

EXHIBIT 1
Legal Description for 3036 Philips Highway and 0 St. Augustine Road,
Jacksonville, Florida 32207

That certain piece, parcel or tract of land situate, lying and being a part of Lots 13 and 14. M. J. Phillips Subdivision of part of the William Craig Grant, Section 44, Township 2 South, Range 27 East, according to plat thereof, recorded in Deed Book "AQ", page 478, former public records, Duval County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Adeline Lohman's Replat, as recorded in Plat Book 6 page 97 of the Current Public Records of said County; thence North 65 degrees 52 minutes 00 seconds East, 18.00 feet to the Westerly right of way line of Phillips Highway (a 100-foot right of way as now established); thence South 24 degrees 08 minutes 00 seconds East along said Westerly right of way line, 121.86 feet for a point of beginning; thence continue South 24 degrees 08 minutes 00 seconds East along said Westerly right of way line, 285.25 feet; thence South 65 degrees 52 minutes 00 seconds West, 363.35 feet to the Easterly right of way line of the Florida East Coast Railroad; thence North 38 degrees 51 minutes 40 seconds West along said Easterly right of way line, 322.10 feet; thence North 65 degrees 52 minutes 00 seconds East, 40.00 feet; thence North 38 degrees 51 minutes 40 seconds West, 40.00 feet; thence North 65 degrees 52 minutes 00 seconds East, 201.40 feet; thence South 39 degrees 37 minutes 24 seconds East, 67.40 feet; thence North 65 degrees 52 minutes 00 seconds East, 196.00 feet to the point of beginning.

AND

A portion of Lots 13 and 14, M. J. Phillips Subdivision, as recorded in Deed Book "AQ", Page 478 of the former Public Records of Duval County, Florida, also being a portion of those lands described and recorded in Official Records Volume 6793, Page 782 of the current Public Records of said County, lying within Section 44, Township 2 South, Range 27 East, said County, being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of St. Augustine Road (a 40 foot right-of-way, as now established at this location) with the Northeasterly line of a Florida East Coast Railroad right-of-way (a 100 foot right-of-way, as now established); thence S 29°52'53" E, along said Florida East Coast Railroad right-of-way, a distance of 105.99 feet to an intersection with a proposed right-of-way line as shown on right-of-way map of St. Augustine Road prepared by Southtech Surveyors, Inc. for the City of Jacksonville, Florida, dated May 17, 1996; thence N 36°00'00" E along said proposed right-of-way line, a distance of 65.46 feet to the POINT OF BEGINNING; thence continue N 36°00'00" E, along said proposed right-of-way line, a distance of 80.82 feet to the point of curvature of a curve leading Northeasterly; thence continue along said proposed right-of-way line being the arc of said curve leading Northeasterly, being concave Southeasterly, and having a radius of 788.51 feet, an arc distance of 23.34 feet, said arc being subtended by a chord bearing and distance of N 36°50'53" E, 23.34 feet to an intersection with the Northeasterly line of aforesaid lands recorded in Official Records Volume 6793, Page 782; thence S 37°33'57" E, along last said line, a distance of 226.75 feet to the most Southerly corner of those lands described and recorded in Official Records Volume 4847, Page 390 of said current Public Records, thence S 67°17'41" W, along the Southwesterly prolongation of the Southeasterly line of said lands recorded in Official Records Volume 4847, Page 390, a distance of 103.46 feet; thence N 37°33'57" W, parallel to and 100 feet perpendicular from said Northeasterly

line of Official Records Volume 6793, Page 782, a distance of 171.08 feet to an intersection with said proposed right-of-way line and the POINT OF BEGINNING.

Less and except:

