

EXHIBIT 1

Legal Description

A part of Tract 7, Block 2, Section 20, Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5 Page 93, current public records of Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the East line of said Tract 7 and the Southerly right of way line of Sandler Road (a 60 foot R/W); thence South 89 degrees 37 minutes 53 seconds West along said right of way line, 517.6 feet to the Point of Beginning; thence continue South 89 degrees 37 minutes 53 seconds West, 103.52 feet to a point in the East right of way line of Alvin Road as now existing; thence South 01 degree 44 minutes 06 seconds West along said right of way line, 635.39 feet to a point in the South line of said Tract 7; thence North 89 degrees 34 minutes 37 seconds East along said South line, 103.98 feet; thence North 01 degree 41 minutes 47 seconds East, 635.27 feet to the Point of Beginning. Containing 1.51 acres, more or less.

Also Including

A part of Tract 7, Block 2, Section 20, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to plat recorded in Plat Book 5, Page 93, current public records of Duval County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the East line of said Tract 7 and the Southerly right-of-way line of Sandler Road (a 60-foot R/W); thence South 89 degrees 37 minutes 53 seconds West along said right-of-way line, 414.08 feet to the Point of Beginning; thence continue South 89 degrees 37 minutes 53 seconds West, 103.52 feet; thence South 01 degree 41 minutes 47 seconds West, 635.27 feet to a point in the South line of said Tract 7; thence North 89 degrees 34 minutes 37 seconds East along said South line, 103.98 feet; thence North 01 degree 39 minutes 19 seconds East, 635.15 feet to the Point of Beginning. Containing 1.51 acres, more or less.