

Exhibit 1
Legal Description

PARCEL 1

LOT 7 AND LOT 8, EXCEPT THE EAST 340 FEET OF LOT 7 AND 8, TOGETHER WITH LOT 9, EXCEPT THE EAST 25 FEET OF THE NORTH 35 FEET, AND ALL OF LOTS 10 AND 11 OF PLEASANT PRAIRIE, AS RECORDED IN PLAT BOOK 19, PAGE 90 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 7, PLEASANT PRAIRIE, AS RECORDED IN PLAT BOOK 19, PAGE 90 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BERNARD ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE AFORESAID RIGHT OF WAY LINE A DISTANCE OF 340 FEET TO THE NORTHEAST CORNER OF THE WEST 260 FEE OF LOT 7 OF THE AFORESAID PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 06 MINUTES 00 SECONDS WEST 211.68 FEET TO A POINT; THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 315.00 FEET, TO A POINT; THENCE SOUTH 01 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 01 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 282.52 FEET TO A POINT; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 600.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (STATE ROAD NUMBER 5 AND U.S. 17, A VARIABLE RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 01 DEGREES 06 MINUTES 00 SECONDS EAST, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE TO WHERE INTERSECTS WITH THE SOUTHERLY RIGHT OF WAY LINE OF BERNARD ROAD A DISTANCE OF 529.20 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BERNARD ROAD A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOT 12, PLEASANT PRAIRIE, AS RECORDED IN PLAT BOOK 19, PAGE 90 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.