

# **EXHIBIT 1**

## **Legal Description**

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### **PARCEL A:**

A PART OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LONE STAR ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD AS DESCRIBED AND RECORDED IN DEED BOOK 1715, PAGE 422, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°04'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD, A DISTANCE OF 726.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°04'00" EAST, 223.70 FEET; THENCE NORTH 85°53'14" EAST, 222.54 FEET TO THE WESTERLY LINE OF QUEEN AKERS UNIT 8, AS RECORDED IN PLAT BOOK 33, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03°01'08" WEST, ALONG SAID WESTERLY LINE, 223.80 FEET; THENCE SOUTH 86°02'53" WEST, 222.53 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 49778.57 SQUARE FEET OR 1.1 ACRE MORE OR LESS.

### **PARCEL B:**

A PART OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LONE STAR ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD AS DESCRIBED AND RECORDED IN DEED BOOK 1715, PAGE 422, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°04'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD, A DISTANCE OF 950.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°04'00" EAST, 223.70 FEET; THENCE NORTH 86°02'27" EAST, 222.16 FEET TO THE WESTERLY LINE OF QUEEN AKERS UNIT 8, AS RECORDED IN PLAT BOOK 33, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03°01'08" WEST, ALONG SAID WESTERLY LINE, 223.80 FEET; THENCE SOUTH 85°53'14" WEST, 222.54 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 49790.82 SQUARE FEET OR 1.1 ACRE MORE OR LESS