

Legal Description

Exhibit 1

July 14, 2023

A part of Lot 6 Block 6, New Riverside, according to the plat thereof recorded in plat book 3 page 64, of the current public records of Duval County, Florida. More particularly described as follows:

Begin at an iron at the Southeast corner of said Lot 6; thence Westerly along the North line of Post street, 40.80 feet to a point; thence northwesterly parallel to the Northerly line of said Lot 6, a distance of 75.80 feet to an iron; thence Easterly parallel to the Northwesterly line of said Lot 6, a distance of 34.80 feet to an iron in the Northeasterly line of said Lot 6; thence Southeasterly 97.5 feet along the Northeasterly line of said Lot 6 to the point of beginning.