

EXHIBIT 1

Legal Description

Parcel A

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE LANDS OF THE ADAM HALL, SR. ESTATE, SAID LANDS BEING A PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF ART MUSEUM DRIVE (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH 66°49'00" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 127.11 FEET; THENCE SOUTH 41°20'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 30.51 FEET; THENCE SOUTH 26°34'00" EAST, 150.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, SOUTH 26°34'00" EAST, 314.94 FEET; THENCE SOUTH 59°53'50" WEST, 642.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARLETHA ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 15°31'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 84.26 FEET TO THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4233, PAGE 1112 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 75°35'04" WEST, ALONG SAID SOUTHERLY LINE, 9.25 FEET, TO SAID EASTERLY RIGHT OF WAY LINE OF ARLETHA ROAD; THENCE NORTH 15°31'03" WEST, ALONG SAID RIGHT OF WAY LINE, 344.49 FEET; THENCE NORTH 68°03'47" EAST, DEPARTING SAID RIGHT OF WAY LINE, 183.93 FEET; THENCE SOUTH 20°59'10" EAST, 30.64 FEET; THENCE NORTH 66°49'00" EAST, 387.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT JEA LIFT STATION PARCEL DESCRIBED IN BOOK 7417, PAGE 1633.

Parcel B

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE LANDS OF THE ADAM HALL, SR. ESTATE, SAID LANDS BEING A PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF ART MUSEUM DRIVE (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH 66°49'00" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD,

127.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°20'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 30.51 FEET; THENCE SOUTH 26°34'00" EAST, 150.95 FEET; THENCE SOUTH 66°49'00" WEST, 387.98 FEET; THENCE NORTH 20°59'10" WEST, 30.64 FEET; THENCE SOUTH 68°03'47" WEST, 183.93 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARLETHA ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 15°31'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 146.77 FEET TO IT'S INTERSECTION WITH THE SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, SAID POINT ALSO LYING IN A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1482.69 FEET; THENCE EASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 33.40 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 67°28'05" EAST, 33.40 FEET; THENCE NORTH 66°49'03" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 499.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PART DESCRIBED IN BOOK 16888, PAGE 2310