

**Legal Description**

**Exhibit 1**

**April 26, 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 Northeasterly line of said Lot 6 75.80 feet to an iron; thence Easterly parallel to the Northeasterly line of said Lot 6, 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.