



EXHIBIT "1"

That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, described as:

Parts of the Southeast 1/4 of the Southeast 1/4 of Section 27 and of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 34 in Township 2 South, Range 25 East, Duval County, Florida, and more particularly described as follows:

Begin at the Northeast corner of Lot 1, Block 2, Normandy Village, Unit 1, as recorded in Plat Book 27, Page 96 of the Public Records of Duval County, Florida; thence South 0 degrees 28 minutes 50 seconds West along the East line of said Normandy Village, Unit 1, a distance of 622.45 feet to the South line of the said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 34; thence North 89 degrees 35 minutes 20 seconds East along the said Southerly line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, a distance of 137.75 feet; thence North 0 degrees 28 minutes 50 seconds East parallel with the aforementioned East line of Normandy Village, Unit 1, a distance of 679.71 feet to a point in the Southerly right of way line of Normandy Boulevard (State Road No. 204) that is North 67 degrees 09 minutes 03 seconds East, a distance of 150 feet from the Point of Beginning; thence Southwesterly along the Southerly right of way line of Normandy Boulevard to the POINT OF BEGINNING.

LESS AND EXCEPTING from the above parcel the following described lands conveyed in Official Records Book 3108, Page 654, of the current Public Records of Duval County, Florida:

Lying Southerly of and within 65 feet of the survey line of State Road 228, Section 72120-2507 between survey line Station 809+36.5 and Station 809+51.5, said survey line and survey line Stations being described as follows:

Commence on the West line of Section 27, Township 2 South, Range 25 East at a point 701 feet Northerly from the SW corner thereof said point being on the arc of a curve concave to the Northwesterly having a radius of 11459.16 feet, thence from a tangent bearing of N. 67°06'54" E., run thence Northeasterly along said curve through an angle of 00°35'53" a distance of 119.62 feet, run thence S. 23°28'59" E. 50 feet to the POINT OF BEGINNING of the parcel of land hereinafter described, continue thence S. 23°28'59" E. 15 feet, run thence Northeasterly parallel to and 15 feet Southerly from the Southerly 50 foot right of way line of Normandy Blvd. a distance of 15 feet, run thence Northwesterly 15 feet to the Southerly right of way line of Normandy Blvd. at a point 15 feet Northeasterly from the Point of Beginning, run thence Southwesterly along the Southerly right of way line of Normandy Blvd. 15 feet to the POINT OF BEGINNING.