

EXHIBIT 1
Legal Descriptions

2100 and 2039 Forest Street (RE# 089920-0000 and 089549-0000)

A PORTION OF THE ROSS GRANT, SECTION 56, TOWNSHIP 2 SOUTH RANGE 26 EAST, DUVAL COUNTY FLORIDA; ALSO, A PORTION OF LOTS 1 THRU 6, AS SHOWN ON ROSEVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 48; AND LOTS 5-8 AND A PORTION OF 9, AS SHOWN IN MARIE ROHR'S ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 128 ALL OF THE FORMER PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FOREST STREET (A VARIABLE WIDTH RIGHT OF WAY), WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 OF SAID MARIE ROHR'S ADDITION; THENCE NORTH 67°01'35" WEST, 754.57 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF GOODWIN STREET (A 50 FOOT RIGHT OF WAY); THENCE NORTH 23°25' 10" EAST, ALONG LAST SAID EASTERLY LINE 614.34 FEET; THENCE SOUTH 67°01'35" EAST, 717.74 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF MARGARET STREET (A 50 FOOT RIGHT OF WAY); THENCE SOUTH 14°16'10" WEST, ALONG LAST SAID RIGHT OF WAY LINE 341.48 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LOT 4 OF SAID BLOCK 5 OF AFORESAID MARIE ROHR'S ADDITION: THENCE NORTH 67°01'35" WEST, ALONG LAST SAID LINE 62.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 5; THENCE SOUTH 14°16'10" WEST, ALONG LAST SAID LINE, 280.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES MORE OR LESS

0 Margaret Street (RE# 089546-0000)

The North 67 feet of Lot 3 and all of Lot 4, Block 5, Rohr's Addition to Brooklyn, according to plat recorded in Plat Book 1, Page 128, of the former public records of Duval County, Florida.

0 Forest Street (RE# 089541-0000)

Lots 1, 2 and the southerly three feet of Lot 3, Block 5, of Rohr's Addition to Brooklyn, according to plat thereof, recorded in Plat Book 1, page 12 8, of the former public records of Duval County, Florida.