

Exhibit 1
Legal Description

A PART OF LOT 17, SECTION 7, OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SHOWN ON SHEET "A" COMMISSIONERS MAP ATTACHED TO FINAL DECREE AND RECORDED IN CHANCERY ORDER BOOK 115, PAGE 282, PUBLIC RECORDS, DUVAL COUNTY, FLORIDA; THE PART OF SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN ON THE NORTH LINE OF SAID SECTION 7 AT A POINT WHERE IT INTERSECTS THE EASTERN LINE OF STATE ROAD NO. 3, WHICH IS ALSO KNOWN AS MAIN STREET ROAD; THENCE SOUTH 17°18' WEST 131.5 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 17°08' WEST ALONG THE EASTERN LINE OF SAID ROAD 239.14 FEET; THENCE 89°25' EAST, 500 FEET TO THE EASTERN LINE OF SAID LOT 17; THENCE NORTH 17°08' EAST, 239.14 FEET; THENCE SOUTH 89°25' WEST, 500 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 1:

LOTS 9, 10 AND 11, BLOCK 24, DUVAL CITY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF THE ALLEY LYING EAST THEREOF AS CLOSED BY ORDINANCE 76-597-334.

PARCEL 2:

PART OF LOT 17, SECTION 7 OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SHOWN ON SHEET "A" OF COMMISSIONER'S MAP ATTACHED TO FINAL DECREE IN SUIT OF ROBERT EMMETT BROWARD, ET AL., VERSUS ALBERT SIDNEY BROWARD, ET AL., CHANCERY BOOK 115, PAGE 282, CASE NO. 17095-E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF MAIN STREET ROAD, STATE ROAD NO. 5 (FORMERLY STATE ROAD NO. 3), SAID POINT BEING 31.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 7, MEASURED ALONG THE EAST LINE OF MAIN STREET ROAD; THENCE SOUTH 17 DEGREES 08 MINUTES WEST ALONG THE EAST LINE OF MAIN STREET ROAD, 169.57 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 89 DEGREES, 25 MINUTES EAST ALONG SAID NORTH LINE OF LOT 2, 500 FEET TO THE NORTHEASTERLY CORNER THEREOF, THENCE NORTH 17 DEGREES 08 MINUTES EAST AND PARALLEL TO MAIN STREET ROAD 166 FEET, MORE OR LESS, TO THE SOUTH LINE OF DUVAL CITY AS SHOWN BY PLAT RECORDED IN PLAT BOOK 6, PAGE 9; THENCE ALONG SAID SOUTH LINE OF DUVAL CITY PLAT, 500 FEET, MORE OR LESS, TO MAIN STREET ROAD AND THE POINT OF BEGINNING. BEING PRACTICALLY ALL OF LOT 1 OF PRIVATE PLAT OF LOTS 16 AND 17 OF SAID SECTION 7 OF BROWARD GRANT MADE BY ELLIS, CURTIS AND

KOOKER, CIVIL ENGINEER, FOR MRS. ALICE B. BALSDEN, DATED MARCH 15, 1932, EXCEPTING THEREFROM, PART DESCRIBED IN AGREEMENT DATED DECEMBER 31, 1941, BETWEEN M.C. MARTIN AND WIFE, ALVEMIAH LOUIS MARTIN, AND GEORGE CHATTERTON AND WIFE, MAE CHATTERTON, RECORDED IN FEBRUARY 5, 1941, IN DEED BOOK 890, PAGES 463-469.