

EXHIBIT 1

LEGAL DESCRIPTION

A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, NATURES WALK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 21 AND 21A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°37'55"WEST, ALONG THE WEST LINE OF SAID LOT 1, 5.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°37'55"EAST, ALONG THE WEST LINE OF SAID NATURES WALK SUBDIVISION, 874.30 FEET TO THE SOUTHWEST CORNER OF LOT 10, NATURES WALK; THENCE NORTH 84°74'54"EAST, ALONG THE SOUTH LINE OF LOT'S 11, 12 AND 13, 269.51 FEET TO THE NORTHWEST CORNER OF LOT 14, NATURES WALK; THENCE SOUTH 05°16'08"EAST, ALONG THE WEST LINE OF LOT'S 14 AND 15, NATURES WALK, 110.22 FEET TO AN ANGLE POINT; THENCE SOUTH 04°23'07"EAST, ALONG THE WEST LINE OF LOT'S 15, 16, 17 AND 18, NATURES WALK, 280.62 FEET TO AN ANGLE POINT; THENCE SOUTH 04°24'23"EAST, CONTINUING ALONG THE WEST LINE OF LOT 18, NATURES WALK, 102.96 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°08'26"WEST 10.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 17534, PAGE 409, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 05°31'43"EAST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS VOLUME 17534, PAGE 409, 80.04 FEET; THENCE SOUTH 89°20'09"WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 17534, PAGE 409, 313.91 FEET TO A POINT ON THE EASTERLY BOUNDARY OF WINDERMERE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 52, 52A, 52B, 52C, 52D AND 52E, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°22'42"EAST ALONG THE EASTERLY BOUNDARY OF SAID WINDERMERE UNIT FIVE, 4.41 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°54'10"WEST, ALONG THE NORTHERLY BOUNDARY OF SAID WINDERMERE UNIT FIVE AND THE NORTHERLY BOUNDARY OF WINDERMERE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 4, 4A AND 4B, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 859.09 FEET TO THE NORTHWEST CORNER OF LOT 30, WINDERMERE UNIT FOUR; THENCE NORTH 02°47'56"WEST, ALONG THE EAST LINE OF LOT 31, WINDERMERE UNIT FOUR, 51.86 FEET TO THE NORTHEAST CORNER THEREOF AND THE SOUTHEAST CORNER OF LOT 18, CLOVER FOREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 13 AND 13A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°30'48"WEST ALONG THE EAST LINE OF SAID LOT 18, CLOVER FOREST, 22.78 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9761, PAGE 2091, PARCEL "D", OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°29'12"EAST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS VOLUME 9761, PAGE 2091, PARCEL "D", 25.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01°30'48"WEST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS VOLUME 9761, PAGE 2091, PARCEL "D", 47.50 FEET TO A POINT; THENCE SOUTH 88°29'12"WEST, 10.00 FEET; THENCE NORTH 01°30'48"WEST, CONTINUING ALONG THE EAST LINE OF SAID OFFICIAL RECORDS VOLUME, 9761, PAGE 2091, PARCEL "D", 340.22 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9761, PAGE 2091, PARCEL "A"; THENCE NORTH 71°15'28"EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS VOLUME 9761, PAGE 2091, PARCEL "A", 92.95 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°31'19"EAST, ALONG THE EAST LINE OF OFFICIAL RECORDS VOLUME 9761, PAGE 2091, PARCEL "B", 584.51 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS VOLUME 9761, PAGE 2091, PARCEL "B" AND THE SOUTHERLY RIGHT OF WAY LINE OF HOOD ROAD AS NOW ESTABLISHED; THENCE NORTH 72°11'53"EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HOOD ROAD, 413.41 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 868.51 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HOOD ROAD AN ARC DISTANCE OF 118.69 FEET TO A POINT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°48'15"EAST, 118.77 FEET; THENCE NORTH 01°34'47"WEST, CONTINUING ALONG THE RIGHT OF WAY LINE OF HOOD ROAD 22.04 FEET TO A NON-TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 848.51 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND THE SOUTHERLY RIGHT OF WAY LINE OF HOOD ROAD AN ARC DISTANCE OF 90.62 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°12'19"EAST, 90.58 FEET; THENCE NORTH 57°07'50"EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 100.55 FEET; THENCE SOUTH 32°52'10"EAST, 5.00 FEET; THENCE NORTH 57°07'50"EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HOOD ROAD, 94.62 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 26.25 ACRES MORE OR LESS.