

Exhibit 1
Legal Description

PART OF LOTS 64 AND 65 OF THE "H.H. SIMMONS SUBDIVISION OF PART OF THE FRANCIS BAGLEY AND CHARLES F. SIBBALD GRANT", AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 65; THENCE NORTH 26°32'40" WEST ALONG THE WESTERLY LINE OF SAID LOT 65, 300.00 FEET; THENCE NORTH 65°17'20" EAST ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6867, PAGE 1778 OF SAID PUBLIC RECORDS, 600.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 65°17'20" EAST ALONG SAID SOUTHERLY LINE, 297.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4488, PAGE 1161 OF SAID PUBLIC RECORDS; THENCE SOUTH 26°32'40" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17309, PAGE 1236, 590.62 FEET, CROSSING SAID LOTS 65 AND 64 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTEL DRIVE, BEING A VARIABLE WIDTH RIGHT OF WAY; THENCE SOUTH 39°30'20" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 337.00 FEET; THENCE NORTH 25°40'43" WEST, 737.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.60 ACRES, MORE OR LESS