

EXHIBIT 1
LEGAL DESCRIPTION

(EAST PARCEL)

A PORTION OF THE F. RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "C" AS SHOWN ON MAP OF PINE TERRACE AT THE MEADOWS PHASE 2, RECORDED IN PLAT BOOK 73, PAGES 33 THROUGH 39 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES, COURSE NO. 1: NORTH 47° 10' 26" EAST ALONG THE SOUTHEAST LINES OF SAID TRACT "C" AND LOTS 61 THROUGH 64 AS SHOWN ON THE PLAT OF SAID PINE TERRACE AT THE MEADOWS PHASE 2, A DISTANCE OF 231.90 FEET; COURSE NO. 2: SOUTH 81° 59' 46" EAST ALONG THE SOUTHWEST LINES OF LOTS 64 THROUGH 69 OF SAID PINE TERRACE AT THE MEADOWS PHASE 2, A DISTANCE OF 198.18 FEET; COURSE NO. 3: SOUTH 69° 01' 15" EAST ALONG THE SOUTH LINES OF LOTS 69 THROUGH 75 OF SAID PINE TERRACE AT THE MEADOWS PHASE 2, A DISTANCE OF 449.32 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 75, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18183, PAGE 321 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG A SOUTHWEST LINE OF LAST SAID LANDS SOUTH 35° 29' 25" EAST, A DISTANCE OF 300.00 FEET TO THE MOST NORTHERLY CORNER OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 7743, PAGE 1943 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTHWEST, WEST AND SOUTHWEST LINES OF LAST SAID LANDS; COURSE NO. 1: SOUTH 63° 20' 55" WEST, 191.09 FEET; COURSE NO. 2: SOUTH 09° 16' 45" WEST, 233.45 FEET; COURSE NO. 3: SOUTH 58° 17' 00" EAST, 381.40 FEET TO A POINT ON THE WESTERLY LINE OF BAYMEADOWS CIRCLE EAST, A VARIABLE WIDTH PRIVATE ROAD EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5572, PAGE 219 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 26' 24" WEST ALONG THE WESTERLY LINE OF SAID BAYMEADOWS CIRCLE EAST, A DISTANCE OF 178.83 FEET TO THE MOST NORTHEASTERLY CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 12292, PAGE 1727 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING WEST LINE OF SAID BAYMEADOWS CIRCLE EAST THE FOLLOWING TWO (2) COURSES AND DISTANCES AND ALONG THE NORTHEAST LINE OF SAID OFFICIAL RECORDS BOOK 12292, PAGE 1727 TO AND ALONG THE NORTHEAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 16641, PAGE 1495, COURSE NO: 1. NORTH 57° 13' 28" WEST, 316.37 FEET; COURSE NO: 2. NORTH 62° 31' 05" WEST, 515.11 FEET TO A POINT ON THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE EAST, SAID POINT LYING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°18'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38° 32' 07" WEST, 70.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID BAYMEADOWS CIRCLE WEST AN ARC LENGTH OF 70.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 21° 40' 03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34° 11' 15" WEST, 101.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST AN ARC LENGTH OF 102.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 23° 11' 45" WEST ALONG THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST, A DISTANCE OF 220.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 493.86 FEET, A CENTRAL ANGLE OF 19° 42' 01" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 58' 16" WEST, 168.97 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID BAYMEADOWS

CIRCLE WEST AN ARC LENGTH OF 169.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 42° 44' 59" WEST ALONG THE NORTHEAST LINE OF SAID BAYMEADOWS CIRCLE WEST, A DISTANCE OF 105.55 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 12.05 ACRES, MORE OR LESS.