

EXHIBIT 1

Legal Description

Book 9041 pg 1335

PARCEL 20-1 (FEE SIMPLE) "DONATED PARCEL"

A PARCEL OF LAND, COMPRISING A PORTION OF LOTS 1 THRU 7. THOMAS REPLAT. ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF JACKSONVILLE. DUVAL COUNTY, FLORIDA. IN PLAT BOOK 7. PAGE 28. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERNLY RIGHT OF WAY LINE OF PRUDENTIAL DRIVE (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED): WITH THE WESTERLY RIGHT OF LINE OF MONTANA STREET (A 30-FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF REEDS 4TH SUBDIVISION. IN PLAT BOOK 1. PAGE 48. OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY): THENCE NORTH 89°47'27" WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SAID PRUDENTIAL DRIVE. A DISTANCE OF 525.85 FEET TO THE POINT OF THE BEGINNING. THENCE SOUTH 00°23'40" WEST. DEPARTING THE LAST DESCRIBED LINE. A DISTANCE OF 349.55 FEET THENCE SOUTH 89°56'28" WEST. A DISTANCE OF 88.23 FEET. TO THE EASTERLY RIGHT OF WAY' LINE OF ONYX STREET (RIGHT OF WAY VARIES): THENCE NORTH 02°24'36" EAST. A DISTANCE OF 350.25 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID PRUDENTIAL DRIVE: THENCE SOUTH 89°47'27" EAST. ALONG SAID SOUTHERLY RIGHT OF WAY LINE. 75.91 FEET TO THE POINT OF THE BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED FEE SIMPLE PARCEL LYING WITHIN ONYX STREET.

SUBJECT PROPERTY THUS DESCRIBED CONTAINS AN AREA OF 28.704.03 SQ. FT. OR .659 ACRES. MORE OR LESS.

PARCEL 20-2 (FEE SIMPLE)

A PARCEL OF LAND, BEING A PORTION OF LOT 7. THOMAS REPLAT. ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. IN PLAT BOOK 7, PAGE 28, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PRUDENTIAL DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED): WITH THE WESTERLY RIGHT OF LINE MONTANA STREET (A 30-FOOT RIGHT OF WAY AS SHOWN ON PLAT OF REEDS 4TH SUBDIVISION, IN PLAT BOOK 1. PAGE 48. OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY): THENCE NORTH 89;47'27" WEST. DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF MONTANA STREET. AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PRUDENTIAL DRIVE, A DISTANCE OF 625.55 FEET: THENCE SOUTH 00°23'40" WEST. DEPARTING THE LAST DESCRIBED LINE. A DISTANCE OF 312.84 FEET TO THE POINT OF BEGINNING OF SAID PARCEL. THENCE CONTINUE SOUTH 00°23'40" WEST. DEPARTING THE LAST DESCRIBED LINE. A DISTANCE OF 312.84 FEET TO THE POINT OF BEGINNING OF SAID PARCEL: THENCE NORTH 89°56'25" EAST. A DISTANCE OF 7.90 FEET: THENCE NORTH 00°22'00" EAST. A DISTANCE OF 28.70 FEET: THENCE NORTH 44°38'20" WEST. A DISTANCE OF 11.15 FEET. TO THE POINT OF THE BEGINNING.

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SAID PARCEL THUS DESCRIBED CONTAINS AN AREA OF 258.12 SQ. FT. OR 0.006 ACRES. MORE OR LESS.

EXHIBIT A CONTINUED

BOOK 9041 PG 1336

F.E.C. PARCEL (FEE SIMPLE) "PARKING PARCEL"