A portion of Lot 13, M. J. Phillips Subdivision, as recorded in Deed Book "AQ", Page 478 of the former Public Records of Duval County, Florida, also being a portion of those lands described and recorded in Official Records Volume 4847, Page 390 of the current public records of said county, lying within Section 44, Township 2 South, Range 27 East, said county, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of St. Augustine Road (a 40 foot right-of-way, as now established at this location) with the northeasterly line of a Florida East Coast Railroad right-of-way (a 100 foot right-of-way, as now established); thence South 29°52'53" East, along said Florida East Coast Railroad right-of-way, a distance of 105.99 feet to an intersection with a proposed right-of-way line as shown on right-of-way map of St. Augustine Road prepared by Southtech Surveyors, Inc. for the City of Jacksonville, Florida, dated May 17, 1996, thence North 36°00'00" East, along said proposed right-of-way line, a distance of 146.28 feet to a point of curvature of a curve leading northeasterly, thence continue along said proposed right-of-way line, being the arc of said curve leading northeasterly, being concave southeasterly, and having a radius of 788.51 feet, an arc distance of 23.34 feet, said arc being subtended by a chord bearing and distance of North 36°50'53" East, 23.34 feet to an intersection with the northeasterly line of those lands described and recorded in Official Records Volume 6793, Page 782 of aforesaid current public records, also being the southwesterly line of Official Records Volume 4847, Page 390 of said public records and the Point of Beginning; thence North 37°33'57" West, along last said line, a distance of 96.14 feet to the most southerly corner of those lands described and recorded in Deed Book 1728, Page 292 of said public records; thence North 67°17'41" East, along the southeasterly line of last said lands, a distance of 40.00 feet; thence North 37°33'57" West, along the northeasterly line of last said lands, a distance of 40.00 feet to the most northerly corner of last said lands; thence North 67°17'41" East, along a northwesterly line of said lands described and recorded in Official Records Volume 4847, Page 390 a distance of 203.53 feet to an intersection with a southwesterly line of those lands described and recorded in Official Records Volume 5045, Page 63, Parcel 1, of said public records; thence South 38°21'09" East, along last said line, a distance of 48.54 feet to an intersection with said proposed right-of-way line; thence along said proposed right-of-way line being the arc of a curve leading southwesterly, being concave southeasterly, and having a radius of 788.51 feet, an arc distance of 238.29 feet, said arc being subtended by a chord bearing and distance of South 46°21'12" West, 237.38 feet to an intersection with said southwesterly line of lands recorded in Official Records Volume 4847, Page 390 and the Point of Beginning.

[space left intentionally blank, document continues on next page]

Legal Description for 3114 Philips Highway, Jacksonville, Florida 32207

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT:

PARCEL ONE:

A PART OF LOTS 13 AND 14, OF PHILLIPS SUBDIVISION OF A PART OF THE WILLIAM CRAIG GRANT, IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK "AQ" PAGE 478, FORMER PUBLIC RECORDS OF SAID COUNTY; COMMENCING AT THE SOUTHEAST CORNER OF ADALINE LOHMAN'S REPLAT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 97, CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE 47 FEET NORTH ALONG THE EAST LINE OF SAID ADALINE LOHMAN'S REPLAT TO THE WESTERLY LINE OF PHILLIPS HIGHWAY, ALSO KNOWN AS STATE ROAD #4; THENCE RUN SOUTHEASTERLY ALONG SAID PHILLIPS HIGHWAY, 500 FEET TO AN IRON STAKE FOR THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE WESTERLY AT RIGHT ANGLES TO THE WEST LINE OF SAID PHILLIPS HIGHWAY A DISTANCE OF 350.20 FEET TO A STAKE ON THE EAST SIDE OF THE RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 310.35 FEET TO A STAKE; THENCE RUN EASTERLY A DISTANCE OF 270.5 FEET ALONG A LINE PARALLEL WITH THE LINE HEREINABOVE DESCRIBED AS BEING 350.2 FEET IN LENGTH TO AN IRON STAKE ON THE WEST LINE OF THE RIGHT-OF-WAY OF SAID PHILLIPS HIGHWAY; THENCE RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID PHILLIPS HIGHWAY A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, ALL IN ACCORDANCE WITH SURVEY BY ELLIS, CURTIS & KOOKER, DATED SEPTEMBER 25, 1940.

PARCEL TWO:

SOUTHERLY 50 FEET TO THE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 928, PAGE 216, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING START AT THE SOUTHEAST CORNER OF ADALINE LOHMAN'S REPLAT ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 97, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 47 FEET ALONG THE EAST LINE OF LOHMAN'S REPLAT TO A STAKE ON THE WESTERN LINE OF PHILLIPS HIGHWAY OR STATE ROAD NO. 4; RUN THENCE SOUTH 24° 8' EAST ALONG THE WESTERN LINE OF SAID HIGHWAY 500 FEET TO A STAKE; THE SAME BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN SAID DEED RECORDED IN SAID DEED BOOK 928, PAGE 216, AND BEING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 65° 52' WEST 350.2 FEET TO A STAKE ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY; THENCE NORTH 38° 35' WEST ALONG SAID RIGHT-OF-WAY LINE 51.72 FEET TO A STAKE; THENCE NORTH 65° 52' EAST 363.12 FEET TO A STAKE ON THE WESTERN LINE OF SAID HIGHWAY, THENCE SOUTH 24° 8' EAST ALONG THE WESTERN LINE OF SAID HIGHWAY 50 FEET TO THE POINT BEGINNING.