

EXHIBIT 1

Legal Description

PARCEL 'A'

A PORTION OF TRACT 13, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 AND 93A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4363, PAGE 868, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 13, BLOCK 4, JACKSONVILLE HEIGHTS; THENCE SOUTH 0 DEGREE 21 MINUTES 33 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID TRACT 13, 258.24 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST (ACTUAL) (SOUTH 88 DEGREES 42 MINUTES 16 SECONDS EAST/DEED), ALONG THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 4363, PAGE 868, 184.03 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST, 147.24 FEET TO THE EASTERLY BOUNDARY OF "CAMFIELD HEIGHTS", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 86, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 0 DEGREES 16 MINUTES 42 SECONDS EAST, (ACTUAL) (SOUTH 0 DEGREE 20 MINUTES 57 SECONDS EAST/DEED), ALONG SAID EASTERLY BOUNDARY 129.83 FEET (ACTUAL) (129.86/DEED) TO THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 4363, PAGE 868; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST (ACTUAL) (NORTH 88 DEGREES 48 MINUTES 04 SECONDS WEST/ DEED), ALONG SAID SOUTH LINE, 147.30 FEET; THENCE NORTH 0 DEGREE 18 MINUTES 08 SECONDS WEST, 129.83 FEET TO THE POINT OF BEGINNING.

PARCEL 'B'

THE NORTHERLY 45 FEET OF LOT 15, CAMFIELD HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26 PAGE 86, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.