

EXHIBIT 1
LEGAL DESCRIPTION
November 29, 2023

940 Main Street North (RE 074367 0000)

Parcel A: A part of Block 143, Harts Map of Jacksonville, Duval County, Florida and being described as follows: Begin at the Southeast corner of said Block 143, said corner also being the intersection of the Westerly right of way line of Main Street with the Northerly right of way of Orange Street (said Orange Street now closed by City Ordinance 73-1197-641); thence North 14°50'10" East, along said Westerly right of way line, a distance of 90 feet, more or less, to the face of the retaining wall of Hogans Creek; thence Westerly, along and around the face of said retaining wall, a distance of 124 feet, more or less; thence South 13°45'43" West, a distance of 105 feet to the Southerly line of said Block 143; thence South 76°14'17" East, along said Southerly line, a distance of 120 feet to the point of beginning. Reserving, however, an easement for drainage, utilities, sewers and ingress and egress over all of parcel A, except the Southerly 67 feet of the Westerly 77 feet of the Easterly 98 feet thereof.

Parcel B: All that part of the Northerly 1/2 of Orange Street as closed by City of Jacksonville Ordinance 73-1197-641, reserving, however, unto the City of Jacksonville a perpetual, unobstructed easement over, across, under and through the entire area for drainage, utilities, and ingress and egress.

Parcel C: Lots 1 to 8 BLK 136, Harts Map of Jacksonville, Duval County, Florida and south ½ of closed Orange St

901 Main Street North (RE 074378 0000)

ALL OF BLOCK 137, OF HART'S MAP OF JACKSONVILLE BOUNDED NORTH BY ORANGE STREET, EAST BY OCEAN STREET, SOUTH BY STATE STREET AND WEST BY MAIN STREET, EXCEPTING PART OF SAID LOT 1, ACQUIRED BY DUVAL COUNTY AND FLORIDA STATE IMPROVEMENT COMMISSION BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 165, PAGE 465, DESCRIBED AS FOLLOWS:

A TRIANGULAR PARCEL OF LAND BEING AP ART OF LOT 1, BLOCK 137 OF HART'S MAP OF JACKSONVILLE, SAID LOT BEING LOCATED AT THE NORTHEAST CORNER OF MAIN AND STATE STREETS, AND SAID PARCEL BEING DESCRIBED AS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF STATE STREET AND THE EAST LINE OF MAIN STREET AND RUN THENCE NORTHERLY ALONG THE EAST LINE OF MAIN STREET, 15 FEET; RUN THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF STATE STREET, SAID POINT BEING 10 FEET EASTERLY FROM THE POINT OF BEGINNING; RUN THENCE WESTERLY ALONG THE NORTH LINE OF STATE STREET, 10 FEET TO THE POINT OF BEGINNING.

937 Main Street North (RE 074386 0000)

Lot(s) 1, 2 and 3, Block 142, Hart's Map of Jacksonville, Duval County, Florida.