

## Exhibit 1 – Legal Description

PARCEL A: That certain tract or parcel of land, being a part of the Fred Hartley Grant, Section 44, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as commencing at the intersection of the East right of way line of State Road No. 4 (a 120 foot right of way) with the southerly right of way line of Edgewood Avenue (a 100-foot right of way) thence North 65 degrees 30 minutes East along said southerly right of way line of Edgewood Avenue, 1934.8 feet to a point for the point of beginning; thence continuing North 65 degrees 30 minutes East along said Edgewood Avenue, 91.7 feet; thence South 25 degrees 04 minutes East, 475 feet; thence South 65 degrees 30 minutes West, 91.7 feet; thence North 25 degrees 04 minutes West, 475 feet to the point of beginning.

PARCEL B: That certain tract or parcel of land, being a part of the Fred Hartley Grant, Section 44, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as commencing at the intersection of the East right of way line of State Road No. 4 (a 120 foot right of way) with the southerly right of way line of Edgewood Avenue (a 100-foot right of way) thence North 65 degrees 30 minutes East along said southerly right of way line of Edgewood Avenue, 2026.5 feet to a point for the point of beginning; thence continuing North 65 degrees 30 minutes East along said Edgewood Avenue, 91.7 feet; thence South 25 degrees, 04 minutes East; 475 feet; thence South 65 degrees 30 minutes West, 91.7 feet; thence North 25 degrees 04 minutes West, 475 feet to the point of beginning,