Exhibit 1 – Legal Description

A PART OF SECTIONS 16, 17, 20, 21 AND THE FRANCIS RICHARD GRANT, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 934, PAGE 272 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 43 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN DEED BOOK 934, PAGE 272, 1816.95 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS EAST, DEPARTING FROM SAID SOUTH LINE, 91.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 47 MINUTES 23 SECONDS WEST, 2167.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 79.50 FEET, AN ARC LENGTH OF 109.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 46 MINUTES 17 SECONDS WEST, 101.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11 DEGREES 19 MINUTES 57 SECONDS WEST, 326.86 FEET; THENCE SOUTH 79 DEGREES 17 MINUTES 46 SECONDS WEST, 206.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 234.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 42 MINUTES 41 SECONDS WEST, 225.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44 DEGREES 43 MINUTES 09 SECONDS WEST, 752.44 FEET; THENCE NORTH 45 DEGREES 16 MINUTES 51 SECONDS EAST, 1642.88 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 45 SECONDS EAST, 2959.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.23 ACRES MORE OR LESS