

EXHIBIT 1
Legal Description

PARCEL 1:

A PART OF GOVERNMENT LOTS 4 AND 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH SUMMERLAND GRANT (SECTION 40), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 55°31' 34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 893.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°31' 34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 72.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 544.40 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.64 FEET, MAKING A CENTRAL ANGLE OF 11°57' 36" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 61°30' 21" WEST, 113.43 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH 00°11' 18" EAST, A DISTANCE OF 169.26 FEET; THENCE NORTH 89°48' 42" WEST, A DISTANCE OF 220.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 13, A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°11' 18" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 414.72 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1994, PAGE 503, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°11' 18" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 201.06 FEET TO THE EAST LINE OF SAID LANDS; THENCE NORTH 01°04' 27" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 313.00 FEET TO THE NORTH LINE OF SAID LANDS; THENCE SOUTH 88°00' 53" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 205.93 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD; THENCE NORTH 00°11' 18" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 297.09 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 1773, PAGE 66, OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF LAST SAID LANDS, THE FOLLOWING FOUR (4) COURSES: COURSE NO. 1 NORTH 66°40' 55" EAST, A DISTANCE OF 58.28 FEET, COURSE NO. 2 NORTH 87°47' 47" EAST, A DISTANCE OF 176.19 FEET, COURSE NO. 3 SOUTH 00°11' 13" WEST, A DISTANCE OF 88.00 FEET, COURSE NO. 4 NORTH 87°30' 32 EAST, A DISTANCE OF 150.12 FEET TO THE SOUTHEAST CORNER OF THE LAST SAID LANDS; THENCE SOUTH 00°11' 13" WEST, A DISTANCE OF 1046.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE PORTIONS BEING CONVEYED IN OFFICIAL RECORDS VOLUME 11436, PAGE 487, AND OFFICIAL RECORDS VOLUME 11609, PAGE 1138, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

A PART OF GOVERNMENT LOT 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH SUMMERLAND GRANT (SECTION 40), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 55°31' 34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 449.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°31' 34" WEST AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 443.40 FEET; THENCE NORTH 00°11' 13" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 812.90 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 88°35' 39" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 222.38 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5607, PAGE 2325; THENCE SOUTH 01°08' 06" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 330.40 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 550, PAGE 251;

THENCE SOUTH 01°19' 52" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 208.56 FEET TO THE SOUTH LINE OF LAST SAID LANDS; THENCE NORTH 88°40' 08" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.79 FEET; THENCE SOUTH 34°28' 26" EAST, A DISTANCE OF 38.01 FEET TO THE POINT OF BEGINNING.

AS TO PARCEL 2 ONLY:

TOGETHER WITH EASEMENT RIGHTS AS SET OUT IN THAT CERTAIN TEMPORARY CONSTRUCTION & PERPETUAL WATER, SANITARY SEWER AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS VOLUME 11609, PAGE 1141, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.