

Exhibit 1

LEGAL DESCRIPTION

That certain place, parcel or tract of land situate, lying and being a part of Government Lot 1, Section 3, Township 1 South, Range 27 East, City of Jacksonville, Duval County, Florida, and being a part of those certain lands described in deed recorded in Deed Book 1531, Page 252, of the Current Public Records of said County, and all being more particularly described as follows: Beginning at the Northwesterly corner of Lot 15, Block 3, as shown on the Plat of Water Bluff Shores Unit No. 1, as recorded in Plat Book 29, Page 7, of the Current Public Records of said County, said point being situate in the Easterly right of way line of Bardin Road (a 60-foot right of way as now established); thence North $3^{\circ}12'30''$ West, along said Easterly Right of way line, 251.27 feet to an angle point in said right of way line; thence North $13^{\circ}57'00''$ West and continuing along said Easterly right of way line of Bardin Road, 56.85 feet; thence North $89^{\circ}45'55''$ East, 1197.44 feet to the Westerly line of said lands described in Deed Book 1531, Page 252; thence South $0^{\circ}28'10''$ West, along said Westerly line, 310.00 feet to the Northerly line of said Block 3 of the Plat of Water Bluff Shores Unit No. 1; thence South $89^{\circ}57'00''$ West, along the Northerly line of said Block 3, and along the Southerly line of Deed Book 1531, Page 252, a distance of 1167.12 feet to the Point of Beginning.

Parcel Number: 108453-0000

Containing 8.83 acres.