

EXHIBIT 1  
LEGAL DESCRIPTION  
BEAVER STREET RV PARK

OFFICIAL RECORDS 17059, PAGE 1691 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

A PORTION OF LOTS 1, 2, 3 AND 4 IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND A PORTION OF LOTS 1 AND 8 IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21: THENCE SOUTH 00 DEGREES 40 MINUTES 44 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 21, 210.72 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00 DEGREES 40 MINUTES 44 SECONDS WEST ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 21, 450.07 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1; THENCE SOUTH 89 DEGREES 39 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF LOT 1, 2, 3 AND 4, OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER, 1326.35 FEET TO THE CENTER LINE OF A 30 FOOT ROAD LYING 15 FOOT RIGHT AND LEFT OF THE FOLLOWING CALL; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF LOT 8 OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 21, 349.63 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BEAVER STREET ALSO KNOW AS STATE ROAD 8 AND U.S. HIGHWAY 90 (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 82 DEGREES 46 MINUTES 04 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 131.21 FEET TO A POINT; THENCE NORTH 00 DEGREES 33 MINUTES 48 SECONDS EAST, 815.42 TO A POINT; THENCE NORTH 89 DEGREES 39 MINUTES 16 SECONDS EAST, 1457.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 16.11 ACRES, MORE OR LESS.