

EXHIBIT 1

March 3, 2023

Legal Description

PARCEL 1:

LOT ONE (1), TWO (2), TEN (10), AND ELEVEN (11), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

LOTS THREE (3), FOUR (4) AND FIVE (5), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

LOT 6, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 7, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 4:

LOT 7, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 5:

LOT EIGHT (8), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6:

LOT NINE (9), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 7, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 7:

LOT 12, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 139, FORMER PUBLIC RECORDS, AND PLAT BOOK 2, PAGE 7, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 8:

LOTS 13, 14 AND 15, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 9:

LOT SIXTEEN (16), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 139, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 10:

THE NORTH 39 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 11:

SOUTH 20 FEET OF THE WEST 45 FEET OF LOT 17, AND THE WEST 45 FEET OF LOT 18, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS IN DUVAL COUNTY, FLORIDA; EXCEPTING ANY PART WHICH MAY LIE WITHIN THE NORTH 39 FEET OF LOT 17.

PARCEL 12:

THE EAST 45 FEET OF LOT 18 AND THE EAST 45 FEET OF THE SOUTH 20 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 13:

EAST 45 FEET OF THE WEST 90 FEET OF LOT 18 AND THE EAST 45 FEET OF THE WEST 90 FEET OF SOUTH 20 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 14:

THE NORTHERLY 377.34 FEET OF THE ALLEY IN BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BE, AND THE SAME IS CLOSED , VACATED AND ABANDONED AS A PUBLIC ALLEY, ROAD, DRIVEWAY OR THOROUGHFARE AS PER ORDINANCE No. EE633, BILL No.EE-696.

LESS AND EXCEPT FROM THE FOREGOING PARCELS 1 THROUGH 13 THE FOLLOWING SIX DESCRIBED PARCELS:

PARCEL 138.1

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 1, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 487.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 34.25 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF GARY STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°47'51" WEST, ALONG LAST SAID LINE A DISTANCE OF 34.25 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 48.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.2

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 9, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 119.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'35" EAST, ALONG LAST SAID LINE, A DISTANCE OF 16.50 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 29.50 FEET; THENCE SOUTH 29°21'21" WEST, A DISTANCE OF 16.48 FEET; THENCE SOUTH 89°55'35" WEST, A DISTANCE OF 3.87 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 6.93 FEET; THENCE SOUTH 29°21'21" WEST, A DISTANCE OF 9.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.3

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOTS 5 & 6, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY

CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 218.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 45.50 FEET; THENCE NORTH 89°47'51" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1.50 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 44.00 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.4

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 7, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 121.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 45.50 FEET; THENCE SOUTH 45°12'09" WEST, A DISTANCE OF 2.12 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 37.50 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.5

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 2, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH

89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 425.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 32.90 FEET; THENCE SOUTH 45°12'09" WEST, A DISTANCE OF 2.12 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 29.90 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.6

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOTS 3 & 4, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 346.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 32.60 FEET; THENCE SOUTH 45°12'09" WEST, A DISTANCE OF 2.12 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 29.60 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO. 107

A PARCEL OF LAND LYING IN THE ISAAC HENDRICKS GRANT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 10, BLOCK 28, OKLAHOMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF GARY STREET (A 60 FOOT RIGHT OF WAY PER PLAT) AND THE EASTERLY EXISTING RIGHT OF WAY LINE OF NALDO AVENUE (A 60 FOOT RIGHT OF WAY PER PLAT), SAID CORNER ALSO BEING THE NORTHWEST CORNER OF BLOCK 28, OKLAHOMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7 OF

THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE ISAAC HENDRICKS GRANT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 00° 06' 52" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 3.84 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,300.10 FEET, A CHORD BEARING AND DISTANCE OF NORTH 86° 20' 45" EAST, 57.31 FEET; THENCE, DEPARTING SAID EASTERLY EXISTING RIGHT OF WAY LINE, EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 01° 25' 39", A DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE; SAID POINT ALSO BEING ON SAID SOUTHERLY EXISTING RIGHT OF WAY LINE; THENCE NORTH 89° 48' 54" WEST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 57.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE COMBINED DESCRIPTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

"AS SURVEYED DESCRIPTION"

