

Exhibit 1
Legal Description

Head Start Parcel:

A PORTION OF LOT 3, ALL OF LOTS 4, 5, 6, 7, A PORTION OF LOTS 8, 9, 10, AND 11, BLOCK 3 OF L'ENGLE AND HARRIS OR HARRIS AND BRADY'S UNRECORDED SUBDIVISION OF THE EASTERN ISSAC HENDRICKS GRANT, SECTION 40, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THAT LAND AS RECORDED IN AND DESCRIBED BY OFFICIAL RECORDS BOOK 5888, PAGE 1549, LESS AND EXCEPT THE WESTERLY 140 FEET THEREOF, ALSO LESS AND EXCEPT THAT PORTION OF THAT LAND RECORDED AS (PARCEL B) IN OFFICIAL RECORDS BOOK 9534, PAGE 107, LYING THEREIN, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF "RAILS TO TRAILS", FORMERLY THE "CSX RAILROAD AND THE SEABOARD AIRPLANE RAILROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF MYRTLE STREET, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, THENCE NORTHERLY ALONG LAST SAID RIGHT OF WAY LINE, NORTH 06°34'40" W, A DISTANCE OF 54.39 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEST UNION STREET, A 50' RIGHT OF WAY AS NOW ESTABLISHED; THENCE WESTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF UNION STREET, NORTH 88°47'02" W., A DISTANCE OF 247.99 FEET, TO THE EASTERLY LINE OF THE WEST 140 FEET OF THAT LAND RECORDED IN OFFICIAL RECORDS BOOK 5888, PAGE 1549 AND THE EASTERLY LINE OF (PARCEL B) AS RECORDED IN OFFICIAL RECORDS BOOK 9534, PAGE 107; THENCE SOUTHERLY ALONG LAST SAID EASTERLY LINE, SOUTH 00°00'05" WEST, A DISTANCE OF 265.15 FEET TO THE SOUTHEAST CORNER OF SAID (PARCEL B) AS RECORDED IN OFFICIAL RECORDS BOOK 9534, PAGE 107 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID "RAILS TO TRAILS"; THENCE EASTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF "RAILS TO TRAILS" AND THE SOUTHEASTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5888, PAGE 1549, NORTH 49°34'47" EAST, A DISTANCE OF 317.50 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.89 ACRES MORE OR LESS.