

EXHIBIT 1**Legal Description****ORIGINAL BOUNDARY**

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 583.67 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 75°08'50" WEST, 95.00 FEET; THENCE SOUTH 51°12'15" WEST, 542.05 FEET; THENCE NORTH 35°50'11" WEST, 220.00 FEET; THENCE NORTH 54°16'00" EAST, 717.69 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD; THENCE SOUTH 14°31'55" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 241.27 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 139,582 SQ. FT/ 3.20 ACRES, MORE OR LESS.

BEING THE SAME LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9783, PAGE 701 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL "A"

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 529.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 53.76 FEET; THENCE SOUTH 75°08'50" WEST 95.00 FEET; THENCE SOUTH 51°12'15" WEST 299.39 FEET; THENCE SOUTH 38°47'45" EAST 41.48 FEET; THENCE NORTH 53°51'16" EAST 291.71 FEET; THENCE NORTH 75°20'50" EAST 79.69 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 18,953 SQ. FT/ 0.44 ACRES, MORE OR LESS.

OVERALL BOUNDARY

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF

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THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 529.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 295.02 FEET; THENCE SOUTH 54°16'00" WEST 717.69 FEET; THENCE SOUTH 35°50'11" EAST 220.03 FEET; THENCE NORTH 51°12'15" EAST 242.66 FEET; THENCE SOUTH 38°47'45" EAST 41.48 FEET; THENCE NORTH 53°51'16" EAST 291.71 FEET; THENCE NORTH 75°20'50" EAST 79.69 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 158,535 SQ. FT/ 3.64 ACRES, MORE OR LESS.

TOGETHER WITH

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 54°06'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.15 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8786, PAGE 1562 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8786, PAGE 1562, NORTH 35°50'11" WEST, A DISTANCE OF 550.60 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8815, PAGE 1540 OF SAID PUBLIC RECORDS; THENCE NORTH 51°12'15" EAST LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8815, PAGE 1540, A DISTANCE OF 542.05 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 75°08'50" EAST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 95.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SALISBURY AVENUE; THENCE SOUTH 14°39'10" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 583.57 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 297,887 SQ. FT/ 6.84 ACRES, MORE OR LESS.