

Exhibit 1
Legal Description

PARCEL 1

PART OF LOT 8 (EXCEPT STREET AND HIGHWAY RIGHT OF WAY), COMMISSIONERS SUBDIVISION, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, IN DUVAL COUNTY, FLORIDA.

PARCEL 2

PART OF LOTS 1 AND 2 BLOCK 1 (EXCEPT THE SOUTH 100.00 FEET THEREOF, AND EXCEPT PART IN STREET AND HIGHWAY RIGHT OF WAY), SWEETWATER PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 30, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3

PART OF LOT 16 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4

PART OF LOT 17 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 5

PART OF LOT 18 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6

PART OF LOT 19 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 7

PART OF LOT 20 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 8

PART OF LOT 21 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 1 ALSO BEING DESCRIBED AS FOLLOWS:

PART OF LOT 8, OF PARTITION OF ESTATE OF CAMDEN SADLER, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AND RUNNING THENCE NORTH 204 FEET TO A STAKE, THENCE EAST 908 FEET TO A STAKE, THENCE SOUTH 204 FEET TO A STAKE, THENCE WEST 908 FEET TO POINT OF BEGINNING, BEING LOT 8, OF PARTITION OF ESTATE OF CAMDEN SADLER, LESS AND EXCEPT THAT PART CONVEYED FOR STATE ROAD RIGHT OF WAY FOR STATE ROAD 9-A (I-295) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3043, PAGE 1047, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCELS 2, 4, 5, 6, 7 AND 8 ALSO DESCRIBED AS FOLLOWS:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING IN AND BEING PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LOTS 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 1, SAID SWEETWATER PARK, S.88°09'20"W., BY AND ALONG THE NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 30.0 FEET TO THE WESTERLY RIGHT OF WAY OF BETHEL ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED FOR A POINT OF BEGINNING; THENCE S.00°34'30"E., BY AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 559.84 FEET; THENCE S.88°08'30"W., PARALLEL WITH AND 100 FEET NORTHERLY FROM THE SOUTH BOUNDARY OF SAID LOTS 1 AND 2, A DISTANCE OF 225.70 FEET TO THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY I-95; THENCE N.23°42'49' W BY AND ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 125.00 FEET TO THE EAST BOUNDARY OF LOT 16, RINGOLD PARK; THENCE N.00°34'30"W., BY AND ALONG SAID EAST BOUNDARY, A DISTANCE OF 50.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE S.89°01'20"W., BY AND ALONG THE NORTH BOUNDARY OF SAID LOT 16, A DISTANCE OF 21.72 FEET TO AFOREMENTIONED EASTERLY RIGHT OF WAY OF I-295; THENCE N.23°42'49"W BY AND ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 422.92 FEET TO THE NORTH BOUNDARY OF LOT 21, RINGOLD PARK; THENCE N.88°09'20" E., BY AND ALONG THE NORTH

BOUNDARY OF RINGOLD PARK AND SWEETWATER PARK, A DISTANCE OF 492.78 FEET TO WEST RIGHT OF WAY OF BETHEL ROAD AND THE POINT OF BEGINNING.

ALL OF THE ABOVE PROPERTY BEING FURTHER DESCRIBED AS FOLLOWS:

PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 112, CEDAR HILLS ESTATES UNIT 11, AS RECORDED IN PLAT BOOK 31, PAGE 67 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $88^{\circ}-05'-46''$ WEST, 267.82 FEET, TO THE NORTHWEST CORNER OF BETHEL ROAD EAST (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH $00^{\circ}-33'-10''$ EAST, 560.40 FEET ALONG THE WEST LINE OF SAID BETHEN ROAD EAST; THENCE SOUTH $88^{\circ}-05'-20''$ WEST, 255.31 FEET, TO THE EASTERLY LINE OF INTERSTATE HIGHWAY NO 295 (I-295 A LIMITED ACCESS VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH $24^{\circ}-59'-59''$ WEST, 224.50 FEET, ALONG THE EASTERLY LINE OF SAID I-295, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5,639.58 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EASTERLY LINE OF SAID I-295, THROUGH A CENTRAL ANGLE OF $06^{\circ}-01'-59''$, AN ARC DISTANCE OF 593.83 FEET (CHORD BEARING AND DISTANCE OF NORTH $21^{\circ}-58'-59''$ WEST, 593.56 FEET) TO THE SOUTH LINE OF BLOCK 112 OF SAID CEDAR HILLS ESTATES UNIT 11, THENCE NORTH $88^{\circ}-04'-28''$ EAST, 832.87 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 112, TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 7, BLOCK 112 OF SAID CEDAR HILLS ESTATES UNIT 11; THENCE SOUTH $00^{\circ}-35'-19''$ EAST, 204.00 FEET ALONG A WEST LINE OF SAID BLOCK 112, TO THE POINT OF BEGINNING.