

# EXHIBIT 1

## Legal Description

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**PARCEL 1: A PART OF GOVERNMENT LOT 8, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 86°10' WEST ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°10' WEST ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00°18'30" EAST PARALLEL TO THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 51.11 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF FINIS LANE (COUNTY ROAD NO. 3929) AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE RUN SOUTH 88°46'30" EAST ALONG SAID WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF FINIS LANE, A DISTANCE OF 49.91 FEET; THENCE RUN SOUTH 00°18'30" WEST PARALLEL TO THE SAID NORTHERLY PROJECTION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 53.37 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2: A PART OF GOVERNMENT LOT 8, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°10'00" WEST, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 60.11 FEET; THENCE NORTH 00°18'30" EAST, ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3385, PAGE 477, A DISTANCE OF 53.37 FEET; THENCE NORTH 88°45'30" WEST, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3085, PAGE 477, A DISTANCE OF 49.91 FEET; THENCE SOUTH 00°18'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3085, PAGE 477, A DISTANCE OF 51.11 FEET; THENCE NORTH 86°10'00" WEST, ALONG THE NORTH LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 89.89 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502; THENCE RUN NORTH 00°18'30" EAST, ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2776, PAGE 69, A DISTANCE OF 238.67 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2776, PAGE 69; THENCE RUN NORTH 89°19'30" EAST, PARRALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 199.65 FEET; THENCE RUN SOUTH 00°18'30" WEST, ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 254.42 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE FOLLOWING EASEMENTS IN OFFICIAL RECORDS BOOK 3297, PAGE 215 ALSO OFFICIAL RECORDS BOOK 2687, PAGE 595 ALSO OFFICIAL RECORDS BOOK 3085, PAGE 479, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

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