

Exhibit 1
Legal Description

RE# 147280 0010

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF TRACT A, SHARPSBURG ACCORDING TO PLAT BOOK THEREOF RECORDED IN PLAT BOOK 18, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE SOUTH 25 FEET TO SOUTH LINE OF STREET, THENCE WEST 45 FEET TO PLAT OF BEGINNING, THENCE CONTINUE WEST 371 FEET, THENCE SOUTH 251.6 FEET, THENCE EAST 192.5 FEET, THENCE NORTH 119 FEET, THENCE EAST 170 FEET, THENCE NORTH 126.5 FEET TO PLACE OF BEGINNING. LESS AND EXCEPT LANDS DESCRIBED IN O.R. BOOK 6627, PAGE 1149, SAID PUBLIC RECORDS. TOGETHER WITH: PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF TRACT A, SHARPSBURG ACCORDING TO PLAT BOOK THEREOF RECORDED IN PLAT BOOK 18, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE SOUTH 25 FEET TO SOUTH LINE OF STREET, THENCE WEST 45 FEET TO PLAT OF BEGINNING, THENCE SOUTH 00 DEGREES 31 MINUTES 34 SECONDS WEST, 132.61 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 171.24 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 34 SECONDS WEST, 118.37 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 28 SECONDS WEST, 191.99 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 34 SECONDS EAST, 250.61 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 363.23 FEET TO THE POINT OF BEGINNING.

Together with:

RE# 147279-0000

DEED BOOK 969, PAGE 416

PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON IN THE SOUTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF SECTION 6, 248.56 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 6; THENCE NORTH 1 DEGREE WEST ALONG THE EAST SIDE OF A PROPOSED ROAD 584 FEET, MORE OR LESS, TO AN IRON; THENCE NORTH 88 DEGREES 31 MINUTES EAST 202.5 FEET, MORE OR LESS, TO AN IRON IN THE WEST LINE OF LAND CONVEYED BY DANIEL HAYWOOD, AND WIFE, TO ISABELLE TADDON, BY DEED DATED MAY 25, 1885, AND RECORDED IN DEED BOOK "BV" PAGE 791, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID LAND 176 FEET, MORE OR LESS, TO AN IRON IN THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 88 DEGREES 31 MINUTES EAST ALONG THE SOUTH LINE OF SAID LAND 244 FEET, MORE OR LESS, TO AN IRON IN THE NORTHWEST CORNER OF LAND CONVEYED BY DANIEL HAYWOOD AND WIFE, TO GEORGE B. CLARKE, BY DEED DATED APRIL 23, 1888, AND RECORDED IN DEED BOOK "BQ" PAGE 213, FORMER PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID LAND 408 FEET, MORE OR LESS, TO AN IRON IN THE SOUTHWEST CORNER OF SAID LAND, AND IN THE SOUTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF SECTION 6;

THENCE SOUTH 88 DEGREES 31 MINUTES WEST ALONG SAID SOUTH LINE 446.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS ACCORDING TO SURVEY MADE BY ELLIS, CURTIS, & KOOKER, DATED NOVEMBER 6, 1942.

LESS AND EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1735, PAGE 176, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYORS DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6; THENCE NORTH 89°18'01" EAST, ALONG THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, AND ALONG THE FORMER NORTHERLY RIGHT OF WAY LINE OF CLYDO ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 248.56 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 969, PAGE 416 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°11'29" WEST, ALONG LAST SAID LINE, 12.00 FEET TO THE CURRENT RIGHT OF WAY LINE OF SAID CLYDO ROAD, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°11'29" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 572.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16433, PAGE 51 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°18'01" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 202.50 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16433, PAGE 53 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°11'29" EAST, ALONG LAST SAID LINE, 176.00 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°18'01" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20506, PAGE 709 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 244.00 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16419, PAGE 1700 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°11'29" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16804, PAGE 849 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 396.00 FEET TO THE AFORESAID CURRENT NORTHERLY RIGHT OF WAY LINE OF CLYDO ROAD; THENCE SOUTH 89°18'01" WEST, ALONG LAST SAID LINE, 446.50 FEET TO THE POINT OF BEGINNING.

THE PARCELS DESCRIBED ABOVE ARE ONE AND THE SAME.

Together with:

RE#147280-0025

A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT A, AS SHOWN ON THE PLAT OF SHARPSBURG, AS RECORDED IN PLAT BOOK 18, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°31'29" EAST, 25.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TABERNACLE PLACE SOUTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°27'59" WEST, ALONG LAST SAID LINE, 45.00 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12415, PAGE 1005, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°00'27" EAST, ALONG LAST SAID LINE, 132.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'27" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 293.35 FEET; THENCE SOUTH 89°14'39" WEST, 167.44 FEET; THENCE NORTH 01°21'28" WEST, 176.26 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1643, PAGE 51 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°09'34" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS 118.37 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°40'21" EAST, ALONG LAST SAID LINE, 171.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 50,058 FEET, OR 1.15 ACRES, MORE OR LESS.