

**EXHIBIT 1
LEGAL DESCRIPTION**

FIRST PARCEL: A PART OF THE FOLLOWING DESCRIBED LANDS:

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 05°30'40" WEST ALONG THE WESTERLY LINE OF SAID ARLINGWOOD UNIT ONE, A DISTANCE OF 86.95 FEET; THENCE NORTH 66°48'10" WEST LEAVING SAID WESTERLY LINE, A DISTANCE OF 183.60 FEET; THENCE SOUTH 23°11'50" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ARLINGTON EXPRESSWAY (FORMERLY JACKSONVILLE EXPRESSWAY - STATE ROAD 10, A 208 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 150.07 FEET, SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5833.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 821.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°59'04" WEST AND A CHORD DISTANCE OF 820.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°07'10" WEST AND A CHORD DISTANCE OF 20.65 FEET TO A POINT ON THE CENTERLINE OF MILL CREEK, ACCORDING TO A SURVEY PERFORMED BY CHASTAIN SKILLMAN INCORPORATED, FILE NO. 4540.51, DATED APRIL 1992; THENCE NORTH 12°00'17" EAST ALONG SAID CENTERLINE A DISTANCE OF 36.91 FEET; THENCE NORTH 06°26'19" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 178.88 FEET; THENCE DUE EAST LEAVING SAID CENTERLINE, A DISTANCE OF 230.91 FEET; THENCE SOUTH 04°39'47" EAST A DISTANCE OF 135.69 FEET TO AN INTERSECTION OF THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF A TURNABOUT TO ARLINGTON EXPRESSWAY; THENCE ALONG AND AROUND SAID NORTHERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. (1) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 34.06 FEET, AN ARC DISTANCE OF 27.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°12'33" WEST 27.02 FEET TO THE POINT OF REVERSE CURVATURE; COURSE NO. (2) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 521.80 FEET, AN ARC DISTANCE OF 121.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°40'44" WEST 121.30 FEET TO THE POINT OF REVERSE CURVATURE; COURSE NO. (3) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 131.00 FEET, AN ARC DISTANCE OF 73.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°16'40" WEST 72.46 FEET; COURSE NO. (4) SOUTH 13°58'58" WEST 12.13 FEET TO THE POINT OF BEGINNING.

SECOND PARCEL: PARCEL A: A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 05 DEGREES 30 MINUTES 40 SECONDS WEST ALONG THE WESTERLY LINE OF SAID ARLINGWOOD UNIT ONE, A DISTANCE OF 286.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 05 MINUTES 35 SECONDS WEST LEAVING SAID WESTERLY LINE, A DISTANCE OF 368.26 FEET; THENCE DUE SOUTH A DISTANCE OF 58.20 FEET; THENCE SOUTH 85 DEGREES 57 MINUTES 13 SECONDS WEST A DISTANCE OF 92.93 FEET; THENCE SOUTH 06 DEGREES 53

MINUTES 09 SECONDS EAST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ARLINGTON EXPRESSWAY, FORMERLY JACKSONVILLE EXPRESSWAY (STATE ROAD 10, A 208 FOOT RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 77.27 FEET, SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5833.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 583.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 21 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 583.07 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MILL CREEK, ACCORDING TO A SURVEY PERFORMED BY CHASTAIN SKILLMAN INCORPORATED, FILE NO. 4540.51, DATED APRIL 1992; THENCE NORTHWESTERLY ALONG SAID CENTERLINE RUN THE FOLLOWING EIGHT COURSES: COURSE NO.1) NORTH 12 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 36.91 FEET; COURSE NO.2) NORTH 06 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 202.18 FEET; COURSE NO.3) NORTH 00 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 193.69 FEET; COURSE NO. 4) NORTH 03 DEGREES 16 MINUTES 16 SECONDS EAST, A DISTANCE OF 121.81 FEET; COURSE NO.5) NORTH 07 DEGREES 44 MINUTES 23 SECONDS WEST A DISTANCE OF 96.02 FEET; COURSE NO.6) NORTH 32 DEGREES 26 MINUTES 43 SECONDS WEST, A DISTANCE OF 115.51 FEET; COURSE NO.7) NORTH 32 DEGREES 36 MINUTES 38 SECONDS WEST, A DISTANCE OF 52.29 FEET; COURSE NO.8) NORTH 24 DEGREES 27 MINUTES 21 SECONDS EAST, A DISTANCE OF 34.57 FEET TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF ALDERMAN PARK UNIT NO. 12 AS RECORDED IN PLAT BOOK 33, PAGE 49A OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST ALONG SAID WESTERLY PROJECTION AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1035.23 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID ARLINGWOOD UNIT ONE; THENCE SOUTH 05 DEGREES 30 MINUTES 40 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 828.17 FEET TO THE POINT OF BEGINNING.

