

## EXHIBIT 1

### Legal Description

A portion of Lots 4, 5, 6, 7, 8 and 9, all of Lots 10, 11, 12, 13 and 14, Block 1, together with a portion of Lots 1, 2, 3, 4, 5, 6 and 7, all of Lots 8, 9, 10, 11, 12, 13 and 14, Block 2; together with a portion of Lot 1 and all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 3; together with all of Lots 1, 2, 3, 4, 5 and 6, Block 5; together with a portion of Lots 1 and 2 and all of Lots 12, 13 and 14, Block 6, as shown on the plat of Walsh's Addition to South Jacksonville, as recorded in Plat Book 7, page 30 of the current Public Records of Duval County, Florida; together with a portion of Summerall Avenue, a 50 foot right of way as presently established, and a portion of Summerall Avenue (closed by City Ordinance Numbers D. D. 332 and G. G. 280); together with a portion of Sections 46 and 47 of the William Craig Grant and Section 25, all lying within Township 2 South, Range 26 East, of said County; together with all of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, as shown on the plat of Mitchell Place as recorded in Plat Book 17, page 46 of said current Public Records; together with Service Street, a 50 foot right of way as presently established; together with a portion of Trinity Street, a 50 foot right of way as presently established; together with a portion of Mitchell Place, a variable width right of way as presently established, together with a portion of those lands described and recorded in Official Records Book 1406, Page 406 and Official Records Book 10880, Page 2387 of said current Public Records, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Easterly right of way line of said Mitchell Place with the Southerly right of way line of said Service Street; thence North  $62^{\circ}50'09''$  East, along said Southerly right of way line, 593.57 feet to a point lying on the Westerly right of way line of Philips Highway, a 100 foot right of way as presently established for a Point of Beginning, said right of way line being a curve concave Westerly, having a radius of 17138.73 feet.

From said Point of Beginning, thence Southerly along the arc of said curved Westerly right of way line, through a central angle of  $01^{\circ}10'29''$ , an arc length of 351.42 feet to a point on said curve and its intersection with the Northerly right of way line of said Trinity Street, said arc being subtended by a chord bearing and distance of South  $26^{\circ}29'28''$  East, 351.41 feet; thence South  $24^{\circ}05'30''$  East, 50.02 feet to a point lying on the Westerly right of way line of St. Augustine Road, a variable width right of way as presently established, said Westerly right of way line being a curve concave Westerly, having a radius of 539.77 feet; thence Southerly along the arc of said curved Westerly right of way line, through a central angle of  $15^{\circ}51'20''$ , an arc length of 149.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $14^{\circ}19'08''$  East, 148.90 feet; thence South  $88^{\circ}30'58''$  West, departing said Westerly right of way line and along the Southerly line of said Lot 2, Block 6, a distance of 85.48 feet to the Northeast corner of said Lot 12, Block 6; thence South  $01^{\circ}14'02''$  East, along the Easterly line of said Lot 12, a distance of 49.75 feet to the Southeast corner thereof; thence

South 88°30'58" West, along the Southerly line of said Lot 12 and its Westerly prolongation thereof, a distance of 150.00 feet to a point lying on the Westerly right of way line of said Summerall Avenue; thence South 01°14' 02" East, along said Westerly right of way line, 199.24 feet to the Southeast corner of said Lot 6, Block 5, said point lying on the Northerly right of way line of River Oaks Road, a 40 foot right of way as presently established; thence South 88°30'58" West, along said Northerly right of way line, 100.67 feet to the Southwest corner of said Lot 6; thence North 01°14'02" West, along the Westerly line of said Lots 2, 3, 4, 5 and 6, Block 5, a distance of 278.02 feet to a point lying on said Southerly right of way line of said Trinity Street; thence North 22°27'32" West, 25.00 feet to a point lying on the centerline of said Trinity Street; thence South 67°32'28" West, along said centerline, 417.81 feet to a point lying on the Easterly right of way line of the Florida East Coast Railroad, a 166 foot right of way as presently established, said point also lying on the Westerly line of said Official Records Book 1406, Page 406; thence North 31°04'14" West, along last said line and along the Westerly line of said Mitchell Place, 132.67 feet to the Southwesterly corner of said Lot 32 of said Mitchell Place; thence North 31°12'46" West, continuing along last said line, 801.27 feet to the Northwesterly corner of said Lot 17 of said Mitchell Place; thence North 60°07'41" East, along the Northerly line of said Lot 17, a distance of 129.98 feet to the Northeasterly corner thereof said point lying on the Westerly right of way line of said Mitchell Place; thence North 59°07'56" East, 50.80 feet to the Easterly right of way line of said Mitchell Place, said point also lying on the Westerly prolongation of the Southerly line of Block 2, as shown as the play of Simmons Addition to South Jacksonville, as recorded in Plat Book 6, page 12 of said current Public Records; thence North 73°43'13" East, along last said line of said Section 46, thence North 74°21'22" East, along said Southerly line of Block 2, and along the Southerly termination of Mark Avenue, a 50 foot right of way as presently established, 61.62 feet to the Southeasterly corner of said Southerly termination of Mark Avenue; thence South 07°54'08" East, 103.70 feet to a point lying on the Southerly line of said Official Records Book 10880, Page 2387; thence North 62°28'37" East, along the Southerly line of said lands, 147.23 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 12067, page 1039 of said current Public Records, thence South 26°25'33" East, departing said Southerly line and along the Westerly line of said Official Records Book 12067, page 1039, a distance of 100.04 feet to the Southwesterly corner thereof; thence North 62°26'35" East, along the Southerly line of said lands, 118.26 feet to a point lying on said Westerly right of way line of Philips Highway; thence South 27°10'11" East, along said Westerly right of way line, 301.81 feet to its intersection with the Northerly right of way line of said Service Street thence South 27°12'55" East, 50.00 feet to the Point of Beginning.

Less and Except:

A PORTION OF LOTS 3, 4 AND 5, BLOCK 2 AS SHOWN ON THE PLAT OF WALSH'S ADDITION TO SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 7, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN

SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MITCHELL PLACE (A 50' RIGHT OF WAY AS SHOWN ON THE PLAT OF MITCHELL PLACE, RECORDED IN PLAT BOOK 17, PAGE 46 OF SAID CURRENT PUBLIC RECORDS AND THE SOUTHERLY RIGHT OF WAY LINE OF SERVICE STREET, A 50 FOOT RIGHT OF WAY CLOSED BY ORDINANCE 2008-1078-E); THENCE NORTH  $62^{\circ}50'09''$  EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 593.57 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY, (U.S. HIGHWAY NO. 1, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 17138.73 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 110.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $26^{\circ}40'39''$  EAST, 110.92 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 120.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $26^{\circ}17'29''$  EAST, 120.07 FEET TO A POINT ON SAID CURVE; THENCE SOUTH  $63^{\circ}54'34''$  WEST, LEAVING SAID WESTERLY RIGHT OF WAY LINE, 10.00 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 17128.73 FEET; THENCE NORTHERLY ALONG A CURVE LYING 10 FEET WESTERLY OF AND CONCENTRIC TO SAID WESTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY, AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 120.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $26^{\circ}17'29''$  WEST, 120.00 FEET TO A POINT ON SAID CURVE; THENCE NORTH  $63^{\circ}17'33''$  EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1200 SQUARE FEET MORE OR LESS.