

EXHIBIT 1  
Legal Description

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

PARCEL 1:

A PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 18; THENCE SOUTH 00 DEGREES 16 MINUTES 37 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3457, PAGE 697 AND VOLUME 5911, PAGE 960, AND DEED BOOK 1358, PAGE 496 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE EASTERLY TERMINATION OF VINE STREET, A 30 FEET RIGHT OF WAY AS NOW ESTABLISHED AND ALONG THE EASTERLY RIGHT OF WAY OF EAST STREET, A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED, 1639.13 FEET TO A POINT; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, 411.29 FEET TO A POINT; THENCE NORTH 44 DEGREES 03 MINUTES 33 SECONDS EAST, 242.80 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 37 SECONDS WEST, 428.07 FEET TO A POINT; THENCE NORTH 31 DEGREES 13 MINUTES 15 SECONDS EAST, 162.84 FEET TO A POINT; THENCE NORTH 59 DEGREES 39 MINUTES 06 SECONDS WEST, 129.99 FEET TO A POINT; THENCE NORTH 18 DEGREES 23 MINUTES 49 SECONDS EAST, 309.64 FEET TO A POINT; THENCE NORTH 59 DEGREES 39 MINUTES 12 SECONDS WEST, 72.49 FEET TO A POINT; THENCE NORTH 18 DEGREES 24 MINUTES 16 SECONDS EAST, 235.79 FEET; THENCE NORTH 68 DEGREES 20 MINUTES 34 SECONDS EAST, 140 FEET MORE OR LESS TO THE WATERS TROUT RIVER; THENCE MEANDER NORTHERLY ALONG THE WATERS OF TROUT RIVER 228 FEET MORE OR LESS TO A POINT THAT BEARS NORTH 89 DEGREES 39 MINUTES 33 SECONDS EAST, 830 FEET MORE OR LESS FROM THE POINT OF BEGINNING ; THENCE SOUTH 89 DEGREES 39 MINUTES 33 SECONDS WEST, 830 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST 30.0 FEET OF LOT 11, TROUT RIVER GARDENS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

A PORTION OF LOT 11, TROUT RIVER GARDENS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10915, PAGE 2178 OF SAID PUBLIC RECORDS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE NORTH 89 DEGREES 47 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 11, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GROVE STREET (A 30-FOOT RIGHT-OF-WAY ACCORDING TO SAID PLAT OF TROUT RIVER GARDENS), A DISTANCE OF 290.54 FEET; THENCE DEPARTING FROM SAID NORTH LINE OF SAID LOT 11 AND SAID SOUTH RIGHT-OF-WAY OF GROVE STREET, SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST, TO THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 300.14 FEET; THENCE ALONG THE SAID SOUTH LINE OF LOT 11, SOUTH 89 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF 291.57 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID LOT 11, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE NORTH 00 DEGREES 12 MINUTES 27

SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 299.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EAST 30.0 FEET THEREOF WHICH WAS PREVIOUSLY CONVEYED TO ANDREW H. WILLIAMS BY DEED RECORDED IN OFFICIAL RECORDS BOOK 10915, PAGE 2179, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4:

A PORTION OF LOT 11, TROUT RIVER GARDENS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7954, PAGE 2019:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE NORTH 89 DEGREES 47 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 11, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GROVE STREET (A 30-FOOT RIGHT-OF-WAY ACCORDING TO SAID PLAT OF TROUT RIVER GARDENS) 290.54 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING CONTINUE ALONG LAST SAID DESCRIBED LINE. NORTH 89 DEGREES 47 MINUTES 45 SECONDS WEST, A DISTANCE OF 290.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST TO THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 299.75 FEET; THENCE ALONG THE SOUTH LINE OF LOT 11, SOUTH 89 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF 290.46 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST, A DISTANCE OF 300.14 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PORTION OF LOT 12, AS SHOWN ON PLAT OF TROUT RIVER GARDENS, AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ALLENE ROAD (A 60-FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PEEPLES LANE (A 60-FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PEEPLES LANE, A DISTANCE OF 1024.56 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, A DISTANCE OF 236.44 FEET TO THE WEST RIGHT OF WAY OF EAST STREET, (A 60-FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE EAST LINE OF SAID LOT 12; THENCE ALONG SAID WEST RIGHT OF WAY, NORTH 00 DEGREES 17 MINUTES 45 SECONDS WEST, A DISTANCE OF 300.00 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 47 MINUTES 43 SECONDS WEST, A DISTANCE OF 236.44 FEET TO A POINT; THENCE DEPARTING FROM SAID NORTH LINE OF LOT 12, SOUTH 00 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE AFOREMENTIONED NORTHERLY LINE OF PEEPLES LANE AND THE POINT OF BEGINNING.

PARCEL 6:

A PORTION OF LOT 19, AS SHOWN ON PLAT OF TROUT RIVER GARDENS, AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 19, SAID CORNER ALSO BEING SITUATE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF

PEEPLES LANE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF EAST STREET, (A 30-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 31 MINUTES 33 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE 229.35 FEET TO A POINT SITUATE IN THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF PEEPLES LANE, A RADIUS OF 280.00 FEET; THENCE AROUND AND ALONG SAID CURVED RIGHT-OF-WAY LINE AND DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 30.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 41 MINUTES 15 SECONDS WEST, 30.65 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 33 SECONDS WEST, DEPARTING SAID CURVED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 236.01 FEET TO A POINT SITUATE IN SAID SOUTHERLY RIGHT OF WAY LINE OF PEEPLES LANE; THENCE SOUTH 89 DEGREES 45 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE EASTERLY 540.50 FEET OF LOT 17, TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 8:

THE WEST 1/2 OF LOT 18, EXCEPT THE SOUTH 60 FEET THEREOF, TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 9:

THE EASTERLY 1/2 OF LOT 18, TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 10:

LOT 19, LESS AND EXCEPT THE WEST 181.50 FEET OF LOT 19, TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT ANY PART LYING IN STATE OR COUNTY ROADS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 19, SAID CORNER ALSO BEING SITUATE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PEEPLES LANE (A 60.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF EAST STREET (A 30.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 31 MINUTES 33 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 229.35 FEET TO A POINT SITUATE IN THE CURVED NORTHERLY RIGHT OF WAY LINE OF SAID SPLENDORA LANE (A RADIUS OF 280.00 FEET; THENCE AROUND AND ALONG SAID CURVED RIGHT OF WAY LINE AND DEPARTING SAID WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 30.65 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 41 MINUTES 15 SECONDS WEST, 30.65 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 33 SECONDS WEST, DEPARTING SAID CURVED NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 236.01 FEET TO A POINT SITUATE IN SAID SOUTHERLY RIGHT OF WAY LINE OF PEEPLES LANE; THENCE SOUTH 89 DEGREES 45 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

AND

THE WEST 181.50 FEET OF LOT 19, TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PART LYING IN STATE OR COUNTY ROAD.