

Exhibit 1  
Legal Description

A PORTION OF LAND LYING WITHIN TRACT 1 1, BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LONGHORN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 25, 25A THROUGH 25C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID PLAT, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID TRACT 11, BLOCK 3, A DISTANCE OF 16.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'09" EAST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 450.26 FEET; THENCE DEPARTING SAID EAST AND WEST LINES, RUN NORTH 88 °29'08" EAST, A DISTANCE OF 335.08 FEET TO A POINT ON THE WEST LINE OF COLLINS PLAZA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 169 THROUGH 176, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 00°27'07" WEST, ALONG SAID WEST LINE, A DISTANCE OF 450.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLLINS ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88 °29'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 334.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 3.460 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LAND LYING WITHIN TRACTS 9 AND 11, BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF IE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LONGHORN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 25, 25A THROUGH 25C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID PLAT, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID TRACT 11, BLOCK 3, A DISTANCE OF 466.39 FEET; THENCE DEPARTING SAID EAST AND WEST LINES, RUN NORTH 88 °29'08" EAST, A DISTANCE OF 162.20 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00' 19" WEST, A DISTANCE OF 58.46 FEET; THENCE RUN SOUTH

89°59'41" WEST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 00°00' 19" WEST, A DISTANCE OF 243.00 FEET; THENCE RUN SOUTH 89°59'41" WEST, A DISTANCE OF 175.31 FEET;  
THENCE RUN NORTH 00°00' 19" WEST, A DISTANCE OF 324.59 FEET; THENCE RUN NORTH " EAST, A DISTANCE OF 87.97 FEET; TEENCE RUN NORTH 00°00' 19" WEST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 89°59'41" EAST, A DISTANCE OF 36.80 FEET; THENCE RUN NORTH 00°00' 19" WEST, A DISTANCE OF 16.35 FEET; TI-ENCE RUN NORTH 54°59'41" EAST, A DISTANCE OF 78.33 FEET; THENCE NORTH 00°00' 19" WEST, A DISTANCE OF 70.72 FEET; THENCE RUN NORTH 89°59'41 " EAST, A DISTANCE OF 199.98 FEET; Tk-ENCE RUN NORTH 00°09' 55" WEST, A DISTANCE OF 4.94 FEET TO THE SOUTHWEST CORNER OF TRACT C OF COLLINS PLAZA, AS PER PLAT TPÈREOF RECORDED IN PLAT BOOK 68, PAGES 169176 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUNNORTH 88°33' 17" EAST, A DISTANCE OF 95.81 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID COLLNS PLAZA; THENCE DEPARTNG SAID SOUTH LINE, RUN SOUTH 00°27'07" WEST, ALONG THE WEST LINE OF LOT 6 AND THE WEST LINE OF TRACT "A" OF SAID COLLINS PLAZA, A DISTANCE OF 820.87 FEET; THENCE DEPARTING SAID WEST LINES, RUN SOUTH 88°29'08" WEST, A DISTANCE OF 172.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 7.020 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LAND LYING WITHIN TRACTS 6, 8, 9, AND 11, BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LONGHORN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 25, 25A THROUGH 25C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID PLAT, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID TMCT 11, BLOCK 3, A DISTANCE OF 466.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'09" EAST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 163.73 FEET To THE NORTHEAST CORNER OF SAID PLAT, THENCE DEPARTING SAID EAST AND WEST LINES, SOUTH 89°31 '28" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 212.16 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED OFFICIAL RECORDS BOOK 6088, PAGE 2166, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LNE, NORTH 00°25' 53"

WEST, ALONG THE WEST LNE OF SAID LANDS, A DISTANCE OF 301.78 FEET TO A POINT ON THE NORTHERN MOST SOUTHERLY LINE OF SAID LANDS; THENCE DEPARTING SAID WEST LNE, RUN SOUTH 89°36'23" WEST, ALONG SAID NORTHERN MOST SOUTHERLY LNE, A DISTANCE OF 420.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAMPART ROAD (A 66 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTHERNMOST SOUTHERLY LINE, RUN NORTH 00°23 ' 57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.10 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13847, PAGE 2454, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE NORTH 89 °35' 16" EAST, A DISTANCE OF 10.00 FEET; 2) THENCE RUN NORTH 00°24'07" EAST, A DISTANCE OF 20.01 FEET; 3) THENCERUN NORTH 89°36'03" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF RAMPART ROAD, THENCE DEPARTING SAID BOUNDARY, RUN NORTH 00°23 '57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 916.55 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED AS PARCEL 6 IN OFFICIAL RECORDS BOOK 8216, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN SOUTH " EAST, A DISTANCE OF 370.00 FEET; 2) THENCE RUN NORTH 00°23'57" EAST, A DISTANCE OF 22.90 FEET TO A POINT ON THE NORTH LINE OF AFORESAID TRACT 8, BLOCK 3; 3) THENCE RUN SOUTH 89°45'41" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 92.04 FEET TO A POINT 175 FEET WESTERLY OF THE EAST LINE OF AFORESAID TRACT 8, BLOCK 3; 4) THENCE DEPARTING SAID NORTH LINE OF TRACT 8, BLOCK 3, RUN SOUTH 00°25'09" WEST, A DISTANCE OF 187.13 FEET; 5) THENCE SOUTH 89°27' 18" EAST, A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST LTNE OF AFORESAID TRACT 8, BLOCK 3 AND THE NORTHWEST CORNER OF THE LANDS DESCRIBED AS PARCEL 9 AFORESAID OFFICIAL RECORDS BOOK 8216, PAGE 557; THENCE DEPARTING SAID NORTH LINE OF PARCEL 6, RUN NORTH 89°59'41 " EAST, ALONG THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 234.83 FEET TO A POINT ON THE WEST LINE OF COLLINS PLAZA, AS PER PLAT THEREOF RÆCORDED IN PLAT BOOK 68, PAGES 169 THROUGH 176, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°09'55" EAST, ALONG SAID WEST LINE OF THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 472.91 FEET; THENCE DEPARTING SAID SOUTHERLY EXTENSION, RUN SOUTH 89°59'41 " WEST, A DISTANCE OF 199.98 FEET; THENCE RUN SOUTH 00°00' 19" EAST, A DISTANCE OF 70.72 FEET; THENCE RUN SOUTH 54° 59'41" WEST, A DISTANCE OF 78.33 FEET; THENCE RUN SOUTH 00 °00' 19" EAST, A DISTANCE OF 16.35 FEET; THENCE RUN SOUTH 89°59'41" WEST, A DISTANCE OF 36.80 FEET; THENCE RUN SOUTH 00°00'

19" EAST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 89<sup>0</sup>59'41" WEST, A DISTANCE OF 87.97 FEET; THENCE RUN SOUTH 00<sup>0</sup>00' 19" EAST, A DISTANCE OF 324.59 FEET; THENCE RUN NORTH 89<sup>0</sup> 59'41 " EAST, A DISTANCE OF 175.31 FEET; THENCE RUN SOUTH 00<sup>0</sup>00' 19" EAST, A DISTANCE OF 243.00 FEET; THENCE RUN NORTH 89<sup>0</sup>59'41" EAST, A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 00<sup>0</sup>00'19" EAST, A DISTANCE OF 58.46 FEET; THENCE RUN SOUTH 88<sup>0</sup>29'08" WEST, A DISTANCE OF 162.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 17.336 ACRES, MORE OR LESS.