

EXHIBIT 1

Legal Description

PARCEL 1:

A PORTION OF THE JOSEPH HAGAN GRANT, SECTION 45, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 45; THENCE SOUTH 76°00'10" EAST ALONG THE NORTH LINE OF SAID SECTION 45, 263.91 FEET TO THE NORTHEAST CORNER OF LOT 96, WILDERNESS UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 98, 98A, 98B AND 98C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 76°00'10" EAST ALONG THE NORTH LINE OF SAID SECTION 45, SAME BEING THE SOUTH LINE OF CORMORANT LANDING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 96 AND 96A OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF CORMORANT LANDING UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 29 AND 29A OF SAID PUBLIC RECORDS, 1626.74 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 1597, PAGE 403 OF SAID PUBLIC RECORDS;

THENCE SOUTH 21°00'00" WEST ALONG THE WEST LINE OF LAST MENTIONED LANDS AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17647, PAGE 1454 OF SAID PUBLIC RECORDS, 337.79 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17647, PAGE 1454; THENCE NORTH 69°00'00" WEST, 30.00 FEET; THENCE SOUTH 21°00'00" WEST, 827.73 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18472, PAGE 1145 OF SAID PUBLIC RECORDS AND A POINT ON THE NORTH LINE OF A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, ALSO KNOWN AS HAGAN GRANT LANE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5846, PAGE 669 (PARCEL B); THENCE NORTH 71°46'30" WEST ALONG SAID NORTH LINE, 36.22 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7435, PAGE 802 OF SAID PUBLIC RECORDS; THENCE NORTH 21°00'00" EAST ALONG THE EAST LINE OF LAST MENTIONED LANDS, 436.11 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 71°46'30" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 250.00 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5846, PAGE 669 (PARCEL A) OF SAID PUBLIC RECORDS; THENCE NORTH 21°00'00" EAST ALONG THE EAST LINE OF LAST MENTIONED LANDS, 368.37 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 75°49'10" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 251.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 21°00'00" WEST ALONG THE WEST LINE OF LAST MENTIONED LANDS, 53.67 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12027, PAGE 2340 OF SAID PUBLIC RECORDS; THENCE NORTH 89°43'32" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 382.76 FEET TO THE NORTHWEST CORNER THEREOF, SAME BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17507, PAGE 325 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS; COURSE NO. 1: NORTH 57°28'38" WEST, 220.61 FEET; COURSE NO. 2: SOUTH 71°33'41" WEST, 51.22 FEET; COURSE NO. 3: SOUTH 81°51'53" WEST, 54.23 FEET; COURSE NO. 4: SOUTH 87°28'53" WEST, 52.00 FEET; COURSE NO. 5: NORTH 76°57'55" WEST, 40.43 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3913, PAGE 868 OF SAID PUBLIC RECORDS SAME BEING THE EAST LINE OF AFOREMENTIONED PLAT OF WILDERNESS UNIT 2; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID PLAT; COURSE NO. 1: NORTH 04°10'20" WEST, 147.30 FEET; COURSE NO. 2: NORTH 76°11'29" WEST, 99.70 FEET; COURSE NO. 3: NORTH 02°41'34" WEST, 345.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 16.67 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

PARCEL 2:

LOT 90, AS SHOWN ON THE MAP OF CORMORANT LANDING UNIT 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 96 AND 96A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 90; THENCE NORTH 75°57'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 90, 74.61 FEET; THENCE NORTH 27°43'01" WEST DEPARTING FROM SAID SOUTHERLY LINE 86.22 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY AND LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF O'CONNOR ROAD (A PRIVATE RIGHT OF WAY WITH VARIABLE WIDTHS); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 231.80 FEET, AN ARC LENGTH OF 59.82 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 52°54'41" EAST, 59.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°31'06" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE 39.43 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.05 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 84°32'23" EAST, 31.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY AND LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF CATTAIL DRIVE SOUTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 325.36 FEET, AN ARC LENGTH OF 90.71 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 64°25'34" EAST, 90.42 FEET; THENCE SOUTH 31°58'00" WEST, 143.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.12 ACRES, MORE OR LESS.