

**Exhibit 1**

**Legal Description**

PART OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOUR (4), TOWNSHIP ONE (1) SOUTH, RANGE TWENTY-SIX (26) EAST, BEING A PART OF PARCEL "A" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9392, PAGE 1443, LESS AND EXCEPT LANDS DESCRIBED IN SPECIAL WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 10391, PAGE 60; OFFICIAL RECORDS BOOK 10708, PAGE 2111; OFFICIAL RECORDS BOOK 10973, PAGE 978; AND OFFICIAL RECORDS BOOK 11115, PAGE 969 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 8, VICTORIA PRESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 8 THROUGH 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAME BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9752, PAGE 931 OF SAID PUBLIC RECORDS; THENCE SOUTH 0°09'03" EAST ALONG THE WEST LINE OF SAID LANDS AND ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9752, PAGE 933 OF SAID PUBLIC RECORDS, 143.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JENNINGS ROAD, BEING A 64 FOOT WIDE PUBLIC RIGHT OF WAY; THENCE SOUTH 89°24'30" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1350.28; THENCE NORTH 0°11'39" WEST, 320.49 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AS "ADDITIONAL HOME DEPOT PARCEL" IN OFFICIAL RECORDS BOOK 10391, PAGE 60 OF SAID PUBLIC RECORDS OF DUVAL COUNTY; THENCE NORTH 89°24'06" EAST ALONG THE SOUTH LINE OF LAST MENTIONED LANDS, 1350.19 FEET TO THE WEST LINE OF AFOREMENTIONED TRACT 8; THENCE 0°15'38" EAST ALONG SAID WEST LINE, 177.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 9.94 ACRES, MORE OR LESS.