

# EXHIBIT 1

## Legal Description

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Property 1:

A parcel of land, being a portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

A PARCEL OF LAND, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF MONCRIEF-DINSMORE ROAD (AS ESTABLISHED FOR A WIDTH OF 66 FEET) WITH THE NORTHERLY LINE OF SAID SECTION 24, AS SHOWN ON A SURVEY BY ELLIS, CURTIS & KOOKER, INC., DATED DECEMBER 15, 1999; THENCE, SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 806.20 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE OF SECTION 24, RUN SOUTH 00 DEGREES 40 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 250.65 FEET; THENCE RUN NORTH 88 DEGREES 43 MINUTES 50 SECONDS WEST, PARALLEL TO SAID NORTH LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 250.65 FEET TO THE POINT OF BEGINNING.

Together with and subject to an easement for ingress and egress described as follows:

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 24 WITH THE NORTHEASTERLY LINE OF MONCRIEF-DINSMORE ROAD (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°-43'-50" EAST 806.35 FEET, ALONG THE NORTH LINE OF SAID SECTION 24 TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12953, PAGE 144; THENCE SOUTH 00°-40'-51" EAST, 198.70 FEET, ALONG THE WEST LINE OF SAID LANDS TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-40'-51" EAST, 30.09 FEET ALONG SAID WEST LINE; THENCE SOUTH 84°-45'-27" WEST, 55.61 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 155.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°-42'-10", AN ARC DISTANCE OF 156.10 FEET (CHORD BEARING AND DISTANCE OF SOUTH 55°-54'-22" WEST, 149.59 FEET), TO ITS POINT OF TANGENCY; THENCE SOUTH 27°-03'-17" WEST, 399.28 FEET, TO THE NORTHEASTERLY LINE OF SAID MONCRIEF-DINSMORE ROAD; THENCE NORTH 46°-41'-20" WEST, 31.25 FEET, ALONG THE NORTHEASTERLY LINE OF SAID MONCRIEF-DINSMORE ROAD; THENCE NORTH 27°-03'-17" EAST, 390.53 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 185.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°-42'-10", AN ARC DISTANCE OF 186.31 FEET (CHORD BEARING AND DISTANCE OF NORTH 55°-54'-22" EAST, 178.54 FEET), TO ITS POINT OF TANGENCY; THENCE NORTH 84°-45'-27" EAST, 58.01 FEET, TO THE POINT OF BEGINNING.