

**Exhibit 1
Legal Description**

Upland Legal Description

A PART OF SECTION 38, B. DECASTRO Y. FERRER GRANT, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FOR A POINT OF REFERENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAN PABLO ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (AS NOW ESTABLISHED); THENCE NORTH 84°46' EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, 340.0 FEET; THENCE NORTH 05°14' WEST, 300.0 FEET; THENCE NORTH 84°46' EAST AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 38.24 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1074.06 FEET AND BEING CONCENTRIC WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE ALONG THE ARC OF SAID CURVE, HAVING A CHORD BEARING AND DISTANCE OF NORTH 79°28'20" EAST, 198.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°10'40" EAST AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 522.06 FEET TO THE POINT OF BEGINNING, SAID POINT LYING 300 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE CONTINUE NORTH 74°10'40" EAST AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 562.5 FEET TO THE POINT OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.0 FEET; THENCE ALONG THE ARC OF SAID CURVE, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 60°49'20" EAST, 70.71 FEET; THENCE SOUTH 15°49'20" EAST, 250.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE NORTH 74°10'40" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, 80.0 FEET; THENCE NORTH 15°49'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD AND THE NORTHERLY EXTENSION THEREOF, 300.0 FEET; THENCE NORTH 74°10'40" EAST, 20.0 FEET; THENCE NORTH 48°44'58" EAST 44.0 FEET TO ITS INTERSECTION WITH THE SOUTH PROLONGATION OF THE GOVERNMENT MARSH MEANDER LINE; THENCE NORTH 11°11'53" WEST, ALONG SAID GOVERNMENT MARSH MEANDER LINE AND ITS PROLONGATION, 1183.10 FEET; THENCE NORTH 18°48'07" EAST, ALONG THE GOVERNMENT MARSH MEANDER LINE, 283.2 FEET; THENCE SOUTH 56°47'05" WEST, 947.4 FEET; THENCE SOUTH 9°49'20" EAST, 1002.68 FEET; THENCE SOUTH 15°49'20" EAST, 151.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.7 ACRES, MORE OR LESS.

LESS AND EXCEPT ANY PART PREVIOUSLY CONVEYED.

TOGETHER WITH:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGES 28 AND 29 WITH THE CENTERLINE THE PRESENT 32 FOOT CONCRETE PAVEMENT OF ATLANTIC BOULEVARD, THENCE RUN SOUTH 74°11' WEST, ALONG SAID CENTERLINE OF PAVEMENT, A DISTANCE OF 2305.92 FEET; THENCE RUN NORTH 15°49' WEST, A DISTANCE OF 58 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD FOR A POINT OF BEGINNING OF THIS DESCRIPTION. THENCE RUN NORTH 74°11' EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 15°49' WEST, A DISTANCE OF 250.0 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, AN ARC DISTANCE OF 78.54 FEET TO A POINT OF

TANGENCY; THENCE RUN SOUTH 74°11' WEST, A DISTANCE OF 160.0 FEET; THENCE RUN SOUTH 15°49' EAST, A DISTANCE OF 300.0 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID ATLANTIC BOULEVARD; THENCE RUN NORTH 74°11' EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT ANY PART PREVIOUSLY CONVEYED OR IN ANY ROAD RIGHT OF WAY.

THE ABOVE DESCRIBED LANDS ARE SUBJECT TO A DEPARTMENT OF TRANSPORTATION DRAINAGE RIGHT OF WAY AS PER PROJECT NO. 72100-3367.

