

LEGAL DESCRIPTION
EXHIBIT 1
NOVEMBER 22, 2023

PARCELA:

That certain tract or parcel of land which is a part of the westerly 600 feet of Lot 2 a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of former public records of Duval County, Florida, said property being more particularly described as follow:

Commencing at the Intersection of the northerly prolongation of the easterly line of Monaco Drive and the original centerline of Dunn Avenue; thence along said easterly line of Monaco Drive and said northerly prolongation thereof, South 00 degrees 30 minutes 30 seconds East, a distance of 200.00 feet to the true point of beginning.

From the true point of beginning thus described thence North 89 degrees 30 minutes 30 seconds East, a distance of 163 feet; thence South 00 degrees 30 minutes 30 seconds East, a distance of

419.62 feet; thence North 88 degrees 57 minutes 30 seconds East, a distance of 377.02 feet; South 00 degrees 30 minutes 30 seconds East, a distance of 134.00 feet; thence South 89 degrees 30 minutes 30 seconds West, a distance of 540.00 feet to a point on the easterly line of Monaco Drive; thence along said easterly line of Monaco Drive North 00 degrees 30 minutes 30 seconds West, a distance of 550.00 feet to the true point of beginning.

LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 9459, Page 2482 and also Less AND EXCEPT that parcel described in deed recorded in Official Records Book 16832, Page 1573 of the Public Records of Duval County, Florida.

PARCEL B:

That certain tract or parcel of land which is a part of the westerly 600 feet of Lot 2 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of former public records of Duval County, Florida, said property being more particularly described as follows:

Commencing at the intersection of the northerly prolongation of the easterly line of Monaco Drive and the original centerline of Dunn Avenue; thence along said easterly line of Monaco Drive and said northerly prolongation thereof, South 00 degrees 30 minutes 30 seconds East, a distance of 200.00 feet; thence North 89 degrees 30 minutes 30 seconds East, a distance of 150.00 feet to the true point of beginning.

From the true point of beginning thus described, thence North 00 degrees 30 minutes 30 seconds West, a distance of 126.00 feet to a point in the southerly right of way line of Dunn Avenue; thence North 89 degrees 25 minutes 00 seconds East, along said southerly right of way of Dunn Avenue, a distance of 190.00 feet; thence South 00 degrees 30 minutes 30 seconds East, a distance of 200.00 feet; thence North 89 degrees 24 minutes 17 seconds East, a distance of 200.00 feet; thence South 00 degrees 30 minutes 30 seconds East, a distance of 342.66 feet; thence South 88 degrees 57 minutes 30 seconds West, a distance of 377.02 feet; thence North 00 degrees 30

minutes 30 seconds West, a distance of 419.62 feet; thence South 89 degrees 30 minutes 30 seconds West, a distance of 13.0 feet to the true point of beginning.

LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 9459, Page 2479 and also LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 14743, Page 649 of the Public Records of Duval County, Florida.

TOGETHER WITH that certain Non Exclusive Grant of Easement recorded in Official Records Book 16832, Page 1575, of the Public Records of Duval County, Florida.