

Legal Description
Exhibit 1
June 12, 2023

PARCEL NO. 1 (COMPOSITE OF PARCEL A,B,C,D & E)

A PORTION OF BLOCK (15) OR "G" OF BROOKLYN ACCORDING TO THE MILES PRICE MAP RECORDED IN DEED BOOK "P", PAGE 179 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DORA STREET, (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED)); THENCE NORTH 54 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE, A DISTANCE OF 228.10 FEET, TO THE SOUTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1341, PAGE 465, OF SAID PUBLIC RECORDS, THENCE SOUTH 37 MINUTES 33 SECONDS EAST, ALONG LAST SAID LINE, A DISTANCE OF 202 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1341, PAGE 465 OF SAID CURRENT PUBLIC RECORDS: THENCE SOUTH 54 DEGREES 29 MINUTES 00 SECONDS WEST, 17.00 FEET, TO THE NORTHEASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1152, PAGE 298 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 37 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG LAST SAID LINE, 516.44 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 78 DEGREES 52 MINUTES 40 SECONDS WEST, 1.63 FEET; COURSE NO. 2: SOUTH 53 DEGREES 11 MINUTES 31 SECONDS WEST, 18.93 FEET; COURSE NO. 3: SOUTH 55 DEGREES 39 MINUTES 22 SECONDS WEST, 23.79 FEET; COURSE NO. 4: SOUTH 53 DEGREES 54 MINUTES 40 SECONDS WEST, 21.03 FEET; COURSE NO. 5: SOUTH 52 DEGREES 28 MINUTES 10 SECONDS WEST, 23.30 FEET; COURSE NO. 6: SOUTH 69 DEGREES 16 MINUTES 42 SECONDS WEST, 25.09 FEET; COURSE NO. 7: SOUTH 68 DEGREES 20 MINUTES 32 SECONDS WEST, 42.84 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DORA STREET, THENCE NORTH 42 DEGREES 12 MINUTES 00 SECONDS WEST, ALONG LAST SAID LINE, 706.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL NO. 2 (EASTERLY 1/2 OF DORA STREET)

A PORTION OF DORA STREET, A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED LYING IN SECTION 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

690.34 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER PARCEL NO. 2 (EASTERLY 1/2 OF DORA STREET, CONTINUED)

DISTANCE OF 20.14 FEET TO A POINT; THENCE SOUTH 42 DEGREES 12 MINUTES 00 SECONDS EAST, ALONG A LINE WHICH IS 20 FEET SOUTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID DORA STREET 690.34 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 81 DEGREES 58 MINUTES 46 SECONDS EAST, 20.46 FEET; COURSE NO. 2: NORTH 69 DEGREES 05 MINUTES 38 SECONDS EAST, 7.42 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DORA STREET; THENCE NORTH 42 DEGREES 12 MINUTES 00 SECONDS WEST ALONG SAID LINE, 706.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENT:

PARCEL NO. 3 (WESTERLY 1/2 OF DORA STREET)

A PORTION OF DORA STREET, A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, LYING IN SECTION 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT HE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DORA STREET (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT-OF-WAY LIINE OF RIVERSIDE AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED)); THENCE SOUTH 54 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY OF RIVERSIDE AVENUE, A DISTANCE OF 20.14 FEET TO AN INTERSECTION WITH A LINE LYING 20.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID DORA STREET, AND TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 54 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE, A DISTANCE OF 20.14 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID DORA STREET; THENCE SOUTH 42 DEGREES 12 MINUTEW 00 SECONDS EAST, ALONG THE LAST SAID LINE, 685.87 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

PARCEL NO. 3 (WESTERLY 1/2 OF DORA STREET, CONTINUED)

COURSE NO. 1: NORTH 31 DEGREES 06 MINUTES 13 SECONDS EAST, 1.37 FEET; COURSE NO. 2: NORTH 06 DEGREES 41 MINUTES 37 SECONDS WEST, 11.65 FEET; COURSE NO. 3: NORTH 50 DEGREES 52 MINUTES 20 SECONDEAST, 8.06 FEET; COURSE NO. 4: SOUTH 52 DEGREES 36 MINUTES 26 SECONDS EAST, 15.20 FEET; COURSE NO. 5: SOUTH 83 DEGREES 07 MINUTES 06

SECONDS EAST, 1.72 FEET TO AN INTERSECTION WITH THE AFORESAID LINE LYING 20 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID DORA STREET; THENCE NORTH 42 DEGREES 12 MINUTES 00 SECONDS WEST, ALONG LAST SAID LINE, 690.34 FEET TO THE POINT OF BEGINNING.