EXHIBIT 1

Legal Description

(ORB 16009, PG 853)

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PART OF THE F. RICHARD GRANT, SECTION56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF BARNES ROAD (A 60-FOOT RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST (AN UN-EVENED RIGHT OF WAY WIDTH) (BOTH AS NOW ESTABLISHED BY THE STATE ROAD DEPARTMENT OF FLORIDA); THENCE NORTH 33°-20'-56" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF BARNES ROAD, 170.0 FEET; THENCE NORTH 40°-54'-04" EAST, AND PARALLEL TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST, 150.0 FEET; THENCE SOUTH 33°-20'-56" EAST AND PARALLEL TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF BARNES ROAD, 170.0 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST; THENCE SOUTH 40°-54'-04" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST, 150.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION AS DESCRIBED IN O.R. BOOK 7474 AT PAGE 580.