LESS AND EXCEPT PARCEL 129 AND PARCELS "A" AND "B" OF PARCEL 130 BY ORDER OF TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 8186 PAGE 1102 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PART OF SECTION 38, B. DECASTRO Y. FERRER GRANT, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FOR A POINT OF REFERENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAN PABLO ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (AS NOW ESTABLISHED); THENCE NORTH 84°46' EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, 340.0 FEET; THENCE NORTH 05°14' WEST, 300.0 FEET; THENCE NORTH 84°46' EAST AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 38.24 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1074.06 FEET AND BEING CONCENTRIC WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE ALONG THE ARC OF SAID CURVE, HAVING A CHORD BEARING AND DISTANCE OF NORTH 79°28'20" EAST, 198.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°10'40" EAST AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 522.06 FEET TO THE POINT OF BEGINNING, SAID POINT LYING 300 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, WHEN MEASURED AT RIGHT ANGLES THERETO: THENCE NORTH 15°24'40" WEST, 149.40 FEET; THENCE NORTH 09°11'14" WEST, 228.02 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 80°48'46" EAST, 50.73; THENCE NORTH 80°49'23" EAST, 9.62 FEET; THENCE NORTH 13°08'39" EAST, 28.71 FEET; THENCE NORTH 05°22'21" WEST, 23.88 FEET; THENCE NORTH 02°12'21" WEST, 32.49 FEET; THENCE NORTH 09°51'26" WEST, 44.67 FEET; THENCE NORTH 29°22'25" WEST, 26.26 FEET; THENCE NORTH 59°11'02" EAST, 17.40 FEET; THENCE NORTH 19°12'15" WEST, 24.76 FEET; THENCE NORTH 07°13'54" WEST, 27.89 FEET; THENCE NORTH 16°57'09" WEST, 26.38 FEET; THENCE NORTH 00°18'53" WEST, 31.33 FEET; THENCE NORTH 27°53'49" WEST, 21.95 FEET; THENCE NORTH 00°07'12" WEST, 29.97 FEET; THENCE NORTH 05°07'23" WEST, 37.24 FEET; THENCE NORTH 15°02'40" EAST, 37.45 FEET; THENCE NORTH 07°41'44" WEST, 28.70 FEET; THENCE NORTH 49°09'37" EAST, 22.36 FEET; THENCE NORTH 14°30'46" EAST, 22.33 FEET; THENCE NORTH 03°44'23" WEST, 44.66 FEET; THENCE NORTH 10°31'37" EAST, 19.36 FEET; THENCE NORTH 25°33'31" EAST, 40.18 FEET; THENCE NORTH 35°09'04" EAST, 33.46 FEET; THENCE NORTH 31°02'03" EAST, 30.01 FEET; THENCE NORTH 45°33'48" EAST, 39.99 FEET; THENCE NORTH 57°10'53" EAST, 21.57 FEET; THENCE NORTH 53°58'48" EAST, 37.62 FEET; THENCE NORTH 34°26'07" EAST, 38.56 FEET; THENCE NORTH 34°39'57" EAST, 32.78 FEET; THENCE NORTH 22°36'30" EAST, 39.59 FEET; THENCE NORTH 57°44'54" EAST, 33.13 FEET; THENCE NORTH 43°41'23" EAST, 45.27 FEET; THENCE NORTH 07°17'31" WEST,

