

EXHIBIT 1
Legal Description

Parcel 1

RE #: 159847 0120

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

ALL THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED;

AND

ALL THAT PORTION OF THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED;

AND

THE EASTERLY 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA;

AND

THE EASTERLY 200 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED;

AND

THE EASTERLY 200 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

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LESS AND EXCEPT FROM THE FIRST TWO PARCELS ANY PORTION LYING WITHIN DEEDS RECORDED IN O.R. 3684-816, O.R. 3752-607 AND O.R. 3714-6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel 2 RE #: 159847 0130

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

THE WEST 210 FEET OF THE EAST 410 FEET OF THE SOUTH 312 FEET OF THE NORTH 505 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

Parcel 3 RE #: 159847 0000

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, AS NOW ESTABLISHED.

AND

THE EAST 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE TWO PARCELS ANY PORTION LYING WITHIN DEEDS RECORDED IN O.R. 2940-539, O.R. 3667-740, O.R. 2463-177, O.R. 5615-2119 AND O.R.

5516-3, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel 4

RE #: 159848 0000

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

PART OF THE EASTERLY 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE NORTH LINE OF SAID ABOVE DESCRIBED PARCEL OF

LAND, WHICH POINT IS IN THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, TOWNSHIP 1 NORTH,

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RANGE 28 EAST; THENCE SOUTH 200 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE EAST 26 FEET; THENCE SOUTH 228.5 FEET; THENCE WEST 146 FEET; THENCE NORTH 228.5 FEET; THENCE EAST 120 FEET TO THE POINT OF BEGINNING.

Parcel 5

RE #: 159827 0000

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

PARCEL 1

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE MIDDLE 1/3 OF THAT SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 87 DEGREES 51 MINUTES 05 SECONDS EAST, 1839.33 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID MIDDLE 1/3 AFOREMENTIONED; THENCE NORTH 01 DEGREE 04 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID AFOREMENTIONED MIDDLE 1/3, 1097.95 FEET TO POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 59 MINUTES 31 SECONDS WEST, 562.92 FEET TO A POINT; THENCE NORTH 01 DEGREE 04 MINUTES 11 SECONDS WEST, 210.0 FEET TO A POINT SITUATE IN THE NORTH LINE OF SAID AFOREMENTIONED MIDDLE 1/3; THENCE NORTH 87 DEGREES 59 MINUTES 31 SECONDS EAST ALONG SAID NORTH LINE, 562.92 FEET; THENCE SOUTH 1 DEGREE 04 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID AFOREMENTIONED MIDDLE 1/3, 210.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND

PARCEL 2

BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTH OF CEDAR POINT ROAD, EXCEPT THAT PART THEREOF DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE

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SOUTHWEST 1/4 OF SECTION 31; THENCE SOUTH 0°53'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 1171.29 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°53' 42" WEST, 132.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88°14'02" EAST ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 683.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01°09'25" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 78.4 FEET; THENCE NORTH 87°16'25" WEST, 684.45 FEET TO THE POINT OF BEGINNING.

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