47" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 120.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 18899, PAGE 2292 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 88°41'13" EAST, ALONG SAID SOUTHERLY LINE, 200.79 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE PARTY WALL DIVIDING A 1 STORY BRICK BUILDING AND A 2 STORY BRICK BUILDING; THENCE SOUTH 01°43'09" EAST, ALONG THE NORTHERLY PROLONGATION, AND ALONG SAID PARTY WALL AND ALONG A SOUTHERLY PROLONGATION OF SAID PARTY WALL, A DISTANCE OF 165.70 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD AIR LINE RAILWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 87°51'47" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 201.43 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF MARKET STREET; THENCE NORTH 01°38'47" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 153.58 FEET TO THE POINT OF BEGINNING.

044936-0000 (2305 HUBBARD ST)

LOT 10, BLOCK 52, NEW SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 69 AND 70, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

044942-0000 (2335 MARKET ST)

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 40 FEET OF LOT 13, ALL OF LOT 14 AND THE NORTH 90 FEET OF LOTS 15 AND 16, TOGETHER WITH THAT CERTAIN 10 FOOT ALLEY LYING BETWEEN SAID LOTS 13, 14 AND 15 (NOW CLOSED), ALL IN BLOCK 53, AS SHOWN ON THE PLAT OF NEW SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

044914-0000 (0 HUBBARD ST); 044912-0000 (2401 HUBBARD ST); 044911-0000 (2402 MARKET ST) & 044910-0000 (0 N MARKET ST)

PARCEL 1: LOTS 1 AND 2 AND THE EAST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY ADJOINING SAID LOTS ON THE WEST, ALL IN BLOCK 47, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 2: LOTS 3 AND 4 AND THE EAST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY ADJOINING SAID LOTS ON THE WEST, ALL IN BLOCK 47, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 3: LOTS 5 AND 6 AND THE WEST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY ADJOINING SAID LOT 5 ON THE EAST, ALL IN BLOCK 47, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 4: LOTS 7 AND 8 AND THE EAST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY ADJOINING SAID LOT 8 ON THE WEST, ALL IN BLOCK 47, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 5: LOTS 9 AND 10 AND THE WEST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY ADJOINING SAID LOTS ON THE EAST, ALL IN BLOCK 47, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 6: THE WEST 1/2 OF LOTS 11 AND 12, BLOCK 47, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

044938-0005 (2336 LIBERTY ST)

LOT 1, NORTH 40 FEET OF LOT 2, NORTH 90 FEET OF LOTS 17 AND 18 AND A 10 FOOT ALLEY WHICH FORMERLY SEPARATED LOT 1 AND THE NORTH 40 FEET OF LOT 2 FROM THE NORTH 90 FEET OF LOTS 17 AND 18, BLOCK 53, NEW SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

044926-0000 (22 E 15TH ST); 044925-0000 (0 E 15TH ST); AND 044927-0000 (26 E 15TH ST)

THE EAST 16 FEET 8 INCHES OF LOT 13 AND THE WEST 16 FEET 8 INCHES OF LOT 14, BLOCK 48, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE WEST 33 FEET 4 INCHES OF LOT 13, BLOCK 48, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE EAST 33 AND 1/3 FEET OF LOT 14, BLOCK 48, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

044928-0000 (0 E. 15TH ST)

THE WEST 33 FEET 4 INCHES OF LOT 15, BLOCK 48, NEW SPRINGFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

044920-0000 (0 E. 15TH ST); 044919-0000 (0 E. 15TH ST.); & 044922-0000 (2404 HUBBARD ST)

THE EAST 66 AND 2/3 FEET OF LOTS 1 AND 2 AND LOTS 3, 4, 5, 6 AND 7, BLOCK 48, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 69 AND 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN CLOSED ALLEY LYING BETWEEN LOTS 3, 4 AND 5.

044929-0000 (0 E 15TH ST); 044930-0000 (0 E 15TH ST); & 044921-0000 (0 E 15TH ST)

THE WEST 33 1/3 FEET OF LOTS 1 AND 2, BLOCK 48, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO THE EAST 6 FEET OF THE NORTH 100 FEET OF AN ALLEY LYING BETWEEN LOTS 1, 2, 3, 4, 5, AND 16

OF SAID BLOCK 48, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE EAST 33 1/3 OF LOT 16, AND THE WEST 6 FEET OF THE NORTH 100 FEET OF THAT CERTAIN 12 FOOT ALLEY LYING EAST THEREOF, BLOCK 48, NEW SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE WEST SIXTEEN (16) FEET EIGHT (8) INCHES OF LOT SIXTEEN (16), AND THE EAST SIXTEEN (16) FEET EIGHT (8) INCHES OF LOT FIFTEEN (15), IN BLOCK FORTY EIGHT (48), NEW SPRINGFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK TWO (2), PAGES SIXTY-NINE (69) AND SEVENTY (70), OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

044932-0000 (0 E 14TH ST)

ALL THAT PART OF BLOCK 51, NEW SPRINGFIELD, LYING NORTH OF THE ST. JOHNS RIVER TERMINAL COMPANY RIGHT OF WAY, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 69 AND 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.