

EXHIBIT 1
Legal Description

Parcel A

A portion of the William Craig Grant, Section 46, Township 2 South, Range 26 East, Duval County, Florida, also being Lots 1 through 10, Block 14, Lots 1 through 10, Block 15, Fletcher Park, as recorded in Plat Book 7, page 14 of the current Public Records of said County; also being those lands described and recorded in Official Records Book 14000, page 782, Official Records Book 14090, page 379 and a portion of those lands described and recorded in Official Records Book 14428, page 1821, said Public Records; together with that portion of Thacker Avenue, a 50 foot right of way as presently established, closed by Ordinance 2006-831-E, recorded in Official Records Book 13494, page 144, said Public Records; being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Lot 10, Block 14, Fletcher Park; thence South $62^{\circ}07'15.00''$ West, along the Northerly right of way line of Alford Place, a 50 foot right of way as presently established, a distance of 327.21 feet; thence along the Northeasterly line of a right of way taking described as Parcel 109.2, recorded in Official Records Book 11507, page 2207, said Public Records, the following four (4) courses: 1) North $74^{\circ}56'13.70''$ West, 15.54 feet; 2) North $27^{\circ}55'09.00''$ West, 5.20 feet; 3) South $58^{\circ}44'51.00''$ West, 5.26 feet; 4) North $74^{\circ}56'12.70''$ West, 10.54 feet to a point lying on the Easterly right of way line of Hendricks Avenue (State Road No. 13), a 60 foot right of way as presently established; thence North $31^{\circ}14'14.10''$ West, along said Easterly right of way line, 306.18 feet; thence North $23^{\circ}52'12.60''$ East, along the Southeasterly line of a right of way taking described as Parcel 109.1, said Official Records Book 11507, page 2207, a distance of 35.06 feet; thence North $62^{\circ}05'19.00''$ East, along the Southerly right of way line of Atlantic Boulevard, an 80 foot right of way as presently established, a distance of 341.89 feet; thence South $27^{\circ}53'49.00''$ East, along the Westerly right of way line of Mango Place, a 50 foot right of way as presently established, a distance of 350.25 feet to the Point of Beginning.

- Containing 2.88 acres, more or less.

Parcel C

A portion of the William Craig Grant, Section 46, Township 2 South, Range 26 East, Duval County, Florida, also being Lots 1 through 9, Block 17, Fletcher Park, as recorded in Plat Book 7, page 14 of the current Public Records of said County, also being those lands described and recorded in Official Records Book 13321, page 2037, Official Records Book 13322, page 804, Official Records Book 13440, page 220 and a portion of those lands described and recorded in Official Records Book 14149, page 1663, said Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Lot 9, Block 17, Fletcher Park; thence North $27^{\circ}05'90.00''$ West, along the Easterly right of way line of Minerva Place, a 50 foot right of way as presently established, a distance of 349.86 feet; thence North $62^{\circ}05'14.70''$ East, along the Southerly right of way line of Atlantic Boulevard, an 80 foot right of way as presently established, a distance of 150.05 feet; thence South $27^{\circ}05'10.10''$ East, along the Westerly right of way line of Arcadia Place, a 50 foot right of way as presently established, a distance of 279.90 feet; thence along the Northerly and Westerly lines of those lands described and recorded in Official Records Book 12234, page 2435, said Public Records, the following two (2) courses: 1) South $62^{\circ}05'22.00''$ West, 75.03 feet; 2) South $27^{\circ}05'24.60''$ East, 69.98 feet; thence South $62^{\circ}06'14.00''$ West, along the Northerly right of way line of Alford Place, a 50 foot right of way as presently established, a distance of 74.98 feet to the Point of Beginning.

Containing 1.08 acres, more or less.

Parcel D

A portion of the William Craig Grant, Section 46, Township 2 South, Range 26 East, Duval County, Florida, also being all of Lot 2, Block 19, Fletcher Park, as recorded in Plat Book 7, page 14, of the current Public Records of said County, together with the North 6.50 feet of Lot 4, Block 19, Replat of Blocks 18 and 19, Fletcher Park, as recorded in Plat Book 8, page 28, said Public Records, also being a portion of those lands described and recorded in Official Records Book 14428, page 1821, said Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Lot 2, Block 19, Fletcher Park; thence South 28 006 1 19" East, along the Westerly right of way line of Minerva Place, a 50 foot right of way as presently established, a distance of 76.26 feet; thence South 61 059'57" West, along the Northerly line of those lands described and recorded in Official Records Book 15656, page 1955, said Public Records, a distance of 75.34 feet; thence North 27 044 1 21" West, along the Easterly line of those lands described and recorded in Official Records Book 16248, page 2437, said Public Records, a distance of 76.58 feet; thence North 62 0 14 1 33" East, along the Southerly right of way line of Alford Place, a 50 foot right of way as presently established, a distance of 74.85 feet to the Point of Beginning.

Containing 0.13 acres, more or less.

Parcel E

A portion of the William Craig Grant, Section 46, Township 2 South, Range 26 East, Duval County, Florida, also being all of Lots 7 and 8, Block 16, Fletcher Park, as recorded in Plat Book 7, page 14, of the current Public Records of said County, also being those lands described and recorded in Official Records Book 14149, page 1663, said Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Lot 8, Block 16, Fletcher Park; thence South 27 051 1 56" East, along the Westerly right of way line of Minerva Place, a 50 right of way as presently established, a distance of 70.05 feet; thence South 62 005 1 16" West, along the Northerly line of those lands described and recorded in Official Records Book 10672, page 1733, said Public Records, a distance of 149.97 feet; thence North 27 0 54 1 35" West, along the Easterly right of way line of Mango Place, a 50 foot right of way as presently established, a distance of 70.03 feet; thence North 62 0 04 1 51" East, along the Southerly line of Lots 5 and 6, said Block 16, a distance of 150.02 feet to the Point of Beginning.

Containing 0.24 acres, more or less.