

**Exhibit 1**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVALAND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 1, 2, AND 3, BLOCK 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 3, ACCORDING TO THE PLAT OF OAK HILL UNIT NO. 12 REPLAT AS RECORDED IN PLAT BOOK 30, PAGE 96 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 89°47'28" WEST, ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID OAK HILL UNIT NO. 12 REPLAT, A DISTANCE OF 11.37 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6130, PAGE 956 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 01°30'02" EAST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 400.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 103<sup>RD</sup> STREET (104 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°53'30" WEST ALONG LAST SAID RIGHT-OF-WAY, A DISTANCE OF 139.43 FEET TO THE NORTHWESTERLY CORNER OF LAST SAID OFFICIAL RECORDS VOLUME 6130, PAGE 956; THENCE SOUTH 01°39'35" WEST ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6130, PAGE 956, A DISTANCE OF 490.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°39'35" WEST, CONTINUING ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 220.24 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6130, PAGE 951 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°25'59" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6130, PAGE 951, A DISTANCE OF 342.31 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE NORTH 02°08'00" EAST, DEPARTING LAST SAID NORTHERLY LINE, A DISTANCE OF 225.33 FEET ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8309, PAGE 1037 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°43'24" EAST, DEPARTING LAST SAID EASTERLY LINE, A DISTANCE OF 340.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.74 ACRES, MORE OR LESS.