PARCEL B: A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 05 DEGREES 30 MINUTES 40 SECONDS WEST ALONG THE WESTERLY LINE OF SAID ARLINGWOOD UNIT ONE, A DISTANCE OF 86.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 48 MINUTES 10 SECONDS WEST LEAVING SAID WESTERLY LINE, A DISTANCE OF 183.60 FEET; THENCE SOUTH 23 DEGREES 11 MINUTES 50 SECONDS WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF ARLINGTON EXPRESSWAY, FORMERLY JACKSONVILLE EXPRESSWAY (STATE ROAD 10, A 208 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 150.07 FEET, SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5833.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 13 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 258.50 FEET TO A POINT ON SAID CURVE; THENCE NORTH 06 DEGREES 53 MINUTES 09 SECONDS WEST LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 77.27 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 92.93 FEET; THENCE DUE NORTH, A DISTANCE OF 58.20 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 35 SECONDS EAST ALONG A LINE TO ITS INTERSECTION WITH SAID WESTERLY LINE OF ARLINGWOOD UNIT ONE, A DISTANCE OF 368.26 FEET; THENCE SOUTH 05 DEGREES 30 MINUTES 40 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PROPERTIES FROM PARCELS A AND B ABOVE: PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 05 DEGREES 30 MINUTES 40 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID ARLINGWOOD UNIT ONE, A DISTANCE OF 86.95 FEET; THENCE NORTH 66 DEGREES 48 MINUTES 10 SECONDS WEST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 183.60 FEET; THENCE SOUTH 23 DEGREES 11 MINUTES 50 SECONDS WEST, ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ARLINGTON EXPRESSWAY, FORMERLY JACKSONVILLE EXPRESSWAY (STATE ROAD NO. 10, A 208.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 150.07 FEET, SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5833.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 654.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71 DEGREES 10 MINUTES 01 SECOND WEST AND A CHORD DISTANCE OF 654.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 187.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 18 MINUTES 04 SECONDS WEST AND A CHORD DISTANCE OF 187.09 FEET, TO A POINT ON THE CENTERLINE OF MILL CREEK, ACCORDING TO A SURVEY PERFORMED BY CHASTAIN SKILLMAN INCORPORATED, FILE NO. 4540.51, DATED APRIL 1992; THENCE NORTH 12 DEGREES 00 MINUTES 17 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 36.91 FEET; THENCE NORTH 06 DEGREES 26 MINUTES 19 SECONDS WEST CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 178.88 FEET; THENCE DUE EAST, LEAVING SAID CENTERLINE; A DISTANCE OF 230.91 FEET; THENCE SOUTH 04 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 206.94 FEET; THENCE DUE WEST, A DISTANCE OF 52.41 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 19 SECONDS WEST, A DISTANCE OF 55.11 FEET, TO THE POINT OF BEGINNING.

AND

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 05 DEGREES 30 MINUTES 40 SECONDS WEST ALONG THE WESTERLY LINE OF SAID ARLINGWOOD UNIT ONE, A DISTANCE OF 86.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 48 MINUTES 10 SECONDS WEST LEAVING SAID WESTERLY LINE A DISTANCE OF 183.60 FEET; THENCE SOUTH 23 DEGREES 11 MINUTES 50 SECONDS WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ARLINGTON EXPRESSWAY, FORMERLY JACKSONVILLE EXPRESSWAY (STATE ROAD 10, A 208 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 150.07 FEET, SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5833.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 13 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 258.50 FEET TO A POINT ON SAID CURVE; THENCE NORTH 06 DEGREES 53 MINUTES 09 SECONDS WEST LEAVING SAID NORTHEASTERLY RIGHT OF WAY

LINE, A DISTANCE OF 77.27 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 92.93 FEET THENCE DUE NORTH, A DISTANCE OF 58.20 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 35 SECONDS EAST ALONG A LINE TO ITS INTERSECTION WITH SAID WESTERLY LINE OF ARLINGWOOD UNIT ONE, A DISTANCE OF 368.26 FEET; THENCE SOUTH 05 DEGREES 30 MINUTES 40 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. (NOTE: THIS PROPERTY IS THE SAME DESCRIBED AS PARCEL B HEREIN)

AND

PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 05 DEGREES 30 MINUTES 40 SECONDS WEST, 313.67 FEET, ALONG THE WEST LINE OF SAID ARLINGWOOD UNIT ONE; THENCE SOUTH 84 DEGREES 18 MINUTES 22 SECONDS WEST, 138.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84 DEGREES 18 MINUTES 22 SECONDS WEST, 215.70 FEET; THENCE NORTH 05 DEGREES 41 MINUTES 38 SECONDS WEST, 122.90 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 22 SECONDS EAST, 215.70 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 38 SECONDS EAST, 122.90 FEET TO THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCEPT THAT PORTION BEING CONVEYED BY ORDER OF TAKING AS SET OUT IN INSTRUMENT RECORDED IN 11573, PAGE 1823, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIRD PARCEL: PARCEL C:

PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 05 DEGREES 30 MINUTES 40 SECONDS WEST, 313.67 FEET ALONG THE WEST LINE OF SAID ARLINGWOOD UNIT ONE; THENCE SOUTH 84 DEGREES 18 MINUTES 22 SECONDS WEST, 138.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84 DEGREES 18 MINUTES 22 SECONDS WEST, 215.70 FEET; THENCE NORTH 05 DEGREES 41 MINUTES 38 SECONDS WEST, 122.90 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 22 SECONDS EAST, 215.70 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 38 SECONDS EAST, 122.90 FEET TO THE POINT OF BEGINNING. 18.42 acres