

LEGAL DESCRIPTION

EXHIBIT 1

All of Lots 3, 4 and 9, the North 60.00 feet of Lot 8, the South 10.00 feet of the West 10.00 feet of Lot 2, and the South 10.00 feet of the East 40.00 feet of Lot 10, Block 29, Chamberlain and Barretts Subdivision, recorded in Plat Book 1, Page 120, Duval County, Florida, all of the former public records of said County, plus a narrow strip of land immediately South of the Southerly line of Lot 4 and the Northerly 60.00 feet (less and except portion lying in road right of way) of Lot 8, of said Block 29, said Parcel being more particularly described as follows:

Begin at the Northeast corner of said Lot 3, the said Point of Beginning being South 21 degrees 00 minutes West 120.00 feet, and measured along the Westerly line of Park Street from the Southerly line of Post Street; thence continue South 21 degrees 00 minutes West 120.00 feet along the said Westerly line of Park Street; thence Westerly along the Southerly face of an existing four-story brick building, a distance of 134.00 feet, more or less, to the Southwest corner of said four-story brick building; thence Northerly along the Westerly line of said four-story brick building 0.38 feet; thence Westerly to the Easterly line of Margaret Street, said point being North 68 degrees 42 minutes 30 seconds West 194.68 feet from a point in the Westerly line of Park Street, that is 240.00 feet Southerly of the Southerly line of Post Street; thence North 15 degrees 40 minutes 30 seconds West, 150.05 feet along the Easterly line of said Margaret Street; thence South 68 degrees 43 minutes 50 seconds East, 124.29 feet; thence North 21 degrees 00 minutes East, 10.00 feet; thence North 68 degrees 43 minutes 50 seconds East 50.00 feet; thence South 21 degrees 00 minutes West 10.00 feet; thence South 68 degrees 43 minutes 50 seconds East 110.00 feet to the Point of Beginning.