

Exhibit 1

LEGAL DESCRIPTION

Lot 9, Broward Subdivision of Lot 3, Section 7, Township 1 South, Range 27 East, together with riparian rights, if any thereunto appertaining. Less and Except that portion taken by Duval County and the State Road Department of Florida pursuant to an Order of Taking in Case Number 64-2687-L in Official Records Volume 2341, Page 282, of the Public Records of Duval County, Florida.