

# Exhibit 1

MAP SHOWING BOUNDARY SURVEY OF:

A PORTION OF LOTS 2 AND 3, BLOCK "C", AS SHOWN ON MAP OF HAGAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF SAID LOT 2, WITH A NORTH RIGHT OF WAY LINE OF EMERSON STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 53°20' 43" WEST, ALONG THE SAID NORTH RIGHT OF WAY LINE OF EMERSON STREET, A DISTANCE OF 20.32 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 676.80 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 80.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°44'03" WEST, 80.01 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE, AN ARC DISTANCE OF 83.55 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°39'33" WEST, 83.50 FEET; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTHWESTERLY ALONG AND AROUND SAID RIGHT OF WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 151.34 FEET TO THE SOUTHEAST CORNER OF ADDITIONAL RIGHT OF WAY FOR EMERSON STREET, RECORDED IN OFFICIAL RECORDS BOOK 8013, PAGE 778, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°36'08" WEST, 151.03 FEET; THENCE NORTHERLY, NORTHWESTERLY AND NORTHERLY ALONG THE NORTHERLY LINE OF SAID ADDITIONAL RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: COURSE NO. 1) NORTH 09°52'31" WEST, 5.00 FEET; COURSE NO. 2) SOUTHWESTERLY ALONG AND AROUND A CURVE WITH A RADIUS OF 671.80 FEET AND BEING CONCAVE TO THE NORTHWEST, AN ARC DISTANCE OF 62.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°53'29" WEST TO A POINT OF A COMPOUND CURVE, SAID CURVE HAVING A RADIUS OF 159.63 FEET AND BEING CONCAVE TO THE NORTHEAST; COURSE NO. 3) THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 84.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°22'33" WEST, 83.50 FEET; COURSE NO. 4) THENCE NORTH 04°25'50" WEST, A DISTANCE OF 24. 71 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF EMERSON STREET INTERCHANGE RAMP OF THE JACKSONVILLE EXPRESSWAY, SAID POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 858.51 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 240.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°51'24" EAST, 239.50 FEET; THENCE SOUTH 36°08'27" EAST, DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 150.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING THE SAME AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6247, PAGE 2133, LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8013, PAGE 778, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.