

THAT PORTION OF MITCHELL AVENUE LYING NORTHERLY OF LOT 4 AS SHOWN ON MITCHELL PLACE, AS RECORDED IN PLAT BOOK 17, PAGE 46 OF THE CURRENT PUBLIC RECORDS, LYING EASTERLY OF THE FLORIDA EAST COAST RAILROAD AND WESTERLY OF A SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF MITCHELL PLACE AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2470, PAGE 56 OF SAID PUBLIC RECORDS, ALL IN DUVAL COUNTY, FLORIDA.

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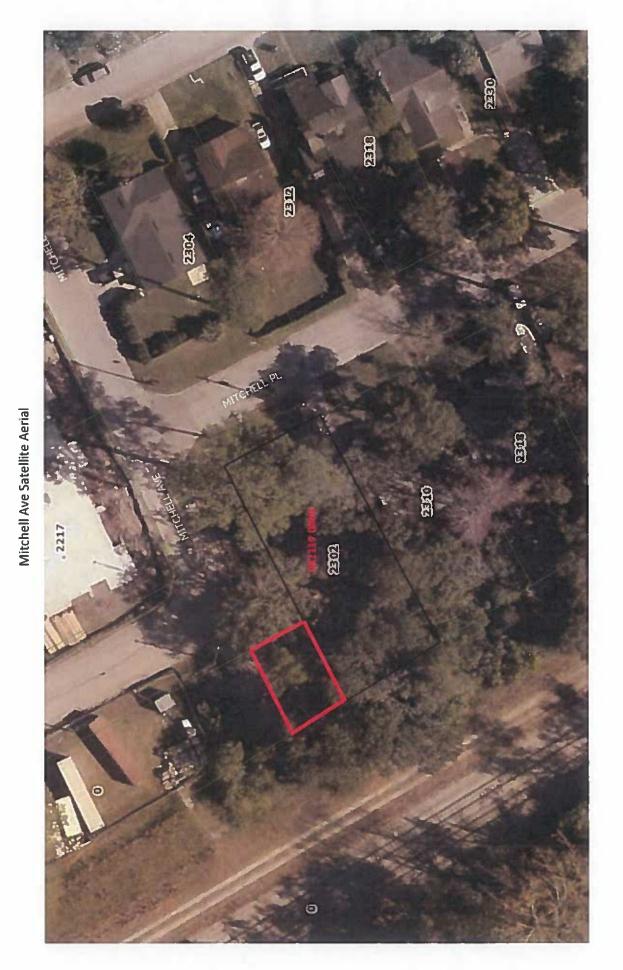


Exhibit 1
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