

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

The West ½ of the Northeast ¼ of the Southwest ¼ of Section 28, Township 4 South, Range 28 East, Jacksonville, Duval County, Florida. Excepting therefrom the right of way of U.S. Highway No. 1 and Florida East Coast Railroad right of way cutting off the Southwest corner of said Tract.