

## Exhibit 1 Legal Description

A PORTION OF SECTION 33 WITHIN THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT LYING ON THE CENTERLINE OF YELLOW BLUFF ROAD (A 100FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) ; THENCE SOUTH 00 DEGREE 54' 00" EAST ALONG SAID CENTERLINE 2,533.47 FEET TO A POINT ON SAID CENTERLINE; THENCE SOUTH 87DEGREE 36' 00" WEST 50.00 FEET . TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID YELLOW BLUFF ROAD; THENCE SOUTH 00 DEGREE 54' 00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 237.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREE 54' 00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 422.67 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 543.69 FEET, AN ARC DISTANCE OF 401.76 FEET SAID ARC BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREE 05' 09" WEST 392.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38 DEGREE 54' 37" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 275.00 FEET; THENCE NORTH 88DEGREE 33' 07" EAST 506.62 FEET TO THE POINT OF BEGINNING