

EXHIBIT 1

Legal Description

PARCEL 1

THE EAST ½ OF LOT 7, THE WEST ½ OF LOT 8, BLOCK 102, RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FL.

PARCEL 2

LOTS 9 AND 10, BLOCK 102, RIVERSIDE RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DEUVAL COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF OSCEOLA STREET ADJACENT TO SAID LOT 10 CLOSED AND ABANDONED BY ORDINANCE 2003-1025-E AS RECORDED IN OFFICIAL RECORDS 11465, PAGE 1021 OF SAID PUBLIC RECORDS.

PARCEL 3

LOTS 6, 7, 8, 9, AND 10, BLOCK 103, RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF ROSSELLE STREET AND OSCEOLA STREET CLOSED AND ABANDONED BY ORDINANCE 2003-1025-E AS RECORDED IN OFFICIAL RECORDS 11465, PAGE 1021 OF SAID PUBLIC RECORDS DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 10 THENCE SOUTH 76 DEGREES 02'09" WEST ALONG THE FORMER SOUTHERLY RIGHT OF WAY LINE OF SAID ROSSELLE STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 490.15 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE SOUTH 14 DEGREES 28'33" EAST ALONG THE FORMER RIGHT OF WAY LINE OF OSCEOLA STREET (A 60' RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 125.07 FEET; THENCE NORTH 76 DEGREES 01'53" WEST 10.00 FEET TO TH PRESENT RIGHT OF WAY LINE OF SAID OSCEOLA STREET; THENCE 14 DEGREES 28'33" WEST ALONG SAID PRESENT RIGHT OF WAY LINE OF SAID ROSSELLE STREET A DISTANCE OF 135.07 FEET; THENCE NORTH 76 DEGREES 02'09" EAST ALONG THE PRESENT RIGHT OF WAY LINE THEREOF TO IT'S INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF COPELAND STREET (AN 80' RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 500.15 FEET; THENCE SOUTH 14 DEGREES 28'33' EAST 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF LOTS 1, 2, 3, 4, 6, AND 7 AND ALL OF LOT 5, BLOCK 108 AND A PORTION OF LOTS 1, 2, AND 9, BLOCK 109 RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF ROSSELLE STREET CLOSED AND ABANDONED BY ORDINANCE 2003-1025-E AS RECORDED IN OFFICIAL RECORDS 11465, PAGE 1021 OF SAID PUBLIC RECORDS AND THAT PORTION OF OSCEOLA STREET CLOSED AND ABANDONED BY ORDINANCE 90-202-69 AS RECORDED IN OFFICIAL RECORDS 6873, PAGE 938 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARL DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COPELAND STREET (AN 80' RIGHT OF WAY AS NOW ESTABLISHED) AND THE NORTHERLY RIGHT OF WAY LINE OF ROSSELLE STREET (A 60' RIGHT OF WAY AT THIS POINT) SAID POINT BEARING SOUTH 14 DEGREES 29'20" EAST, 10.00' FROM THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 108; RIVERSIDE; THENCE SOUTH 76 DEGREES 02'09" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 500.10 FEET; THENCE NORTH 14 DEGREES 32'06" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET; THENCE SOUTH 76 DEGREES 02'09" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 224.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF SAID LOT 2. BLOCK 109, RIVERSIDE; THENCE NORTH 14 DEGREES 29'26" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 58.77 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE I-10 A LIMITED ACCESS RIGHT OF WAT (A VARIABLE WIDH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHERLY AND EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 14 COURSES AND DISTANCES, NORTH 42 DEGREES 38'01" EAST 120.38 FEET, NORTH 76 DEGREES 02'05" EAST 13.93 FEET, NORTH 14 DEGREES 46'20" WEST 5.38 FEET, NORTH 74 DEGREES 05'38" EAST 54.96 FEET, NORTH 51 DEGREES 47'56" EAST 23.29 FEET, NORTH 74 DEGREES 59'06" EAST 40.95 FEET, SOUTH 86 DEGREES 54'34" EAST 23.13 FEET, NORTH 75 DEGREES 51'21" EAST 62.46 FEET, NORTH 77 DEGREES 39'56" EAST 35.66 FEET, SOUTH 23 DEGREES 03'43" EAST 10.08 FEET, NORTH 76 DEGREES 02'05" EAST 34.27 FEET, SOUTH 88 DEGREES 20'02" EAST 37.55 FEET, SOUTH 88 DEGREES 53'27" EAST 103.82 FEET, NORTH 82 DEGREES 52'15" EAST 100.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BLOCK 108; THENCE SOUTH 89 DEGREES 27'00" EAST A DISTANCE OF 103.74 FEET TO IT INTRSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID COPELAND STREET; THENCE SOUTH 14 DEGREES 29'20" EAST A DISTANCE 62.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION AS MORE PARTICULARLY DESCRIBED AND RECORDED IN THAT ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 18389, PAGE 2245, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.