

**EXHIBIT 1**

**Legal Description**

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**Unimproved real property located in Duval County, Florida, described as:**

**Part of the Northwest Quarter (NW ¼) Section 10, Township 1 North, Range 27 East as recorded in Official Records Volume 3433, page 46, of the current public records of Duval County, Florida.**

**Less and except:**

**A part of the North ½ of the Northwest ¼ of the Northwest ¼ of Section 10, Township 1 North, Range 27 East Duval County, Florida lying East of Yellow Bluff Road and being more particularly described as follows:**

**Commence at the Northwest corner of said section 10 and run thence North 89°45' East 955.69 feet along the Northerly line of section 10 to the point of beginning; thence continue North 89°45' East 364.31 feet; thence South 0°20'40" East 671.65 feet; thence South 89°45' West 44.32 feet to the Easterly line of yellow Bluff Road (60' R/W); Thence North 27°05'40" West 586.18 Feet along the Easterly line of said Yellow Bluff Road; thence North 21°01'40" West 158.98 feet along said road to the point of beginning.**

**Less and except parcel containing 3.2634 acres more or less.**

**Property Appraiser's Parcel Identification Number 106154-0010**