

Exhibit 1 Legal Description

A portion of the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described, as follows:

For point of reference, commence at the intersection of the centerline of Belfort Road, a 100-foot right of way as now established, (also known as Parcel "B" as described in Official Records Volume 6238, Page 1331, of the Public Records of said County), with the Northeasterly projection of the centerline of A. C. Skinner Parkway, a 100-foot right of way as now established, (also known as Parcel "C", as described in last mentioned Official Records Volume 6238, Page 1331), and run S-67°02'03"W., along said Northeasterly projection, a distance of 100.0 feet to a point on the Northeasterly terminus of said A. C. Skinner Parkway; run thence S-22°57'57"E., along said Northeasterly terminus, a distance of 50.0 feet to a point on the Southerly right of way line of said A. C. Skinner Parkway; run thence the following two courses, along said Southerly right of way line: first course, S-67°02'03"W. a distance of 150.0 feet to a point of curvature; second course, Westerly, along the arc of a curve, said curve being concave Northerly and having a radius of 1,482.39 feet, an arc distance of 475.40 feet to the Northwesterly corner of that certain tract described in Official Records Volume 6596, Page 1058, of the current Public Records of said County for point of beginning, said arc being subtended by a chord bearing and distance of S-76°13'17"W., 473.36 feet.

From the point of beginning thus described, run S-05°01'56"E., along the Westerly boundary of said tract, a distance of 324.69 feet to the Southwesterly corner of said tract; S-79°29'54"E., along the Southerly boundary of said tract, a distance of 160.00 feet to a point on the Easterly boundary of that certain tract of land described in Official Records Volume 6251, Page 1080, of the current Public Records of said County; S-10°30'06"W., along said Easterly boundary, a distance of 176.57 feet to a point; run thence N-78°57'57"W. a distance of 844.20 feet to a point lying on the Easterly right of way line of Salisbury Road (an 80-foot right of way, as now established); run thence N-11°02'03"E., along said Easterly right of way line, a distance of 368.53 feet to a point of curvature, said point lying on the Southerly terminus of the aforementioned A. C. Skinner Parkway; run thence along the Southerly right of way line of said A. C. Skinner Parkway and around the arc of a curve, concave Southeasterly and having a radius of 50.00 feet, an arc distance of 75.05 feet to a point of tangency, said arc being subtended by a chord bearing and distance of N-54°02'03"E., 68.20 feet; run thence S-82°57'57"E., along said Southerly right of way line, a distance of 250.93 feet to a point of curvature; run thence along said Southerly right of way line and around the arc of a curve, concave Northerly and having a radius of 1,482.39 feet, an arc distance of 300.78 feet to the point of beginning, said arc being subtended by a chord bearing and distance of S-88°46'43"E., 300.27 feet.