17.58 FEET; THENCE NORTH 63°00'47" EAST, 17.31 FEET; THENCE NORTH 76°07'55" EAST, 32.48 FEET; THENCE NORTH 51°57'00" EAST, 34.92 FEET; THENCE NORTH 67°41'30" EAST, 34.38 FEET; THENCE NORTH 62°26'43" EAST, 38.23 FEET; THENCE NORTH 86°06'52" EAST, 31.23 FEET; THENCE NORTH 79°41'28" EAST, 33.66 FEET; THENCE NORTH 80°07'23" EAST, 27.61 FEET; THENCE NORTH 87°48'16" EAST, 23.74 FEET; THENCE SOUTH 34°53'30" EAST, 16.39 FEET; THENCE SOUTH 30°38'02" EAST, 26.20 FEET; THENCE SOUTH 33°23'55" EAST, 26.49 FEET; THENCE SOUTH 25°28'32" EAST, 26.22 FEET; THENCE SOUTH 28°38'13" EAST, 19.10 FEET; THENCE SOUTH 01°58'26" WEST, 24.12 FEET; THENCE SOUTH 18°52'16" WEST, 20.98 FEET; THENCE SOUTH 23°30'37" WEST, 25.94 FEET; THENCE SOUTH 18°29'06" WEST, 28.98 FEET; THENCE SOUTH 15°11'59" WEST, 28.77 FEET; THENCE SOUTH 21°49'22" WEST, 32.34 FEET; THENCE SOUTH 22°04'12" WEST, 21.84 FEET; THENCE SOUTH 09°37'33" WEST, 22.77 FEET; THENCE SOUTH 17°37'43" WEST, 30.07 FEET; THENCE SOUTH 19°38'55" WEST, 29.54 FEET; THENCE SOUTH 04°28'02" WEST, 17.22 FEET; THENCE SOUTH 07°07'35" EAST, 23.30 FEET; THENCE SOUTH 13°31'02" WEST, 18.37 FEET; THENCE SOUTH 05°49'34" EAST, 18.67 FEET; THENCE SOUTH 07°02'18" WEST, 21.38 FEET; THENCE SOUTH 09°20'35" EAST, 39.42 FEET; THENCE SOUTH 10°56'11" EAST, 24.86 FEET; THENCE SOUTH 14°58'10" EAST, 17.74 FEET; THENCE SOUTH 07°05'59" EAST, 25.83 FEET; THENCE SOUTH 29°14'44" EAST, 24.56 FEET; THENCE SOUTH 17°57'36" EAST, 30.51 FEET; THENCE SOUTH 19°41'49" EAST, 21.96 FEET; THENCE SOUTH 25°43'30" EAST, 25.21 FEET; THENCE SOUTH 35°12'28" EAST, 28.70 FEET; THENCE SOUTH 12°24'56" EAST, 17.24 FEET; THENCE SOUTH 16°17'06" EAST, 23.78 FEET; THENCE SOUTH 19°31'32" EAST, 36.95 FEET; THENCE SOUTH 22°36'14" EAST, 38.17 FEET; THENCE SOUTH 28°12'36" EAST, 22.73 FEET; THENCE SOUTH 22°24'40" EAST, 29.39 FEET; THENCE SOUTH 24°17'15" EAST, 26.26 FEET; THENCE SOUTH 29°28'36" EAST, 21.69 FEET; THENCE SOUTH 14°48'46" EAST, 14.56 FEET; THENCE SOUTH 19°26'37" EAST, 27.22 FEET; THENCE SOUTH 29°44'29" EAST, 32.33 FEET; THENCE SOUTH 17°49'31" EAST, 29.98 FEET; THENCE SOUTH 35°03'33" EAST, 22.84 FEET; THENCE SOUTH 19°53'22" EAST, 22.83 FEET; THENCE SOUTH 42°42'27" EAST, 19.51 FEET; THENCE SOUTH 25°58'41" EAST, 36.75 FEET; THENCE SOUTH 45°37'17" EAST, 17.09 FEET ; THENCE SOUTH 61°53'59" EAST, 12.00 FEET TO ITS INTERSECTION WITH THE SOUTH PROLONGATION OF THE GOVERNMENT MARSH MEANDER LINE; THENCE NORTH 10°28'29" WEST, ALONG LAST MENTIONED SOUTHERLY PROLONGATION, 56.49 FEET TO AN ANGLE POINT IN SAID MEANDER LINE; NORTH 10°28'29" WEST, ALONG SAID MEANDER LINE, 1,123.77 FEET; THENCE NORTH 19°52'51" EAST, 280.59 FEET; THENCE SOUTH 57°24'31" WEST, 947.40 FEET; THENCE SOUTH 09°11'14" EAST, 774.97 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAIN 7.53 ACRES, MORE OR LESS.

THE NET LANDS THUS DESCRIBED CONTAIN 14.42 ACRES, MORE OR LESS.

