

Legal Description
Exhibit 1
June 30, 2021

EXHIBIT A

Parcel Identification Numbers: 044211-0030 and 044211-0020

A part of Lot 5 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the inter- section of the Southwesterly right of way line of Dunn Avenue, a 100 ft. right of way as now established with the Northerly right of way line of Leonid Road, a 80 ft. right of way as now established; thence North 89 degrees 19 minutes 40 seconds West along the said Northerly right of way line of Leonid Road a distance of 361.95 feet to the point of beginning, from the point of beginning thus described continue North 89 degrees 19 minutes 40 seconds West along the said Northerly right of way line of Leonid Road a distance of 248.35 feet thence North 0 degrees 11 minutes 00 seconds West a distance of 319.83, thence South 89 degrees 01 minutes 00 seconds East a distance of 160.21 feet to a point in the said Southwesterly right of way line of Dunn Avenue, said right of way being in a curve, said curve being concave to the Northeast and having a radius of 1195.92 feet; thence Southeasterly along and around said curve an arc distance of 194.58 feet; said curve being subtended by a chord bearing and distance of South 45 degrees 31 minutes 20 seconds East 194.37 feet; thence South 15 degrees 04 minutes 40 seconds West a distance of 190.36 feet to the point of beginning.

Lands thus described contain 1.856 acres more or less.