

# Exhibit 1

## Legal Description

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DUVAL STATION PHASE 1 PARCEL 4 ALL OF LOTS 6 AND 17, TOGETHER WITH A PART OF LOTS 5, 7, 16 AND 18, BLOCK 5, TOGETHER WITH A PORTION OF EAST FIRST STREET LYING NORTH OF DUVAL STATION ROAD (A 30 FOOT RIGHT OF WAY AS CLOSED BY PETITION NUMBER 221), ALL AS SHOWN ON THE PLAT OF DUVAL CITY, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF SAID PUBLIC RECORDS, LYING IN SECTION 3, TOWNSHIP 1 NORTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 6, OF SAID PLAT OF DUVAL CITY, SAID POINT LYING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CLOSED DUVAL STATION ROAD (A 105 FOOT WIDE RIGHT OF WAY AS CLOSED BY ORDINANCE 2004-1378-E) WITH THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET (A 175 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 16 DEGREES 30 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 795.09 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18861, PAGE 1050 OF SAID PUBLIC RECORDS; THENCE SOUTH 73 DEGREES 32 MINUTES 26 SECONDS EAST, LEAVING SAID EASTERLY RIGHT OF WAY LINE, AND ALONG THE SOUTH LINE OF SAID LANDS, 260.96 FEET TO THE POINT OF BEGINNING, LYING ON THE EASTERLY RIGHT OF WAY LINE OF OUTBACK DRIVE, (A 50 FOOT RIGHT OF WAY BY OFFICIAL RECORDS BOOK 14231, PAGE 680 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 73 DEGREES 32 MINUTES 26 SECONDS EAST, 188.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BENTON ROAD (A 30 FOOT FIGHT OF WAY BY SAID PLAT OF DUVAL CITY; THENCE SOUTH 16 DEGREES 26 MINUTES 53 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 223.70 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18982, PAGE 1455 OF SAID PUBLIC RECORDS; THENCE NORTH 73 DEGREES 27 MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID LANDS, 213.84 FEET TO THE NORTHWEST CORNER THEREOF, LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID OUTBACK DRIVE; THENCE NORTH 16 DEGREES 30 MINUTES 48 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 198.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 39.25 FEET, SAID ARC BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 29 MINUTES 11 SECONDS EAST, 35.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.09 ACRES MORE OR LESS.