

**Legal Description**  
**Exhibit 1**  
**June 3<sup>rd</sup>, 2025**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 39, PEGGYVILLE, AS RECORDED IN PLAT BOOK 16, PAGE 11, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 0° 06' 00" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SHELLIE ROAD (FORMERLY DIXIE AVENUE), 493.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0° 06' 00" EAST, ALONG LAST SAID LINE, 150.44 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD; THENCE SOUTH 89° 28' 10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, 311.91 FEET; THENCE SOUTH 1° 32' 31" WEST, 148.94 FEET; THENCE NORTH 89° 45' 08" WEST, 308.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY SUMAN MAKKER AND SHASHI MAKKER, HIS WIFE, TO CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 6198, PAGE 1596, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.