

Exhibit 1

Legal Description

A PORTION OF SECTION 49, CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 45, JOHN HOUSTON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH ALL OF SECTION 43, JOHN HOUSTON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALL LYING IN DUVAL COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 49, CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 27 EAST, ALSO BEING THE NORTHWESTERLY CORNER OF SECTION 45, JOHN HOUSTON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE SOUTH $05^{\circ}22'27''$ WEST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 45, A DISTANCE OF 483.75 FEET, TO THE POINT OF BEGINNING; THENCE NORTH $69^{\circ}20'07''$ EAST, 1425.52 FEET; THENCE NORTH $27^{\circ}23'45''$ EAST, 511.92 FEET; THENCE NORTH $87^{\circ}24'12''$ EAST, 789.81 FEET; THENCE NORTH $81^{\circ}10'47''$ EAST, 473.63 FEET, TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72290-2403), SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTH; THENCE SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 22768.32 FEET, AN ARC DISTANCE OF 25.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $08^{\circ}51'06''$ EAST, 25.00 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9210, PAGE 1718, SAID CURRENT PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9210, PAGE 1718, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES, COURSE NO. 1: SOUTH $81^{\circ}10'47''$ WEST, 473.90 FEET; COURSE NO. 2: SOUTH $08^{\circ}14'13''$ EAST, 453.99 FEET; COURSE NO. J: NORTH $82^{\circ}20'47''$ EAST, 473.90 FEET TO THE AFORESAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTH; THENCE SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 22768.32 FEET, AN ARC DISTANCE OF 865.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $06^{\circ}33'54''$ EAST, 865.11 FEET TO THE EASTERLY LINE OF AFORESAID SECTION 45, JOHN HOUSTON GRANT; THENCE SOUTH $05^{\circ}16'24''$ WEST, ALONG LAST SAID LINE, 3494.90 FEET TO THE

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SOUTHERLY LINE OF SAID SECTION 45, JOHN HOUSTON GRANT; THENCE NORTH 84°27'16" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF AFORESAID SECTION 43, JOHN HOUSTON GRANT, A DISTANCE OF 3014.50 FEET TO THE WESTERLY BOUNDARY OF SAID SECTION 43; THENCE NORTH 05°22'27" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF AFORESAID SECTION 48, A DISTANCE OF 3481.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF SECTION 49, CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 45, JOHN HOUSTON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 49, CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 27 EAST, ALSO BEING THE NORTHWESTERLY CORNER OF SECTION 45, JOHN HOUSTON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE SOUTH 05°22'27" WEST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 45, A DISTANCE OF 134.46 FEET TO AN INTERSECTION WITH THE CASTLETON DONATION LINE AS RECORDED IN OFFICIAL RECORDS 8266, PAGE 1467 AND ALSO RECORDED IN OFFICIAL RECORDS 8266, PAGE 1476, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CASTLETON DONATION LINE, RUN THE FOLLOWING SIX, (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°29'52" EAST, 273.17 FEET; COURSE NO. 2: NORTH 63°06'55" EAST, 685.62 FEET; COURSE NO. 3: SOUTH 86°29'26" EAST, 455.78 FEET; COURSE NO. 4: NORTH 14°48'32" EAST, 559.52 FEET; COURSE NO. 5: NORTH 78°11 '03" EAST, 750.22 FEET; COURSE NO. 6: NORTH 88°05'50" EAST, 588.47 FEET TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72290-2403), SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTH; THENCE SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 22768.32 FEET, AN ARC DISTANCE OF 489.32 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°29'56" EAST, 489.31 FEET; THENCE SOUTH 81 °10'48" WEST, 473.63 FEET; THENCE SOUTH 87°24'12" WEST, 789.91 FEET; THENCE SOUTH 27°23'45" WEST, 511.92 FEET; THENCE SOUTH 69°20'07" WEST, 1425.52 FEET, TO THE WESTERLY BOUNDARY OF SAID SECTION 45; THENCE NORTH 05°22'27" EAST, ALONG LAST SAID LINE, 349.29 FEET TO THE POINT OF BEGINNING.

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TOGETHER WITH:

A PORTION OF LOT 2 AND LOT 3, TISONS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 49, CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 27 EAST, ALSO BEING THE NORTHWESTERLY CORNER OF SECTION 45, JOHN HOUSTON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE SOUTH 05°22'27" WEST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 45, A DISTANCE OF 134.46 FEET TO AN INTERSECTION WITH THE CASTLETON DONATION LINE AS RECORDED IN OFFICIAL RECORDS 8266, PAGE 1467 AND ALSO RECORDED IN OFFICIAL RECORDS 8266, PAGE 1476, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CASTLETON DONATION LINE, RUN THE FOLLOWING SIX, (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41 °29'52" EAST, 273.17 FEET; COURSE NO. 2: NORTH 63°06'55" EAST, 685.62 FEET; COURSE NO. 3: SOUTH 86°29'26" EAST, 455.78 FEET; COURSE NO. 4: NORTH 14°48'32" EAST, 559.52 FEET; COURSE NO. 5: NORTH 78°11'03" EAST, 750.22 FEET; COURSE NO. 6: NORTH 88°05'50" EAST, 588.47 FEET TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72290-2403), SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTH; THENCE SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCA VE WESTERLY, HAVING A RADIUS OF 22768.32 FEET, AN ARC DISTANCE OF 514.32 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 09°28'03" EAST, 514.31 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9210, PAGE 1718, SAID CURRENT PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9210, PAGE 1718, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES, COURSE NO. 1: SOUTH 81 °10'47" WEST, 473.90 FEET; COURSE NO. 2: SOUTH 08°14'13" EAST, 453.99 FEET; COURSE NO. 3: NORTH 82°20'47" EAST, 473.90 FEET TO THE AFORESAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTH; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3)

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COURSES AND DISTANCES: COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCA VE WESTERLY, HAVING A RADIUS OF 22768.32 FEET, AN ARC DISTANCE OF 865.17 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 06°33'54" EAST, 865.11 FEET TO A POINT OF THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: SOUTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCA VE WESTERLY, HAVING A RADIUS OF 22768.32 FEET, AN ARC DISTANCE OF 180.23 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 05°14'58" EAST, 180.23 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: SOUTH 05°01'22" EAST, 3311.48 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7245, PAGE 2347, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°49'46" WEST, ALONG LAST SAID LINE, 627.63 FEET TO THE EASTERLY LINE OF SECTION 45, JOHN HOUSTON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE NORTH 05° 16'24" EAST, ALONG LAST SAID LINE, 3494.90 FEET TO THE POINT OF BEGINNING.

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