

EXHIBIT 1

Legal Description

A PARCEL OF LAND, LYING IN AND BEING A PART OF SECTIONS 23 AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, RUN THENCE SOUTH $4^{\circ}28'18''$ EAST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 23, A DISTANCE OF 965.99 FEET, THENCE NORTH $89^{\circ}59'50''$ WEST, A DISTANCE OF 1523.45 FEET, THENCE SOUTH $0^{\circ}00'10''$ WEST, A DISTANCE OF 537.13 FEET, THENCE NORTH $89^{\circ}59'50''$ WEST, A DISTANCE OF 830.00 FEET, THENCE SOUTH $8^{\circ}02'10''$ WEST, A DISTANCE OF 1810.09 FEET, THENCE SOUTH $70^{\circ}02'41''$ EAST A DISTANCE OF 604.81 FEET, THENCE SOUTH $1^{\circ}30'30''$ EAST, A DISTANCE OF 522.67 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, THENCE SOUTH $88^{\circ}29'30''$ WEST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 800.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 26, THENCE NORTH $1^{\circ}13'$ WEST, ALONG THE WESTERLY BOUNDARY OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, A DISTANCE OF 1315.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, THENCE NORTH $0^{\circ}32'27''$ WEST, ALONG THE WESTERLY BOUNDARY OF SAID SOUTHEAST $\frac{1}{4}$, A DISTANCE OF 2657.86 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST $\frac{1}{4}$, THENCE NORTH $87^{\circ}58'35''$ EAST, ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHEAST $\frac{1}{4}$, A DISTANCE OF 2803.45 FEET TO THE POINT OF BEGINNING.