

Exhibit 1

Legal Description

A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 01°02'20" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 28, A DISTANCE OF 1348.60 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°04'04" EAST, ALONG LAST SAID LINE, 672.81 FEET TO THE EASTERLY LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE SOUTH 01°01'23" EAST, ALONG LAST SAID LINE, 414.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 1344.97 FEET; THENCE SOUTH 00°53'41" EAST, 911.50 FEET TO THE NORTHERLY LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE SOUTH 89°01'52" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1006.80 FEET TO THE WESTERLY LINE OF SAID EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28; THENCE SOUTH 00°53'49" EAST, ALONG LAST SAID LINE, 532.20 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 41°00'25" WEST, ALONG LAST SAID LINE, 695.12 FEET TO THE SOUTHERLY LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°01'52" EAST, ALONG LAST SAID LINE, 111.92 FEET TO THE EASTERLY LINE OF SAID EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 28; THENCE NORTH 01°01'23" WEST, ALONG LAST SAID LINE, 934.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.20 ACRES, MORE OR LESS.