Wetlands Legal Description

A PART OF SECTION 38, B. DECASTRO Y. FERRER GRANT, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FOR A POINT OF REFERENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAN PABLO ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (AS NOW ESTABLISHED); THENCE NORTH 84°46' EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, 340.0 FEET; THENCE NORTH 05°14' WEST, 300.0 FEET; THENCE NORTH 84°46' EAST AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 38.24 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1074.06 FEET AND BEING CONCENTRIC WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE ALONG THE ARC OF SAID CURVE, HAVING A CHORD BEARING AND DISTANCE OF NORTH 79°28'20" EAST, 198.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°10'40" EAST AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 522.06 FEET TO THE POINT OF BEGINNING, SAID POINT LYING 300 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, WHEN MEASURED AT RIGHT ANGLES THERETO: THENCE NORTH 15°24'40" WEST, 149.40 FEET; THENCE NORTH 09°11'14" WEST, 228.02 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 80°48'46" EAST, 50.73; THENCE NORTH 80°49'23" EAST, 9.62 FEET; THENCE NORTH 13°08'39" EAST, 28.71 FEET; THENCE NORTH 05°22'21" WEST, 23.88 FEET; THENCE NORTH 02°12'21" WEST, 32.49 FEET; THENCE NORTH 09°51'26" WEST, 44.67 FEET; THENCE NORTH 29°22'25" WEST, 26.26 FEET; THENCE NORTH 59°11'02" EAST, 17.40 FEET; THENCE NORTH 19°12'15" WEST, 24.76 FEET; THENCE NORTH 07°13'54" WEST, 27.89 FEET; THENCE NORTH 16°57'09" WEST, 26.38 FEET; THENCE NORTH 00°18'53" WEST, 31.33 FEET; THENCE NORTH 27°53'49" WEST, 21.95 FEET; THENCE NORTH 00°07'12" WEST, 29.97 FEET; THENCE NORTH 05°07'23" WEST, 37.24 FEET; THENCE NORTH 15°02'40" EAST, 37.45 FEET; THENCE NORTH 07°41'44" WEST, 28.70 FEET; THENCE NORTH 49°09'37" EAST, 22.36 FEET; THENCE NORTH 14°30'46" EAST, 22.33 FEET; THENCE NORTH 03°44'23" WEST, 44.66 FEET; THENCE NORTH 10°31'37" EAST, 19.36 FEET; THENCE NORTH 25°33'31" EAST, 40.18 FEET; THENCE NORTH 35°09'04" EAST, 33.46 FEET; THENCE NORTH 31°02'03" EAST, 30.01 FEET; THENCE NORTH 45°33'48" EAST, 39.99 FEET; THENCE NORTH 57°10'53" EAST, 21.57 FEET; THENCE NORTH 53°58'48" EAST, 37.62 FEET; THENCE NORTH 34°26'07" EAST, 38.56 FEET; THENCE NORTH 34°39'57" EAST, 32.78 FEET; THENCE NORTH 22°36'30" EAST, 39.59 FEET; THENCE NORTH 57°44'54" EAST, 33.13 FEET; THENCE NORTH 43°41'23" EAST, 45.27 FEET; THENCE NORTH 07°17'31" WEST, 17.58 FEET; THENCE NORTH 63°00'47" EAST, 17.31 FEET; THENCE NORTH 76°07'55" EAST, 32.48 FEET; THENCE NORTH 51°57'00" EAST, 34.92 FEET; THENCE NORTH 67°41'30" EAST, 34.38 FEET; THENCE NORTH 62°26'43" EAST, 38.23 FEET; THENCE NORTH 86°06'52" EAST, 31.23 FEET; THENCE NORTH 79°41'28" EAST, 33.66 FEET; THENCE NORTH 80°07'23" EAST, 27.61 FEET; THENCE NORTH 87°48'16" EAST, 23.74 FEET; THENCE SOUTH 34°53'30" EAST, 16.39 FEET; THENCE SOUTH 30°38'02" EAST, 26.20 FEET; THENCE SOUTH 33°23'55" EAST, 26.49 FEET; THENCE SOUTH 25°28'32" EAST, 26.22 FEET; THENCE SOUTH 28°38'13" EAST, 19.10 FEET; THENCE SOUTH 01°58'26" WEST, 24.12 FEET; THENCE SOUTH 18°52'16" WEST, 20.98 FEET; THENCE SOUTH 23°30'37" WEST, 25.94 FEET; THENCE SOUTH 18°29'06" WEST, 28.98 FEET; THENCE SOUTH 15°11'59" WEST, 28.77 FEET; THENCE SOUTH 21°49'22" WEST, 32.34 FEET; THENCE SOUTH 22°04'12" WEST, 21.84 FEET; THENCE SOUTH 09°37'33" WEST, 22.77 FEET; THENCE SOUTH 17°37'43" WEST, 30.07 FEET; THENCE SOUTH 19°38'55" WEST, 29.54 FEET; THENCE SOUTH 04°28'02" WEST, 17.22 FEET; THENCE SOUTH 07°07'35" EAST, 23.30 FEET; THENCE SOUTH 13°31'02" WEST, 18.37 FEET; THENCE

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THE LAND THUS DESCRIBED CONTAIN 7.53 ACRES, MORE OR LESS.