

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

PARCEL 1

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 2243.64 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15043, PAGE 670, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 41°51'25" WEST, ALONG LAST SAID LINE, 400.86 FEET; THENCE SOUTH 80°45'16" WEST, CONTINUING ALONG LAST SAID LINE, 631.65 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°02'11" EAST, ALONG LAST SAID LINE, 2434.75 FEET; THENCE SOUTH 00°25'41" EAST, CONTINUING ALONG LAST SAID LINE, 2050 FEET, MORE OR LESS, TO THE CENTERLINE OF A BRANCH; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 400 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, SOUTHEASTERLY, SOUTHERLY AND WESTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 5,000 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, SAID LINE BEARING NORTH 84°37'10" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 84°37'10" EAST, 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 205 ACRES, MORE OR LESS.

**Legal Description**  
**Portion of the site going to CSV**

PARCEL A

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 332.42 FEET; THENCE SOUTH 29°02'12" WEST, 119.60 FEET; THENCE SOUTH 05°34'00" EAST, 140.39 FEET; THENCE NORTH 86°33'17" EAST, 75.49 FEET; THENCE SOUTH 63°00'38" EAST, 105.96 FEET; THENCE SOUTH 14°14'24" EAST, 129.18 FEET; THENCE SOUTH 11°28'44" WEST, 129.81 FEET; THENCE SOUTH 59°13'54" WEST, 99.65 FEET; THENCE SOUTH 02°31'06" EAST, 82.92 FEET; THENCE SOUTH 42°12'52" EAST, 73.06 FEET; THENCE SOUTH 03°50'54" EAST, 108.94 FEET; THENCE SOUTH 28°28'00" WEST, 145.66 FEET; THENCE SOUTH 16°34'03" EAST, 107.40 FEET; THENCE SOUTH 38°00'19" EAST, 82.88 FEET; THENCE SOUTH 26°40'57" EAST, 143.78 FEET; THENCE SOUTH 44°19'46" EAST, 28.94 FEET; THENCE SOUTH 00°00'00" EAST, 171.75 FEET; THENCE SOUTH 28°50'21" WEST, 100.74 FEET; THENCE SOUTH 23°07'07" WEST, 79.68 FEET; THENCE SOUTH 36°11'21" EAST, 137.35 FEET; THENCE SOUTH 02°55'34" WEST, 85.02 FEET; THENCE SOUTH 14°16'06" WEST, 54.44 FEET; THENCE SOUTH 39°05'45" WEST, 97.42 FEET; THENCE SOUTH 53°07'08" WEST, 77.93 FEET; THENCE SOUTH 62°10'53" WEST, 102.48 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 74.91 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 44°56'51" WEST, 74.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°04'44" WEST, 56.14 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 230.19 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 69°55'14" WEST, 226.07 FEET; THENCE SOUTH 71°30'54" WEST, 40.79 FEET; THENCE NORTH 80°05'54" WEST, 39.65 FEET; THENCE NORTH 79°49'21" WEST, 37.88 FEET; THENCE NORTH 76°18'03" WEST, 63.31 FEET; THENCE SOUTH 86°24'32" WEST, 31.27 FEET; THENCE NORTH 23°16'18" WEST, 12.83 FEET; THENCE NORTH 56°27'31" WEST, 15.05 FEET; THENCE NORTH 68°44'34" WEST, 3.75 FEET; THENCE NORTH 84°55'14" WEST, 20.00 FEET; THENCE SOUTH 70°13'35" WEST, 84.32 FEET; THENCE SOUTH 74°27'24" WEST, 310.15 FEET; THENCE SOUTH 07°46'29" WEST, 46.96 FEET; THENCE NORTH 82°13'31"

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WEST, 245.13 FEET; THENCE SOUTH 74°33'43" WEST, 247.40 FEET; THENCE SOUTH 57°10'47" WEST, 378.98 FEET; THENCE SOUTH 23°23'49" WEST, 252.85 FEET; THENCE SOUTH 00°06'52" EAST, 174.79 FEET; THENCE SOUTH 35°07'17" WEST, 196.09 FEET; THENCE SOUTH 15°28'11" WEST, 74.52 FEET; THENCE SOUTH 38°57'35" WEST, 196.91 FEET; THENCE SOUTH 38°27'22" WEST, 76.69 FEET; THENCE SOUTH 59°00'07" WEST, 127.41 FEET; THENCE NORTH 74°24'34" WEST, 35.68 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°25'41" EAST, ALONG LAST SAID LINE, 210 FEET, MORE OR LESS, TO THE CENTERLINE OF A BRANCH; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 400 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, SOUTHEASTERLY, SOUTHERLY AND WESTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 5,000 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, SAID LINE BEARING NORTH 84°37'10" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 84°37'10" EAST, ALONG LAST SAID LINE, 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 27 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 1615.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 195.88 FEET; THENCE SOUTH 09°44'01" WEST, 118.37 FEET; THENCE SOUTH 13°28'01" WEST, 171.10 FEET; THENCE SOUTH

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11°19'01" WEST, 50.76 FEET; THENCE SOUTH 03°40'37" EAST, 155.34 FEET; THENCE SOUTH 42°27'15" EAST, 67.46 FEET; THENCE NORTH 82°13'26" EAST, 231.24 FEET; THENCE NORTH 11°51'37" EAST, 117.71 FEET; THENCE NORTH 33°42'24" WEST, 189.76 FEET; THENCE NORTH 09°33'18" EAST, 111.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.45 ACRES, MORE OR LESS.

PARCEL C

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 1963.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 280.56 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15043, PAGE 670, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 41°51'25" WEST, ALONG LAST SAID LINE, 400.86 FEET; THENCE SOUTH 80°45'16" WEST, CONTINUING ALONG LAST SAID LINE, 631.65 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°02'11" EAST, ALONG LAST SAID LINE, 191.29 FEET; THENCE NORTH 76°50'31" EAST, 48.24 FEET; THENCE NORTH 52°57'57" EAST, 65.69 FEET; THENCE NORTH 73°12'06" EAST, 67.20 FEET; THENCE SOUTH 81°24'25" EAST, 26.97 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 137.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°01'53" EAST, 137.00 FEET TO THE POINT OF TANGENCY

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OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 292.89 FEET; THENCE NORTH 69°44'20" EAST, 0.89 FEET; THENCE NORTH 43°11'24" EAST, 73.34 FEET; THENCE NORTH 58°24'31" EAST, 75.77 FEET; THENCE NORTH 90°00'00" EAST, 50.20 FEET; THENCE NORTH 70°47'42" EAST, 58.83 FEET; THENCE NORTH 90°00'00" EAST, 187.32 FEET; THENCE NORTH 73°41'45" EAST, 46.97 FEET; THENCE NORTH 04°29'15" WEST, 28.11 FEET; THENCE NORTH 08°08'07" WEST, 46.62 FEET; THENCE NORTH 06°58'21" WEST, 49.82 FEET; THENCE NORTH 39°55'32" EAST, 39.41 FEET; THENCE NORTH 28°43'16" EAST, 48.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.37 ACRES, MORE OR LESS.