

LEGAL DESCRIPTION

February 25, 2026

Part of the Charles F. Sibbald Grant, Section 39, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows: beginning at the Southwesterly intersection of 45th Street (a 60 foot right-of-way as now established) with Cleveland Road (a 60 foot right-of-way as now established) ; thence run South  $35^{\circ}19'50''$  East along the Westerly right-of-way line of said Cleveland Road, a distance of 146.23 feet to a point; thence run South  $64^{\circ}41'30''$  West, a distance of 138.45 feet to a point; thence run North  $25^{\circ}18'30''$  West a distance of 144 feet to a point on the Southerly right-of-way line of said 45th street; thence run North  $64^{\circ}41'30''$  East along said Southerly right-of-way line, a distance of 113 feet to the Point of Beginning.

More commonly known as: 5450 Cleveland Road, Jacksonville, FL 32209 Parcel ID: 030065-0000