

## EXHIBIT 1

### Legal Description

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PARCEL A: A PORTION OF THE WESTERLY 1/2 OF LOT 35 AND A PORTION OF LOT 36, MAGNOLIA POINT, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, IN PLAT BOOK 18, PAGES 38, 38A AND 38B; TOGETHER WITH A PART OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 37, MAGNOLIA POINT, AND RUNS 63°36' EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 36 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD (A 60 FOOT RIGHT OF WAY), A DISTANCE OF 99.76 FEET TO A POINT; RUN THENCE NORTH 38°18' EAST, A DISTANCE OF 230.00 FEET TO A POINT; RUN THENCE NORTH 45°10'40" EAST A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 45°10'45" EAST A DISTANCE OF 169.99 FEET TO A POINT; RUN THENCE NORTH 21°45'30" WEST A DISTANCE OF 61.02 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF JULINGTON CREEK ROAD (A 60 FOOT RIGHT OF WAY); RUN THENCE ALONG A CURVE TO THE LEFT ON SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 746.2 FEET, A DISTANCE OF 144.98 FEET AS MEASURED ALONG A CHORD BEARING NORTH 75°43'50" EAST TO A POINT OF TANGENCY ON SAID RIGHT OF WAY LINE; RUN THENCE NORTH 70°09'20" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 35 FEET, MORE OR LESS, TO THE WATER LINE OLDFIELD CREEK; RUN THENCE IN AN EASTERLY DIRECTION, FOLLOWING THE MEANDERINGS OF SAID WATER LINE, A DISTANCE OF 100 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE WESTERLY 1/2 OF LOT 35, MAGNOLIA POINT; RUN THENCE SOUTH 26°24' WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 315 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 63°36' EAST FROM THE POINT OF BEGINNING; RUN THENCE NORTH 63°36' WEST, AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A DISTANCE OF 242.91 FEET TO THE POINT OF BEGINNING. PARCEL B: A PORTION OF LOTS 35 AND 36 MAGNOLIA POINT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 38-38B, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SAID LOTS 35 AND 36 ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A 60 RIGHT-OF-WAY ACCORDING TO SAID PLAT OF MAGNOLIA POINT, AND RUN SOUTH 63°36' EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A DISTANCE OF 50.0 FEET TO A POINT IN THE EASTERLY LINE OF THE WESTERLY ONE HALF OF SAID LOT 35; THENCE RUN NORTH 26°24' EAST ALONG THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT 35, A DISTANCE OF 219.08 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 26°24' EAST ALONG SAID LAST LINE, A DISTANCE OF 34.39 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5613, PAGE 2364, EXHIBIT A, PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 63°36' WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 242.91 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS; RUN THENCE SOUTH 45°10'40" WEST, A DISTANCE OF 30.01 FEET TO A POINT; RUN THENCE SOUTH 38°18' WEST A DISTANCE OF 6.11 FEET TO A POINT; RUN THENCE SOUTH 63°36' EAST, A DISTANCE OF 253.83 FEET TO THE POINT OF BEGINNING