

Exhibit 1

**RE #152580-0360**

PART OF THE F.P. SANCHEZ GRANT, SECTION 53, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PHILIPS HIGHWAY (A 150.0 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF THE F.P. SANCHEZ GRANT, SECTION 52; THENCE SOUTH 32 DEGREES 33' 00" EAST, 544.18 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85 DEGREES 26' 37" AN ARC DISTANCE OF 37.43 FEET (CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 26' 37" EAST, 34.03 FEET) TO ITS POINT OF TANGENCY; THENCE NORTH 61 DEGREES 39' 45" EAST, 125.77 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 10' 10" WEST, 184.1 FEET; THENCE NORTH 68 DEGREES 04' 42" EAST, 127.43 FEET; THENCE SOUTH 27 DEGREES 33' 46" EAST, 168.44 FEET; THENCE SOUTH 61 DEGREES 39' 45" WEST, 147.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING 24,134.32 SQUARE FEET AND/OR 0,554 ACRES

**RE #152580-0350**

PART OF THE F.P. SANCHEZ GRANT, SECTION 53, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PHILIPS HIGHWAY (A 150.0 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF THE F.P. SANCHEZ GRANT, SECTION 53; THENCE SOUTH 32 DEGREES 33' 00" EAST 627.57 FEET ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY; THENCE NORTH 61 DEGREES 39' 45" EAST, 291.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 61 DEGREES 39' 45" EAST, 370.7 FEET; THENCE NORTH 32 DEGREES 33' 00" WEST, 189.16 FEET; THENCE SOUTH 68 DEGREES 04' 42" WEST, 355.95 FEET; THENCE SOUTH 27 DEGREES 33' 46" EAST, 228.45 FEET, TO THE POINT OF THE BEGINNING.

CONTAINING 75,427.1 SQUARE FEET AND/OR 1,7316 ACRES.

**RE# 152580-0150 - 60.0 FOOT EASTMENT FOR INGRESS AND EGRESS**

PART OF THE F.P. SANCHEZ GRANT, SSECTION 53, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PHILIPS HIGHWAY (A 150.00 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF SAID SECTION 53; THENCE SOUTH 32 DEGREES 33' 00" EAST, 544.18 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 32 DEGREES 33' 00" EAST, 83.39 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY; THENCE NORTH 61 DEGREES 39' 45" EAST, 291.09 FEET; THENCE NORTH 27 DEGREES 33' 46" WEST, 60.01 FEET; THENCE SOUTH 61 DEGREES 39' 45" WEST, 273.09 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85 DEGREES 47' 15", AN ARC DISTANCE OF 37.43 FEET (CHROD BEARING AND DISTANCE OF NORTH 75 DEGREES 26' 37" WEST, 34.03 FEET) TO THE POINT OF BEGINNING