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 28, OKLAHOMA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (SAID CORNER LYING ON THE NORTHEAST CORNER OF NIRA STREET AND NALDO AVENUE, BOTH 60 FEET IN WIDTH); THENCE N 00° 07' 41" E ALONG THE EAST RIGHT OF WAY LINE OF SAID NALDO AVENUE, A DISTANCE OF 518.11 FEET TO A RIGHT OF WAY TAKING FOR INTERSTATE 95 IDENTIFIED AS PARCEL NUMBER 107; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID RIGHT OF WAY TAKING AND THE SOUTH LINE OF INTERSTATE 95 (SAID LINE BEING DEFINED AS A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2300.10 FEET), A DISTANCE OF 57.32 FEET TO A POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 86° 21' 50" E, 57.31 FEET; THENCE S 89° 47' 40" E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 197.34 FET TO THE NORTHWEST CORNER OF RIGHT OF WAY PARCEL TAKING NUMBER 138.1; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID TAKING, S44° 50' 02" E, A DISTANCE OF 48.44 FEET TO THE WEST RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING OF VARIABLE WIDTH; THENCE THE FOLLOWING 17 CALLS ALONG SAID WEST LINE: COURSE # 1 - S 00° 07' 35" W, 29.48 FEET; COURSE # 2 - S 45° 07' 35" W, 2.12 FEET; COURSE # 3 - S 00° 07' 35" W, 29.90 FEET; COURSE # 4 - S 44° 52' 25" E, 2.12 FEET; COURSE # 5 - S 00° 07' 35" W, 46.70 FEET; COURSE # 6 - S 45° 07' 35" W, 2.12 FEET; COURSE # 7 - S 00° 07' 35" W, 29.60 FEET; COURSE # 8 - S 44° 52' 25" E, 2.12 FEET; COURSE # 9 - S 00° 07' 35" W, 82.25 FEET; COURSE #10 - N 89° 52' 25" W, 1.50 FEET; COURSE #11 - S 00° 07' 35" W, 44.00 FEET; COURSE # 12 - S 44° 52' 25" E, 2.12 FEET; COURSE # 13 - S 00° 07' 35" W, 56.05 FEET; COURSE # 14 - S 45° 07' 35" W, 2.12 FEET; COURSE # 15 - S 00° 07' 35" W, 37.50 FEET; COURSE # 16 - S 44° 52' 25" E, 2.12 FEET; COURSE # 17 - S 00° 07' 35" W, 92.35 FEET; THENCE THE FOLLOWING 4 CALLS ALONG A RIGHT OF WAY TRANSITION TO THE NORTH RIGHT OF WAY LINE OF THE FOREMENTIONED NIRA STREET: COURSE # 1 - S 29° 38' 29" W, 16.48 FEET; COURSE # 2 - N 89° 47' 17" W, 3.87 FEET; COURSE # 3 - S 00° 29' 17" W, 6.93 FEET;

COURSE # 4 - S 29° 38' 29" W, 9.44 FEET; THENCE N 89° 46' 18" W, ALONG SAID NORTH LINE, A DISTANCE OF 118.71 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 28, SAID PLAT OF OKLAHOMA (ALSO BEING THE EAST LINE OF AN 18.00 FOOT WIDE ALLEY; THENCE N 00° 07' 38" E, ALONG SAID EAST LINE OF THE ALLEY, A DISTANCE OF 144.67 FEET TO THE SOUTH LINE OF ORDINANCE EE- 633 (SAID ORDINANCE CLOSING THE ALLEY NORTHERLY FROM SAID SOUTH LINE); THENCE N 89° 47' 40" W, ALONG SAID SOUTH LINE, A DISTANCE OF 18.00 FEET TO THE WEST LINE OF SAID ALLEY; THENCE S 00° 07' 38" W, ALONG SAID WEST LINE, A DISTANCE OF 144.66 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF NIRA STREET; THENCE S 89° 46' 18" W, ALONG SAID NORTH LINE, A DISTANCE OF 135.39 FEET TO THE AFOREMENTIONED SOUTHWEST CORNER OF LOT 18 AND THE POINT OF BEGINNING.

IN ADDITION TO THE FOREGOING:

THAT CERTAIN 18' ALLEY LYING BETWEEN THE WESTERLY LINE OF LOTS 1 THROUGH 9 AND THE EASTERLY LINE OF LOTS 10 THROUGH 18, BLOCK 28, MAP OF OKLAHOMA AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 28, SAID MAP OF OKLAHOMA AS RECORDED IN PLAT BOOK 2, PAGE 7 OF SAID CURRENT PUBLIC RECORDS, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NIRA STREET (A 60 FOOT RIGHT OF WAY); THENCE NORTH 89°46'18" WEST, A DISTANCE OF 18.00 FEET TO THE SOUTHEAST CORNER OF LOT 18, SAID BLOCK 28; THENCE NORTH 00°07'38" EAST, ALONG THE EASTERLY LINE OF LOTS 16 THROUGH 18, SAID BLOCK 29, A DISTANCE OF 144.66; THENCE SOUTH 89°47'40" EAST, A DISTANCE OF 18.00 FEET TO THE WESTERLY LINE OF LOTS 7 THROUGH 9, SAID BLOCK 28; THENCE SOUTH 00°07'38" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 144.67 FEET TO THE POINT OF BEGINNING.