

Exhibit 1
Legal Description

A PARCEL OF LAND BEING A PORTION OF BLOCKS 1, 3, AND 4, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF NORTHERLY RIGHT OF WAY LINE OF 103RD STREET (A 100 FOOT PUBLIC ROAD, RIGHT OF WAY AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAPS) WITH THE EASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD (A 120 FOOT PUBLIC ROAD RIGHT OF WAY AS PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72016-2501); RUN THENCE ALONG THE EASTERLY LINE OF SAID CHAFFEE ROAD; THENCE RUN NORTH 01°04'56" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE EASTERLY RIGHT OF WAY LINE NORTH 01°04'56" WEST, A DISTANCE OF 411.87 FEET TO A POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1,010.00 FEET, THROUGH A CENTRAL ANGLE OF 1°08'04" TO THE LEFT OF AN ARC DISTANCE OF 20.00 FEET TO THE POINT ON SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°38'58" WEST, A CHORD DISTANCE OF 20.00 FEET; RUN THENCE NORTH 88°54'43" EAST, A DISTANCE OF 208.71 FEET TO A POINT; RUN THENCE SOUTH 00°34'47" WEST, A DISTANCE OF 432.05 FEET TO A POINT; RUN THENCE SOUTH 88°54'43" WEST, A DISTANCE OF 195.98 FEET TO THE POINT OF BEGINNING.