

Legal Description April 27, 2021
Exhibit 1

Schedule 1
Description of Property

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF TRACT 1 OF THE ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, COUNTY ROAD NO. 39 (A 66-FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHEASTERLY LINE OF THE PLAT OF PHILIPS PLACE AS RECORDED IN PLAT BOOK 20, PAGE 43, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 58 DEGREES 37 MINUTES 04 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF THE PLAT OF PHILIPS'S PLACE AND THE NORTHEASTERLY PROLONGATION THEREOF, 1,411.35 FEET; THENCE SOUTH 36 DEGREES 41 MINUTES 56 SECONDS EAST AND PARALLEL TO THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 572.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 58 DEGREES 32 MINUTES 30 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY OF TOLEDO ROAD, 642.94 FEET TO A P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,462.40 FEET; THENCE SOUTH 52 DEGREES 33 MINUTES 30 SECONDS WEST AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD AND AROUND AND ALONG SAID CURVE, 304.88 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. THEREOF; THENCE SOUTH 46 DEGREES 34 MINUTES 30 SECONDS WEST AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD, 446.26 FEET TO THE CURVED NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, SAID CURVED NORTHEASTERLY RIGHT OF WAY LINE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,399.40 FEET; THENCE NORTH 41 DEGREES 10 MINUTES 01 SECONDS WEST AROUND AND ALONG SAID CURVED NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 218.00 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. THEREOF; THENCE NORTH 36 DEGREES 41 MINUTES 56 SECONDS WEST AND CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 483.33 FEET TO THE POINT OF BEGINNING