

Exhibit 1  
Legal Description

PART OF BLOCKS 67 AND 68, SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND PARTS OF THOSE STREETS AND ALLEYS AS CLOSED BY ORDINANCE NO. K-6 OF THE CITY OF JACKSONVILLE, FLORIDA, ALL BEING A PART OF THOSE LANDS AS DESCRIBED IN DEED BOOK 1176, PAGES 154 AND 155 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET (AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF WALNUT STREET (AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 339.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHERLY, PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 300.00 FEET; THENCE RUN WESTERLY, PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 26.24 FEET; THENCE RUN NORTHERLY, PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 99.70 FEET; THENCE RUN EASTERLY, PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 89.62 FEET TO AN ANGLE POINT; THENCE RUN AT A DEFLECTION OF 31°25' TO THE LEFT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 82.77 FEET TO AN ANGLE POINT; THENCE RUN AT A DEFLECTION OF 24°43' TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 69.11 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL "A", AS DESCRIBED IN SAID DEED BOOK 1176, PAGES 154 AND 155; THENCE RUN SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL "A", A DISTANCE OF 12.64 FEET TO AN ANGLE POINT; THENCE CONTINUE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL "A", SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF THE ST. JOHNS RIVER TERMINAL COMPANY RAILROAD, A DISTANCE OF 440.45 FEET TO THE EASTERLY PROJECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET; THENCE RUN WESTERLY ALONG THE EASTERLY PROJECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET AND ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 255.90 FEET TO THE POINT OF BEGINNING.