

"Exhibit 1"

PARCEL ONE:

ALL THAT PART OF LOT 1, LYING SOUTHEASTERLY OF HECKSCHER DRIVE OF LATIMER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "AD", PAGE 72, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL TWO:

ALL THAT OF PILOTTOWN ON BATTON ISLAND, TOWNSHIP 1 SOUTH, RANGE 25 EAST, BEING A PARCEL OF LAND LYING BETWEEN HECKS CHER DRIVE, FORMERLY BAYSHORE ROAD, AND THE ST. JOHNS RIVER, KNOWN AS PART OF LOTS 2 AND 3, LA TIMER'S SUBDIVISION, ACCORDING TO PLAT RECORDED IN DEED BOOK "AD" AT PAGE 72 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HECKSCHER DRIVE AND THE SOUTH LINE OF LOT 3; THENCE SOUTH 53 DEGREES, 10 MINUTES EAST, A DISTANCE OF 307.4 FEET TO A POINT ON THE PRESENT HIGH WATER LINE OF THE NORTH BANK OF THE ST. JOHNS RIVER; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID BANK, A DISTANCE OF 81.3 FEET TO A POINT TN THE NORTH LINE OF LOT 2 OF SAID LATIMER'S SUBDIVISION; THENCE NORTH 53 DEGREES, 10 MINUTES WEST, A DISTANCE OF 304.5 FEET ALONG THE NORTH LINE OF LOT 2 OF SAID LATIMER'S SUBDIVISION, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECKS CHER DRIVE; THENCE SOUTH 32 DEGREES, 23 MINUTES, 20 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE 81.3 FEET TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 1, 2 AND 3 OF LATIMER'S SUBDIVISION AS PER PLAT THEREOF, RECORDED IN DEED BOOK "AD", PAGE 72 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTHEAST OF HECKSCHER DRIVE (100 FEET WIDE) AND BEING THOSE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13249, PAGE 844, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID HECK.SCHER DRIVE (100 FEET WIDE) WITH THE SOUTH LINE OF SAID LOT 3 OF LATTMER'S SUBDIVISION, SAID POINT ALSO BEING THE NORTH-MOST CORNER OF LOT 1 OF THE W.L. YANCY SURVEY OF LOT 4 OF SAID LATIMER'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN DEED BOOK 771, PAGE 107 OF SAID FORMER PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 52 DEGREES 47 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE OF LOT 3 AND ALONG THE NORTH LINE OF SAID W.L. YANCY SURVEY OF LOT 4, A DISTANCE OF 280.35 FEET TO THE MEAN HIGHWATER LINE OF THE ST. JOHNS RIVER, ESTABLISHED AT AN ELEVATION OF 1.68 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988) BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN MEAN HIGH WATER FILE NO. 6201; THENCE NORTH 35 DEGREES 56 MINUTES 02 SECONDS EAST ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 147.87 FEET TO THE NORTH LINE OF LOT 1 OF SAID LATIMER'S SUBDIVISION AS CURRENTLY MONUMENTED AND OCCUPIED; THENCE NORTH 53 DEGREES 37 MINUTES 33 SECONDS WEST AND ALONG SAID NORTH LINE, A DISTANCE OF 289.20 FEET TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF HECKSCHER DRIVE; THENCE SOUTH 32 DEGREES 23 MINUTES 20 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 144.17 FEET TO THE POINT OF BEGINNING.