

Exhibit 1
Legal Description

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST SECTION CORNER OF SECTION 5 BEING COMMON CORNER FOR SECTIONS 4, 5, 8 AND 9, THENCE ALONG THE EAST SECTION LINE OF SECTION 5 AND THE WEST SECTION LINE OF SECTION 4, A BEARING OF NORTH 01°54'00" WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LIVINGSTON ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 304.10 FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LIVINGSTON ROAD A BEARING OF SOUTH 89°10'37" WEST TO A POINT IN THE RIGHT OF WAY LINE OF LIVINGSTON ROAD A DISTANCE OF 487.20 FEET; THENCE SOUTH 00°21'20" EAST TO A POINT, A DISTANCE OF 550 FEET; THENCE NORTH 88°09'31" EAST TO A POINT, A DISTANCE OF 181.46 FEET; THENCE SOUTH 00°52'52" WEST TO A POINT, THIS POINT BEING ON THE NORTHERLY BOUNDARY OF WINDRIDGE SUBDIVISION, A DISTANCE OF 429.85 FEET; THENCE ALONG THE BOUNDARY OF AFORESAID SUBDIVISION TO A POINT ON THE EASTERLY SECTION LINE OF SECTION 8 AND WESTERLY SECTION LINE OF SECTION 9, A BEARING OF NORTH 85°33'23" EAST, A DISTANCE OF 355 FEET; THENCE ALONG THE SECTION LINES OF SECTION 8 AND 9 TO A POINT THIS BEING THE COMMON SECTION CORNER OF SECTIONS 4, 5, 8 AND 9, A BEARING OF NORTH 03°04'22" WEST, A DISTANCE OF 659.88 FEET, THIS BEING THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE EAST LINE THEREOF, NORTH 01 DEGREES 26 MINUTES 00 SECONDS WEST, 304.10 FEET THE SOUTHERLY RIGHT-OF-WAY LINE OF LIVINGSTON ROAD A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE., ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, 522.00 FEET TO THE POINT OF BEGINNING, THENCE, SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 53.30 FEET; THENCE, NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST 5.29 FEET; THENCE, SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 26.27 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, 5.29 FEET; THENCE, SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 193.32 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS WEST, 45.00 FEET; THENCE, NORTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, 272.75 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE ON THE EAST LINE THEREOF NORTH 01° 26' 00" WEST, 304.10 FEET TO THE SOUTHERLY RIGHT- OF-WAY LINE OF LIVINGSTON ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°40' 00" WEST, 487.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°40' 00" WEST 35.00 FEET; THENCE SOUTH 00°24' 00" EAST 53.30 FEET; THENCE NORTH 89°40' 00" EAST 5.29 FEET; THENCE SOUTH 00° 24' 00" EAST 26.27 FEET; THENCE SOUTH 89° 40' 00" WEST 5.29 FEET; THENCE SOUTH 00° 24' 00" EAST 193.32 FEET; THENCE SOUTH 89° 51' 00" WEST 45.00 FEET; THENCE SOUTH 00° 24' 00" EAST 279.25 FEET; THENCE NORTH 89° 51' 00" EAST 80.00 FEET; THENCE NORTH 00° 24' 00" WEST 552.26 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE NORTH 1/2 OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID SECTION 8; THENCE SOUTH 1° 54' 00" EAST, ALONG THE EAST LINE OF SECTION 8, TO A POINT A DISTANCE OF 245.68 FEET; THENCE N 89° 44' 13" WEST TO A POINT A DISTANCE OF 325.58 FEET; THENCE S 00° 28' 37" W TO A POINT A DISTANCE OF 147.4 FEET, THIS BEING THE POINT OF BEGINNING; THENCE S 00° 28' 37" W TO A POINT A DISTANCE OF 282.30 FEET TO THE SOUTH LINE OF NORTH 1/2 OF GOVERNMENT LOT 1; AND THENCE S 87° 38' 28" W ALONG THE SOUTH LINE OF NORTH 1/2 OF GOVERNMENT LOT 1, A DISTANCE OF 123.74 FEET; THENCE N 00° 30' 00" E TO A POINT A DISTANCE OF 296.23 FEET; THENCE S 85° 54' 12" E TO A POINT A DISTANCE OF 123.70 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WESTERLY 44.64 FEET OF THE SOUTHERLY 216.63 FEET OF THE PROPERTY DESCRIBED ABOVE.

PARCEL 5:

A PART OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST AS PER DEED BOOK 1230, PAGE 273, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN ABOVE DEED, RUN SOUTH 0° 30' WEST A DISTANCE OF 137.40 FEET TO A POINT; THENCE NORTH 86° 0' 20" WEST A DISTANCE OF 123.62 FEET TO A POINT; THENCE NORTH 0° 30' EAST A DISTANCE OF 129.13 FEET TO A POINT; THENCE SOUTH 89° 49' EAST A DISTANCE OF 123.40 FEET TO THE POINT OF BEGINNING.