

**Exhibit 1**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

TRACT I:

BEING ALL OF THAT LOT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO THAT ARE CONSIDERED REAL PROPERTY, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

THAT CERTAIN PIECE OR TRACT OF LAND LYING IN AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S 00°01'24" E, BY AND ALONG THE EASTERLY BOUNDARY OF SAID SECTION 25, A DISTANCE OF 595.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°01'24" E, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 716.66 FEET TO THE NORTHERLY BOUNDARY OF LACKAWANNA, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N 89°58'23" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 1278.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LANE AVENUE, AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 00°14'12" E, BY AND ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 182.10 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5747, PAGE 498, OF SAID CURRENT PUBLIC RECORDS; THENCE S 89°49'57" E, BY AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 249.85 FEET TO THE EASTERLY BOUNDARY OF SAID LANDS; THENCE N 00°11'15" E, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 129.76 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE S 89°49'22" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 21.02 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3786, PAGE 578, OF SAID CURRENT PUBLIC RECORDS; THENCE N 00°15'15" E, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 88.63 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5640, PAGE 648, OF SAID CURRENT PUBLIC RECORDS; THENCE N 89°55'43" E, BY AND ALONG SAID SOUTHERLY BOUNDARY AND AN EASTERLY PROLONGATION THEREOF, A DISTANCE OF 673.43 FEET; THENCE N 45°12'18" E, PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5640, PAGE 647, A DISTANCE OF 447.85 FEET; THENCE N 89°48'29" E, A DISTANCE OF 56.07

FEET TO THE EASTERLY BOUNDARY OF SAID SECTION 25 AND THE POINT OF BEGINNING.

PARCEL B

THE CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S 00°01'24" E, BY AND ALONG THE WESTERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 579.76 FEET OF THE SOUTHERLY RIGHT OF WAY LINE OF ALPHA AVENUE, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, FOR A POINT OF BEGINNING; THENCE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 695.16 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3464, PAGE 822, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S 00°14'54" E, BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 120.03 FEET TO THE SOUTHERLY BOUNDARY OF SAID LANDS; THENCE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 100.07 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S 43°47'24" W, A DISTANCE OF 509.86 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5017, PAGE 588, OF SAID CURRENT PUBLIC RECORDS; THENCE N 88°53'30" W, BY AND ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3052, PAGE 812, OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 218.31 FEET TO THE WESTERLY BOUNDARY OF SAID LANDS; THENCE S 01°19'17" E, BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 254.97 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN DEED BOOK 276, PAGE 270, OF SAID CURRENT PUBLIC RECORDS; THENCE N 88°55'01" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 230.02 FEET TO THE WESTERLY BOUNDARY OF SAID SECTION 30; THENCE N 00°01'24" W, BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 732.11 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID ALPHA AVENUE AND THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART LYING WITHIN THE RIGHT OF WAY OF WEEKS ROAD, A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED.

LESS AND EXCEPT ANY PART AS CONTAINED IN OFFICIAL RECORDS BOOK 7239, PAGE 2005, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT II:

A NON-EXCLUSIVE EASEMENT FOR PARKING FACILITIES AND FENCING FOR THE BENEFIT OF PARCEL I ABOVE SET FORTH IN THAT CERTAIN PARKING FACILITIES AND FENCING EASEMENT AGREEMENT BY AND BETWEEN CH-B DEERFIELD LAND,

L.L.C., AND CH-B DEERFIELD, L.L.C., RECORDED IN OFFICIAL RECORDS BOOK 15792, PAGE 2025, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT III:

PARCEL C

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE S 00°01'24" E, BY AND ALONG THE WESTERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 579.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ALPHA AVENUE, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 795.23 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3464, PAGE 822, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 496.96 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF LENOX AVENUE, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE S 43°47'24" W, BY AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 941.49 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4394, PAGE 725, OF SAID CURRENT PUBLIC RECORDS; THENCE N 00°25'29" W, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 126.68 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE N 89°00'33" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 169.23 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5017, PAGE 588, OF SAID CURRENT PUBLIC RECORDS; THENCE N 01°09'46" W, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 60.02 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE N 88°53'30" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 26.38 FEET; THENCE N 43°47'24" E, AND PARALLEL WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID LENOX AVENUE, A DISTANCE OF 509.96 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3464, PAGE 822; THENCE N 00°14'54" W, BY AND ALONG THE EASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 120.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALPHA AVENUE AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 11133, PAGE 872, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL ALSO

BEING A PART OF THOSE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 6432, PAGE 2338 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AS SHOWN ON THE CITY OF JACKSONVILLE RIGHT OF WAY OF LENOX AVENUE, DATED 9/01/1993, FILED UNDER COUNTY ROAD NUMBER 7 IN THE OFFICE OF THE CITY ENGINEER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALPHA AVENUE, A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID CITY OF JACKSONVILLE RIGHT OF WAY MAP OF LENOX AVENUE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID LENOX AVENUE, A 100 FOOT RIGHT OF WAY, AS ESTABLISHED AND SHOWN ON SAID CITY OF JACKSONVILLE RIGHT OF WAY MAP; THENCE DEPARTING SAID INTERSECTION, S 43°49'26" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 74.65 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF LENOX AVENUE, N 46°10'27" W, A DISTANCE OF 77.11 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF ALPHA STREET; THENCE N 89°45'08" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.32 FEET TO THE POINT OF BEGINNING.