

Exhibit 1 Legal Description

A portion of the F. Richard Grant, Section 39 and a portion of Section 3, all in Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: For the Point of Beginning commence at the Northwesterly corner of lands described in deed recorded in the Official Records of said county in Book 9486, page 2188, same being the Easterly right-of-way line of Kernan Boulevard North (a 120-foot right-of-way as now established), thence North 00°52'54" West, along last said right-of-way, 250.17 feet to the Southerly right-of-way of McCormick Road as described in deed recorded in said Official Records in Book 10089, page 1863; thence along said right-of-way the following bearings and distances, thence South 86°09'52" East, 32.92 feet to an angle point in said right-of-way; thence North 00°52'54" West, 49.23 feet to an angle point in said right-of-way; thence South 86°11'50" East, along the Southerly right-of-way of McCormick Road, as described in said Official Records Book 10089, page 1863, 368.43 feet to a Westerly line of said lands described in Official Records Book 9486, page 2188; thence South 00°52'54" East, along said Westerly line, 266.60 feet to a Northwesterly corner of last said lands ; thence South 89°07'06" West, along a Northerly line of last said lands, 400.00 feet to the Point of Beginning.

The land thus described contains 2.56 acres, more or less.