

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**May 12, 2023**

Parcel 1:

The Westerly 75 feet of the Northerly 50 feet of Lot 10, Block 10, of OKLAHOMA, as recorded in Plat Book 2, Page 7, of the public records of Duval County, Florida.

ALSO that certain fractional tract of land lying immediately North of Lot 10, Block 10, of OKLAHOMA. as recorded in Plat Book 2, Page 7, of the public records of Duval County, Florida, described as follows:

Beginning at the Northwest corner of said Lot 10, and running thence Easterly along the Northerly line of said Lot 10, a distance of 75 feet; thence Northerly along a line parallel to the Westerly line of said Lot 10, a distance of 5.80 feet; thence Westerly a distance of 75 feet to a point on a line with the production Northerly of the Westerly line of said Lot 10; said point being 5.63 feet Northerly from the Northwest corner of said Lot 10; thence Southerly a distance of 5.63 feet to the Point of Beginning.

Parcel 2:

The Southerly 10 feet of the Westerly 60 feet of Lot 10 and the Northerly 15 feet of the Westerly 60 feet of Lot 11, all being in Block 10, of OKLAHOMA SUBDIVISION, as recorded in Plat Book 2, Page 7, of the public records of Duval County, Florida.

Parcel 3:

A fractional part of Lots 10 and 11, Block 10, OKLAHOMA, as recorded in Plat Book 2, Page 7, of the current public records of Duval County, Florida, and more particularly described as follows:

The Easterly 45 feet of the Northerly 50 feet of said Lot 10, and the Easterly 60 feet of the Southerly 10 feet of said Lot 10, and the Easterly 60 feet of the Northerly 15 feet of said Lot 11.

LESS AND EXCEPT that portion as conveyed in O.R. Book 11518, Page 2056, public records of Duval County, Florida.