

EXHIBIT 1

Lem Turner/I-295 Northeast Quadrant Residential PUD Legal Description

A portion of Section 33, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Easterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 72150, and the Southerly right of way line of Percy Road, a public 60 foot right of way as presently established, said intersection being the Northeasterly corner of Parcel No. 102, Part "B", as described and recorded in Official Records Book 10856, page 744, of the current Public Records of said county; thence North $89^{\circ}05'23''$ East, along said Southerly right of way line, 468.12 feet to the Point of Beginning.

From said Point of Beginning, thence North $89^{\circ}05'23''$ East, continuing along said Southerly right of way line, 1042.92 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 15163, page 1313, of said current Public Records; thence South $01^{\circ}14'24''$ East, along the Westerly line thereof and along the Westerly line of those lands described and recorded in Official Records Book 15831, page 623, of said current Public Records, 712.83 feet; thence South $89^{\circ}34'34''$ West, departing last said Westerly line, 1254.66 feet; thence North $00^{\circ}47'27''$ West, 246.75 feet to the point of curvature of a curve concave Easterly having a radius of 200.00 feet; thence Northerly along the arc of said curve, through a central angle of $42^{\circ}28'11''$, an arc length of 148.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $20^{\circ}26'39''$ East, 144.88 feet; thence North $41^{\circ}40'44''$ East, 126.69 feet to the point of curvature of a curve concave Westerly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of $42^{\circ}35'22''$, an arc length of 193.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $20^{\circ}23'03''$ East, 188.85 feet; thence North $00^{\circ}54'37''$ West, 51.26 feet to the Point of Beginning.

Containing 19.09 acres, more or less.