

## EXHIBIT 1

### PARCEL 1:

A portion of Section 29, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at the point of intersection of the Northerly right-of-way of Baymeadows Road Extension, Parcel 101, Florida Department of Transportation Section No. 72028-2504, as said right-of-way is described in Official Records Book 8040, Page 1804, Public Records of said County, with the centerline of Point Meadows Drive, a variable width right-of-way according to plat of Baymeadows Educational Campus recorded in Plat Book 53, Pages 15, 15A-15D, of the current Public Records of said County, and run North 89°02'03" East, along said Northerly right-of-way line, a distance of 50.96 feet to the Southeasterly corner of said Point Meadows Drive, said point being the Southwesterly corner of those lands described in Official Records Volume 10336, Page 1552, said public records; thence continue North 89°02'03" East, along said Northerly right-of-way line and along the Southerly boundary of said lands, a distance of 169.04 feet to the Southeasterly corner thereof and the Point of Beginning.

From the Point of Beginning thus described, continue North 89°02'03" East, along said Northerly right-of-way line, a distance of 698.87 feet to a point of curvature lying in the Westerly right-of-way line of Point Meadows Way, a 60 foot right-of-way, according to plat of Point Meadows Way, recorded in Plat Book 54, Pages 34 and 34A, said current public records; thence departing said Northerly right-of-way line, run Northerly, along said Westerly right-of-way line the following courses: First course, Northeasterly, along the arc of a curve, concave Northwesterly and having a radius of 25.00 feet, an arc distance of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°02'03" East, 35.36 feet; Second course, North 00°57'57" West, a distance of 44.86 feet to a point of curvature; Third Course, Northeasterly, along the arc of a curve, concave Southeasterly and having a radius of 380.00 feet, an arc distance of 198.97 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 14°02'03" East, 196.70 feet; Fourth Course; Northeasterly, along the arc of a curve, concave Northwesterly and having a radius of 320.63 feet, an arc distance of 353.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°33'41" West, 335.97 feet; Fifth Course, North 34°09'25" West, a distance of 182.04 feet to a point of curvature; Sixth Course, Northwesterly, along the arc of a curve, concave Southwesterly and having a radius of 25.00 feet, an arc distance of 37.44 feet to a point on a curve in the Southerly right-of-way line of aforementioned Point Meadows Drive, said arc being subtended by a chord bearing and distance of North 77°03'42" West, 34.04 feet; run thence Southwesterly and Southeasterly, along said right-of-way line of Point Meadows Drive, the following courses: First Course, Southwesterly, along the arc of a curve, concave Northwesterly and having a radius of 727.60 feet, an arc distance of 368.26 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 74°32'01" West, 364.34 feet; Second Course, Southwesterly, along the arc of a curve, concave Southeasterly and having a radius of 465.00 feet, an arc distance of 637.41 feet to a point of non-tangent curve, said arc being subtended by a chord bearing and distance of South 49°45'49" West, 588.66 feet; Third Course, Southwesterly, along the arc of a curve, concave Southeasterly and having a radius of 587.12 feet, an arc distance of 56.09 feet to a point on said curve, said point being the Northwesterly corner of aforementioned lands described in Official Records Volume 10336, Page 1552, said arc being subtended by a chord bearing and distance of South 04°58'57" West, 56.07 feet; thence departing said Southerly right-of-way line, run North 89°02'03" East, along the Northerly boundary of said lands, a distance of 181.54 feet to the Northeasterly corner thereof; run thence South 00°57'57" East, along the Easterly boundary of said lands, a distance of 236.61 feet to the Point of Beginning.