

**EXHIBIT 1**

**Legal Description**

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Legal Descriptions:1096-206 32-2S-27E .32 JOHN T HUNTER GARDENS SEC 3 PT  
LOTS 41,42 RECD O/R 15360-389

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 42, JOHN T. HUNTER GARDENS SECTION 3, ACCORDING TO PLAT ATTACHED TO DEED BOOK 1096, PAGE 206, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA; THENCE S 12°33'38" W ALONG THE WEST RIGHT-OF-WAY LINE OF BEDFORD ROAD, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF OFFICIAL RECORDS VOLUME 5790 PAGE 1844; THENCE S 12°32'26" W, A DISTANCE OF 15.50 FEET; THENCE N 84°10'44" W, A DISTANCE OF 271.84 FEET; THENCE N 08°49'22" E, A DISTANCE OF 85.72 FEET; THENCE S 83°56'43" E, A DISTANCE OF 169.38 FEET TO THE WEST BOUNDARY OF SAID ORV; THENCE S 12°33'38" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 70.00 FEET; THENCE S 84°10'39" E ALONG THE SOUTH BOUNDARY OF SAID ORV, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE

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