

EXHIBIT 1 – Legal Description

A PARCEL OF LAND LYING AND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 00°30'04" EAST, ALONG THE WEST LINE OF LANDS RECORDED & DESCRIBED IN OFFICIAL RECORDS BOOK 8863, PAGE 1031, A DISTANCE OF 722.90 FEET TO A POINT; THENCE SOUTH 00°40'00" EAST, A DISTANCE OF 587.43 FEET; THENCE SOUTH 89°23'15" WEST, A DISTANCE OF 303.80 FEET TO A POINT; THENCE NORTH 00°40'45" WEST, A DISTANCE OF 217.61 FEET TO A POINT; THENCE NORTH 89°20'00" EAST, A DISTANCE OF 0.45 FEET; THENCE NORTH 00°40'45" WEST, A DISTANCE OF 182.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°18'57" EAST, A DISTANCE OF 18.61 FEET TO A POINT; THENCE NORTH 00°41'03" WEST, A DISTANCE OF 272.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 37.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°46'48" WEST, 36.59 FEET; THENCE NORTH 45°58'04" WEST, A DISTANCE OF 12.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 23.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°47'27" WEST, 23.33 FEET; THENCE SOUTH 89°19'54" WEST, A DISTANCE OF 202.13 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 56.92 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°57'04" WEST, 56.43 FEET; THENCE NORTH 89°19'54" EAST, A DISTANCE OF 63.26 FEET; THENCE SOUTH 00°40'52" EAST, A DISTANCE OF 173.52 FEET; THENCE NORTH 89°18'48" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°40'52" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°21'53" EAST, A DISTANCE OF 176.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES MORE OR LESS.