

EXHIBIT "1"
Property

PARCEL 1

Part of the Northeast 1/4 of Section 10, Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida being more particularly described as follows:

BEGINNING at the intersection of the Westerly right of way line of Pulaski Road and the Southerly right of way line of New Berlin Road, both being a 60 foot right of way as now established; thence South 00 degrees 04 minutes 30 seconds East along the said Westerly right of way line of Pulaski Road a distance of 135.0 feet; thence South 89 degrees 56 minutes West a distance of 160.0 feet; thence North 00 degrees 04 minutes 30 seconds West and parallel to said Westerly right of way line of Pulaski Road a distance of 86.59 feet to a point in the said Southerly right of way line of New Berlin Road; thence North 73 degrees 05 minutes East along said Southerly right of way line a distance of 167.17 feet to the POINT OF BEGINNING.

LESS AND EXCEPT those lands as described in Official Records book 7300, page 2135.

PARCEL 2

LOT 6, PART OF THE NE 1/4 OF SECTION 10, SUBDIVISION OF THE JOHN BROWARD GRANT, U.S. SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, BOTH BEING A 60' RIGHT OF WAY AS NOW ESTABLISHED; THENCE S. 0°04'30" E. ALONG SAID WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD A DISTANCE OF 215.0 FEET; TO THE POINT OF BEGINNING;

THENCE CONTINUE S. 0°04'30" E. ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 80.0 FEET; THENCE S. 89°56' W. A DISTANCE OF 160.0 FEET; THENCE N. 0°04'30" W. AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD A DISTANCE OF 80.0 FEET; THENCE N. 89°56' E. A DISTANCE OF 160.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3

LOT 7, PART OF THE NE 1/4 OF SECTION 10, SUBDIVISION OF THE JOHN BROWARD GRANT, U.S. SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, BOTH BEING A 60' RIGHT OF WAY AS NOW ESTABLISHED; THENCE S. 0°04'30" E. ALONG SAID WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD A DISTANCE OF 135.0 FEET; TO THE POINT OF BEGINNING;

THENCE CONTINUE S. 0°04'30" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 80.0 FEET; THENCE S. 89°56' W. A DISTANCE OF 160.0 FEET; THENCE N. 0°04'30" W. AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD A DISTANCE OF 80.0 FEET; THENCE N. 89°56' E. A DISTANCE OF 160.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART IN ROAD RIGHT OF WAY FROM ALL PARCELS