

EXHIBIT "1" CITY PARCEL

LEGAL DESCRIPTION: LAND SWAP TO GSR BLOCK 15A FROM THE CITY

A PARCEL OF LAND BEING A PORTION OF PARCEL A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R.M. GREEN CORPORATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID R.M. GREEN CORPORATION PLAT;

THENCE SOUTH 89°37'35" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°25'05" EAST DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°25'05" EAST, A DISTANCE OF 578.36 FEET;

THENCE SOUTH 89°37'35" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL "B" AND ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 441.71 FEET;

THENCE NORTH 44°36'03" EAST, A DISTANCE OF 83.28 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 192.80 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 366.91 FEET;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 725.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 194.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B" AND THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 520.00 FEET TO A POINT;

THENCE SOUTH 81°17'00" EAST, A DISTANCE OF 75.95 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 290.01 FEET;

THENCE SOUTH 45°23'45" EAST, A DISTANCE OF 42.44 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 267,262.84 SQUARE FEET, (6.1355 ACRES), MORE OR LESS.