

EXHIBIT 1

LEGAL DESCRIPTION

A portion of Tracts H and I, as shown on the plat of Stephen Kingsley Subdivision, as recorded in Plat Book 2, page 39, of the current public records of Duval County, Florida, being more particularly described as follows:

Commence at the most Northwesterly corner of the J. Summerland Grant, Section 40, Township 4 South, Range 27 East; thence South 89° 46' 58" West, along the Northerly line of said Stephen Kingsley Subdivision, 270.66 feet to the former Easterly right-of-way line of State Road No. 13; thence South 00° 42' 53" East, along said former Easterly right-of-way line, 380.70 feet to the point of curvature of a curve leading Southeasterly, said curve being concave Westerly and having a radius of 11,509.16 feet, an arc length of 85.73 feet, said arc being subtended by a chord bearing and distance of South 00° 30' 05" East, 85.73 feet to the Northerly line of those lands described and recorded as Part Four, in Official Records Volume 3790, page 549, of the current public records of said county; thence North 89° 45' 14" East, along said Northerly line and departing said former Easterly right-of-way line, a distance of 20.00 feet to a point in the present Easterly right-of-way line of San Jose Boulevard (State Road No. 13); thence continue North 89° 45' 14" East, along said Northerly line, a distance of 210.00 feet to the Point of Beginning; from the point of beginning continue North 89° 45' 14" East, a distance of 246.36 feet to a point in the Westerly line of said Section 40; thence South 24° 24' 32" East, along said Westerly line, a distance of 162.73 feet; thence South 89° 45' 04" West, a distance of 275.58 feet; thence North 0° 14' 56" West, a distance of 82.19 feet; thence North 66° 33' 43" West, a distance of 40.82 feet; thence North 0° 14' 56" West, a distance of 49.90 feet to the Point of Beginning.

Together with the non-exclusive easement rights, for the benefit of the above described lands, as set out in that certain Easement Agreement For Utility Lines, recorded in Official Records Book 9552, page 81, of the current public records of Duval County, Florida, the legal description of the easement area for utility lines is shown in Exhibit J, of said recorded Easement Agreement For Utility Lines.

Also together with the non-exclusive easement rights, for the benefit of the above described lands, as set out in that certain Easement For Ingress And Egress, recorded in Official Records Book 9552, page 90, of the current public records of Duval County, Florida, the legal description of the easement area for ingress and egress is shown in Exhibit J, of said recorded Easement For Ingress And Egress.