

EXHIBIT 1

Legal Description

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 25 EAST, BEING A PORTION OF TRACT 1- BLOCK 3, ACCORDING TO THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 983, PAGE 86, LESS AND EXCEPT ANY PORTION OF THAT LAND AS DESCRIBED BY OFFICAL RECORDS VOLUME, 1031, PAGE 407, AND ANY PORTION LYING IN THE RIGHT OF WAY OF OLD GAINESVILLE ROAD, (A 100 FOOT RIGHT OF WAY), ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID POINT BEING IN THE CENTERLINE OF BLAIR ROAD (AN 80 FOOT RIGHT OF WAY); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 32, N. 89°30'29" E., 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID BLAIR ROAD AND THE POINT OF BEGINNING; THENCE N.01°01'10" E., 181.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID OLD GAINESVILLE ROAD, (A 100 FOOT RIGHT OF WAY); THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, N.50°14'00" E, 427.15 FEET TO THE WESTERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 1031, PAGE 407; THENCE SOUTHERLY ALONG LAST SAID WESTERLY LINE, S.01°00'05" W., 452.38 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SAID SECTION 32; THENCE WESTERLY ALONG LAST SAID LINE, S. 89°30'29" W., 323.67 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF BLAIR ROAD AND THE POINT OF BEGINNING.

LESS AND EXCEPT, ANY PORTION OF THAT 15 FOOT ROADWAY LYING NORTHERLY OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93.