

Exhibit 1
Legal Description

A PORTION OF LOTS 7 AND 8 OF A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10 OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 21, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2793, PAGE 599, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11, BLOCK 3, PINE'DO SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 92, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA; THENCE NORTH 88° EAST ALONG THE NORTH LINE OF SAID LOT 8, 561.64 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 2, SAID PINE'DO SUBDIVISION; THENCE SOUTH 01° 20' 05" EAST ALONG THE WEST LINE OF SAID LOT 23, 658.33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD AS NOW EXISTING; THENCE SOUTH 79° 32' 55" WEST ALONG SAID RIGHT OF WAY LINE, 577.85 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, SAID PINE'DO SUBDIVISION; THENCE NORTH 00° 39' 05" WEST ALONG THE EAST LINE OF LOTS 5 THROUGH 11, BLOCK 3, SAID PINE'DO SUBDIVISION, 743.47 FEET TO THE POINT OF BEGINNING. CONTAINING 9.1 ACRES, MORE OR LESS.

LESS AND EXCEPT THE SOUTHERLY 12.5 FEET, WHEN MEASURED AT RIGHT ANGLES, TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY.