

Exhibit 1
Legal Description

A PORTION OF TRACT 34, CEDAR SPRINGS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 22, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SAN JUAN AVENUE (AN 80.00 FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF NIBLICK DRIVE (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°57'37" EAST, 258.45 FEET, ALONG THE SOUTH LINE OF SAID SAN JUAN AVENUE; THENCE SOUTH 00°19'43" WEST, 149.50 FEET; THENCE SOUTH 89°55'41" WEST, 257.56 FEET, TO THE EAST LINE OF SAID NIBLICK DRIVE; THENCE NORTH 00°00'41" WEST, 150.00 FEET, ALONG THE EAST LINE OF SAID NIBLICK DRIVE, TO THE POINT OF BEGINNING.

Property Appraiser's Parcel ID (Folio) Number: 068535-0200