

Exhibit 1
Legal Description

TO RLD-40

THE NORTH ONE HALF (1/2) OF THE NORTH ONE HALF (1/2) OF TRACT 5, TOGETHER WITH THE NORTH ONE HALF (1/2) OF THE NORTH ONE HALF (1/2) OF TRACT 6, AND A PORTION OF THE NORTH ONE HALF (1/2) OF TRACT 7, ALL IN BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF HAMMOND BOULEVARD (AN 80-FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST; THENCE SOUTH 00°31'28" EAST, 15.00 FEET TO THE NORTH LINE OF TRACT 7, BLOCK 3, SAID "JACKSONVILLE HEIGHTS" AND THE POINT OF BEGINNING; THENCE NORTH 88°36'00" EAST, ALONG THE NORTH LINE OF SAID TRACTS 7, 6 AND 5, BLOCK 3, 1312.36 FEET TO THE EAST LINE OF SAID TRACT 5, BLOCK 3; THENCE SOUTH 00°07'03" WEST 319.78 FEET, ALONG THE EAST LINE OF SAID TRACT 5, BLOCK 3 TO THE SOUTH LINE OF THE NORTH ONE HALF (1/2) OF THE NORTH ONE HALF (1/2) OF SAID TRACT 5, BLOCK 3; THENCE SOUTH 88°38'11" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE HALF (1/2) OF THE NORTH ONE HALF (1/2) OF SAID TRACTS 5 AND 6, BLOCK 3, AND THE SOUTH LINE OF THE NORTH ONE HALF (1/2) OF SAID TRACT 7, BLOCK 3, 675.45 FEET; THENCE NORTH 02°48'41" EAST, 295.90 FEET; THENCE SOUTH 88°34'21" WEST, 650.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID HAMMOND BOULEVARD; THENCE NORTH 00°31'28" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 24.44 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH ONE-HALF (1/2) OF THAT CERTAIN 30 FOOT PLATTED ROAD LYING NORTH OF AND ADJACENT TO THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF TRACTS 5 AND 6, TOGETHER WITH THE NORTH ONE-HALF (1/2) OF TRACT 7, ALL IN BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 9, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID ROAD ABANDONED BY ORDINANCE NO. 97-788-E RECORDED IN O.R. BOOK 8717, PAGE 1943.

LESS AND EXCEPT ANY PORTION OF THE LAND DESCRIBED IN O.R. BOOK 8486, PAGE 439, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTH ONE HALF (1/2) OF TRACT 7, BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HAMMOND BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS"; THENCE SOUTH 00°31'28" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HAMMOND BOULEVARD, 39.45 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88°34'21" EAST, A DISTANCE OF 650.54 FEET; THENCE RUN SOUTH 02°48'41" WEST, A DISTANCE OF 295.90 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH ONE HALF (1/2) OF TRACT 7; THENCE RUN ALONG SAID SOUTH LINE SOUTH 88°38'11" WEST A DISTANCE OF 633.31 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF HAMMOND BOULEVARD; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HAMMOND BOULEVARD, NORTH 00°31'28" WEST, A DISTANCE OF 294.42 FEET TO THE POINT OF BEGINNING.

TO RLD-50:

PARTS OR TRACTS 9 AND 10, RECORDED IN DEED BOOK 614, PAGE 371, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BLOCK 2, JACKSONVILLE HEIGHTS, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THE EAST 1/4 OF TRACT 9 LYING SOUTH OF GAINESVILLE ROAD, EAST 1/4 TRACT 10, LESS AND EXCEPT O.R. BOOK 228, PAGE 386, THAT PART OF THE CLOSED STREET AS SHOWN WITHIN O.R. BOOK 8717, PAGE 1943 AND THOSE LANDS DESCRIBED IN O.R. BOOK 190, PAGE 72; LYING SOUTH OF LENOX AVENUE, EAST OF O.R. BOOK 19310, PAGE 316; LYING WEST OF PLAT BOOK 70, PAGE 164 AND NORTH OF O.R. BOOK 8486, PAGE 437, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.