

Exhibit 1
Legal Description

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF PALOFAX STREET (A 50.0 FOOT RIGHT-OF-WAY) WITH THE NORTH LINE OF KINGS ROAD (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 02°05'41" EAST, 295.00 FEET, ALONG THE WEST LINE OF SAID PALOFAX STREET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°53'41" WEST, 229.65 FEET; THENCE SOUTH 01°48'54" WEST, 192.40 FEET, TO THE NORTH LINE OF SAID KINGS ROAD; THENCE SOUTH 65°35'35" EAST, 247.04 FEET, ALONG THE NORTH LINE OF SAID KINGS ROAD, TO THE POINT OF BEGINNING.

CONTAINING 55,788.79 SQUARE FEET AND/OR 1.2807 ACRES.