

EXHIBIT 1

Legal Description

TRACT 2A

A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING A PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'26" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2; THENCE NORTH 22°56'53" WEST, A DISTANCE OF 99.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°54'53" WEST, A DISTANCE OF 418.91 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 312.0 FEET MORE OR LESS TO AN INTERSECTION WITH NORTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL 2; THENCE SOUTH 83°04'14" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 245.60 FEET MORE OR LESS TO A POINT; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 67.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 43,926 SQUARE FEET, 1.0 ACRES, MORE OR LESS.

TRACT 2B

A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING A PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'26" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 70°14'01" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL 2 OFFICIAL RECORDS BOOK 18389, PAGE 618, A DISTANCE OF 492.4 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 115.0 FEET MORE OR LESS; THENCE NORTH 68°54'53" EAST, A DISTANCE OF 418.91 FEET MORE OR LESS TO A POINT; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 99.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 44,203 SQUARE FEET, 1.0 ACRES, MORE OR LESS.