

LEGAL DESCRIPTION

PART OF SECTION THIRTY-SIX (36), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY EIGHT (28), DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF BEACH BOULEVARD (STATE ROAD NO, 212) AND THE WEST LINE OF SAN PABLO ROAD (COUNTY ROAD NO 291) THENCE NORTH 01°01'40" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SAN PABLO ROAD A DISTANCE OF 1365.48 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 01°01'40" WEST A DISTANCE OF 210 FEET TO A POINT; THENCE SOUTH 88°24'41" WEST A DISTANCE OF 602 FEET TO A POINT; THENCE SOUTH 01°01'40" EAST A DISTANCE OF 210 FEET; THENCE NORTH 88°24'41" EAST A DISTANCE OF 602 FEET TO THE POINT OF BEGINNING.

PARCEL B- RE# 167080-0000, DUVAL COUNTY, FL

That certain piece parcel or tract of land situated, lying and being in the County of Duval and State of Florida, and being more particularly described as follows:

A part of the Southeast ¼ of the Northeast ¼ of Section 36, Township 2 South, Range 28 East, Duval County, Florida, more particularly described as follows: for a point of reference commence at the intersection of the Northerly right of way line of Beach Boulevard (as now established by the State Department of Transportation, with the Westerly right of way line of San Pablo Road (an 80 foot right of way as now established); thence North 01°01'40" West, along said Westerly right of way line on San Pablo Road, a distance of 1265.92 feet to the point of beginning thence continue North 01°01'40" West along said Westerly right of way line of San Pablo Road, a distance of 100.00 feet; thence South 88°23'05" West, a distance of 602.00 feet; thence North 01°01'40" West, a distance of 210.00 feet to the Northerly line of said Southeast ¼ of the Northeast ¼ of Section 36, thence South 88°23'05" West a distance of 102.98 feet; thence South 01°01'40" East, a distance of 310.00 feet; thence North 88°23'05" East a distance of 704.98 feet to the Point of Beginning.

July 19, 2024

Exhibit 1

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