A PARCEL OF LAND COMPRISING ALL OF BLOCK 17. 25. AND 26. AND A PORTION OF BLOCK -18 OF OKLAHOMA, TOGETHER WITH THOSE PORTIONS OF GARY AND NIRA STREETS PREVIOUSLY CLOSED TO PUBLIC USE, ALL AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1. PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA: ALSO, A PORTION OF LOTS 1. 2. AND 3 OF BLOCK "A" OF REED'S SUBDIVISION, TOGETHER WITH THAT PORTION OF MONTANA AVENUE CLOSED TO PUBLIC USE. ALL AS PER PLAT OF RECORD THEREOF. RECORDED IN PLAT BOOK 1, PAGE 20. OF THE SAID COUNTY RECORDS: ALSO THOSE PARCELS OF RECORD IN OFFICIAL RECORDS VOLUMES (O.R.V.) 5796, PAGE 19 AND 5938 PAGE 1307, OF THE SAID COUNTY RECORDS; TOGETHER WITH THAT REMAINDER OF THE ISAAC HENDRICKS GRANT IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PRUDENTIAL DRIVE (A 50' RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF MONTANA STREET (A 30-FOOT RIGHT OF WAY AS SHOWN ON PLAT OF REEDS 4TH SUBDIVISION, IN PLAT BOOK 1, PAGE 48 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY): THENCE SOUTH 02'28'21" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF SAID PRUDENTIAL DRIVE, AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID MONTANA STREET, A DISTANCE OF 1257.32 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL ACCRUED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) AND SHOWN AS PARCEL 100 ON THAT F.D.O.T. RIGHT OF WAY MAP OF INTERSTATE 95 SECTION NUMBER 72020-2425 SHEET 7 OF SAID PROJECT: THENCE SOUTH 42'20'12" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 24.72 FEET. TO THE NORTHWESTERLY CORNER OF SAID PARCEL 100; THENCE NORTH 46'48'38" WEST. ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 100, A DISTANCE OF 25.55 FEET, TO A POINT OF INTERSECTION OF A CURVE, CONCAVE EASTERLY. HAVING A RADIUS OF 439.28 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25'56'22" WEST. 83.47: THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.80 FEET TO THE POINT OF BEGINNING. BEING A POINT ON THE SOUTHEASTERLY AERIAL EASEMENT LINE OF INTERSTATE 95, AS PER THAT MAP OF SAID PROJECT HAVING SECTION NUMBER 72020-2425. THENCE CONTINUE ALONG THE SAME SAID AFOREMENTIONED CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16'56'49" WEST. 205.99 FEET. AN ARC LENGTH OF 207.81 FEET. TO A POINT ON THE SOUTHEASTERLY LINE OF BLOCK "A" OF THE AFOREMENTIONED REEDS SUBDIVISION: THENCE NORTH 52'40'10" WEST, ALONG THE SAID SOUTHEASTERLY LINE. LINE THEREOF, A DISTANCE OF 28.37 FEET TO AN INTERSECTION WITH THE FORMER EASTERLY RIGHT OF WAY LINE OF MONTANA AVENUE, AS SHOWN ON SAID MAP THEREOF; THENCE SOUTH 02'55'10" WEST. ACROSS SAID FORMER RIGHT OF WAY. A DISTANCE OF 39.95 FEET TO THE WESTERLY RIGHT OF WAY LINE THEREOF BEING ALSO THE EASTERLY

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LINE OF BLOCK 17 OF THE AFOREMENTIONED PLAT OF OKLAHOMA: THENCE SOUTH 27°01'56" EAST. ALONG THE SAID EASTERLY BLOCK LINE THEREOF, A DISTANCE OF 219.70 FEET. TO THE SOUTHEASTERLY CORNER OF SAID BLOCK 17: THENCE SOUTH 65°41'32" WEST. ALONG THE SOUTHEASTERLY LINE THEREOF, AND THE NORTHERLY RIGHT OF WAY LINE OF MANNING STREET '(AN EXISTING 80' RIGHT OF WAY). A DISTANCE OF 311.71 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF KINGS AVENUE (AN EXISTING 80' RIGHT OF WAY): THENCE NORTH 81°18'57" WEST. ALONG THE SAID NORTHERLY RIGHT OF WAY LINE. THEREOF. A DISTANCE OF 253.69 FEET. TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 293.88 FEET. AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°10'15" WEST. 230.71 FEET: THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.09 FEET TO A POINT OF INTERSECTION WITH A CURVE. CONCAVE NORTHWESTERLY. HAVING A RADIUS OF 816.02 FEET AND BEING SUBTENDED BY A CHORD BY A CHORD BEARING AND DISTANCE OF NORTH 41°05'23" EAST. 102.40 FEET: THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.51 FEET TO THE SOUTHERLY LINE OF BLOCK 26 OF THE AFOREMENTIONED PLAT OF OKLAHOMA: THENCE NORTH 89°53'53" WEST. ALONG THE SAID SOUTHERLY LINE A DISTANCE OF 77.49 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID KINGS AVENUE. (AN EXISTING 80' RIGHT OF WAY): THENCE NORTH 00°09'24" EAST. ALONG THE SAID EASTERLY RIGHT OF WAY LINE THEREOF. A DISTANCE OF 546.89 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY AERIAL EASEMENT OF THE AFOREMENTIONED INTERSTATE 95: THENCE SOUTH 82°42'06" EAST. ALONG SAID ARIEL EASEMENT LINE A DISTANCE OF 1.34 FEET TO A NON-TANGENT CURVE IN SAID EASEMENT LINE. SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1020.92 FEET. AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°00'00" EAST, 547.46 FEET: THENCE ALONG THE ARC OF SAID CURVE. A DISTANCE OF 554.23 FEET. TO AN INTERSECTION WITH A NON-TANGENT LINE IN SAID EASEMENT: THENCE SOUTH 28°19'02" EAST. A DISTANCE OF 42.28 FEET. TO A POINT IN SAID LINE: THENCE SOUTH 45°11'24" EAST. A DISTANCE OF 96.98 FEET TO A POINT IN A SAID LINE: THEN SOUTH 42°11'54" EAST. A DISTANCE OF 123.53 FEET TO THE POINT OF THE BEGINNING.

SUBJECT PROPERTY THUS DESCRIBED CONTAINS AN AREA OF 443,214 SQUARE FEET, OR 10.1748 ACRES MORE OR LESS.

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