

LEGAL DESCRIPTION

Exhibit 1

A PART OF GOVERNMENT LOT 16, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 00 DEGREES 42 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, 747.22 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST, LEAVING SAID WEST LINE, 128.46 FEET; THENCE NORTH 49 DEGREES 00 MINUTES 09 SECONDS EAST, 77.36 FEET; THENCE NORTH 69 DEGREES 42 MINUTES 20 SECONDS EAST, 126.95 FEET; THENCE SOUTH 86 DEGREES 51 MINUTES 01 SECONDS EAST, 89.98 FEET; THENCE NORTH 70 DEGREES 48 MINUTES 39 SECONDS EAST, 83.12 FEET; THENCE NORTH 19 DEGREES 10 MINUTES 57 SECONDS EAST, 74.38 FEET; THENCE NORTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 35.55 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 27 SECONDS EAST, 92.01 FEET; THENCE SOUTH 84 DEGREES 34 MINUTES 50 SECONDS EAST, 54.61 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 59 SECONDS EAST, 20.45 FEET; THENCE SOUTH 17 DEGREES 35 MINUTES 36 SECONDS EAST, 53.37 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 33 SECONDS EAST, 53.52 FEET; THENCE SOUTH 19 DEGREES 57 MINUTES 40 SECONDS EAST, 27.67 FEET; THENCE SOUTH 20 DEGREES 53 MINUTES 05 SECONDS EAST, 32.73 FEET; THENCE SOUTH 32 DEGREES 01 MINUTES 30 SECONDS EAST, 30.30 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 02 SECONDS EAST, 35.94 FEET; THENCE SOUTH 54 DEGREES 00 MINUTES 26 SECONDS EAST, 65.09 FEET TO A NORTHWESTERLY LINE OF THAT SOUTHEAST QUADRANT OFFICE PARK WETLAND CREATION AREA AS APPROVED BY WETLAND RESOURCE MANAGEMENT PERMIT NO. 12-031-0218 ISSUED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ON 5-19-95, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 103.46 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 68.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 35 MINUTES 58 SECONDS WEST, 67.02 FEET TO THE NORTHEAST CORNER OF THE TOWN CENTER PARKWAY MITIGATION PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12082, PAGE 87 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHWESTERLY AND WESTERLY LINES OF SAID PARCEL, THE FOLLOWING TWO COURSES: COURSE NO. 1) SOUTH 39 DEGREES 57 MINUTES 56 SECONDS WEST, 480.81 FEET; COURSE NO. 2) SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 142.45 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL, LYING ON A WESTERLY LINE OF SAID SOUTHEAST QUADRANT OFFICE PARK WETLAND CREATION AREA AS APPROVED BY WETLAND RESOURCE MANAGEMENT PERMIT NO. 12-031-0218 ISSUED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ON 5-19-95, SAID POINT LYING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 124.30 FEET; THENCE ALONG SAID WESTERLY

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LINE OF THE SOUTHEAST QUADRANT OFFICE PARK WETLAND CREATION AREA, AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 94.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, 92.19 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.16 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 87.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 53 MINUTES 48 SECONDS EAST, 86.38 FEET TO THE SOUTH LINE OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 36 MINUTES 54 SECONDS WEST, ALONG SAID SOUTH LINE, 550.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 11.88 ACRES MORE OR LESS

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