

Exhibit 1
Legal Description

THE NORTH 1/2 OF THE EAST 4/5 OF TRACT 7, BLOCK 1, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 00° 01' 20" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID TRACT 7, A DISTANCE OF 40 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 103RD STREET, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 87° 53' 30" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 103RD STREET, A DISTANCE OF 128 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 87° 53' 30" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 103RD STREET, A DISTANCE OF 513 FEET TO THE NORTHEAST CORNER OF SAID TRACT 7; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00° 12' 18" EAST ALONG THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 328.5 FEET TO A POINT ON THE NORTH LINE OF ZONE "RMD-D"; THENCE DEPARTING THE EAST LINE OF SAID TRACT 7, SOUTH 88° 02' 50" WEST ALONG THE NORTH LINE OF SAID "RMD-D" ZONE, A DISTANCE OF 514 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 2/5 OF SAID TRACT 7; THENCE NORTH 00° 01' 24" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 2/5 OF SAID TRACT 7, A DISTANCE OF 327 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 3.86 ACRES, MORE OR LESS.