

EXHIBIT 1

SEP-28-1988 01:20pm 88-269233

URE 5821 Pg 847

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made this 7th day of September, 1988, between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, a corporate body politic, having an address at 3323 Belvedere Road, West Palm Beach, Florida 33402, hereinafter referred to as "Grantor", and THE CITY OF PAHOKEE, FLORIDA, a municipal corporation, whose post office address is P.O. Drawer X, Pahokee, Florida 33476, hereinafter referred to as "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida:

That portion of Lot 13 lying S.E. of Canal Point - Pahokee Road, and Lot 14 and 15, excepting that portion lying North and East of the Pahokee Canal Point Road, of Ridgeway Beach, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, in Plat Book 7, page 11. Also the hiatus between Lot 12 and 13.

This conveyance is subject to, and the Grantee, by acceptance of this deed of conveyance hereby covenants and agrees that it shall execute and enter into an agreement with one or more private commercial developers to develop said real property for predominantly commercial purposes and that the Grantee shall enter into said agreement as expediently as possible, but not later than five (5) years from the date of this deed; that the foregoing conditions and covenants of this deed of conveyance are for the benefit of the Grantor, and in the event of any violation thereof or failure of Grantee to perform, execute and enter into said agreement, or in the event said agreement is not executed and entered into within five (5) years from the date of this deed, title to said real property shall immediately revert to and vest in Grantor, its successors and assigns.

SUBJECT ALSO to taxes and assessments, if any; zoning and other applicable ordinances and resolutions of Palm Beach County; and conditions, restrictions, reservations and easements of public records.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA

[Signature]

BY: *[Signature]*
Arthur Anderson, Chairman

[Signature]

Attest: *[Signature]*
Thomas J. Mills, Superintendent

(SEAL)

88-269233

Con 1.00 Doc .55
JOHN B. DUMBLE, CLERK - PB COUNTY, FL

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7th day of September, 1988 by Arthur Anderson, Chairman, and Thomas J. Mills, Superintendents on behalf of the School Board of Palm Beach County, Florida, a corporate body politic.

Patricia F. Cook
Notary Public
My Commission expires:

This Instrument Prepared by:
Vladimir R. Martinez, Esquire
P.O. Box 24690
West Palm Beach, Florida 33416-4690

RETURN TO: MICHAEL H. STAUDER, ESQUIRE /
P.O. Drawer B
Pahokee, Florida, 33476

RECORDED & INDEXED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

9A
9/25/91

This Instrument prepared by: & Return To:
Robert A. Rosillo, Esq.
3970 RCA Blvd/Suite 7010
Palm Beach Gardens, FL 33410

OCT-22-1991 10:10am 91-300088
ORB 6995 Pg 1527

Con 10.00 Doc .60
JOHN B DUNKLE, CLERK - PB COUNTY, FL

Special Warranty Deed,

made this _____ day of _____, 19 _____

[Space Above This Line For Recording Data]

Between **THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**
a corporate body politic
having an address at 3970 RCA Blvd/Suite 7010, Palm Beach Gardens, FL 33410, grantor,
and **THE CITY OF PAHOKEE, FLORIDA**, a municipal corporation, grantee,
whose post office address is Post Office Drawer X, Pahokee, FL 33476

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 (Ten Dollars) and other good and valuable considerations, receipt whereof by grantor is hereby acknowledged, has granted, bargained and sold to grantee, and grantee's heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE INCORPORATED HEREIN

This deed is being recorded to correct that certain scrivener's error in the legal description which appeared in the Special Warranty Deed recorded in Official Record Book 5821, page 847 and 848, public records of Palm Beach County, Florida. This deed supersedes that previous deed and this legal description is the correct legal description.

SUBJECT ALSO to taxes and assessments if any; zoning and other applicable ordinances and resolutions of Palm beach County; and conditions, restrictions, reservations and easements of public records.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set their hand and seal this day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA
[Signature]

Attest: **CHAIRMAN**
[Signature]
Superintendent (CORPORATE SEAL)
CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

State of Florida
County of

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____ by

State of Florida
County of **PALM BEACH**
The foregoing instrument was acknowledged before me this _____ day of _____ by **Lynda M. Johnston**, **Chairman** & **Superintendent**, on behalf of the **SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**

[Signature]
Notary Public
My Commission Expires:

Notary Public
My Commission Expires:

approved us to form Robert A Rosillo

Notary Public, State of Florida
My Commission Expires June 13, 1992
Bonded thru Trex Title - Insurance Inc.

LAND DESCRIPTION AS PART OF THIS SURVEY:

PORTIONS OF LOTS 5, 6, 7, 8, 9, 10 AND 11; PLAT OF "RIDGWAY BEACH", LYING SOUTHERLY FROM THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 15 (MAIN STREET) SECTION 93130, DATED 10/20/71, RECORDED IN PLAT BOOK 7, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

PORTIONS OF THAT CERTAIN 20.00 FOOT ALLEY, ABANDONED JULY 14, 1958, BY ORDINANCE NO. 7-58 CITY OF PAHOKEE, FLORIDA, RECORDED IN OFFICIAL RECORD BOOK 217, PAGE 357, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS ALLEY WAS PREVIOUSLY ABANDONED BY TOWN ORDINANCE ACCORDING TO THE BOUNDARY SURVEY PERFORMED FOR THE "BOARD OF PUBLIC INSTRUCTION OF PALM BEACH COUNTY, FLORIDA", CERTIFIED BY E.L. BAIRD, FLORIDA CERTIFICATE NO. 509, MARCH 1928, H.C. FUGATE ENGINEERING COMPANY, DRAWING NO. T.F.234, LYING IN THE PLAT OF "RIDGWAY BEACH", RECORDED IN PLAT BOOK 7, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

PORTIONS OF TRACTS 1, 2 AND 3, PLAT OF "RIDGWAY BEACH", RECORDED IN PLAT BOOK 7, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE EAST LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST IS ASSUMED TO BEAR SOUTH 01° 06' 00" WEST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO.

COMMENCING AT THE MEANDER CORNER (LAKE OKEECHOBEE) ALONG THE EAST BOUNDARY OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA; AS SHOWN ON THE PLAT TITLED "OKEELANTA PLANTATION COMPANY'S SUBDIVISION", RECORDED IN PLAT BOOK 16, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND REFERENCED HERETO WITH THE PLAT TITLED "ADDITION TO THE TOWN OF PAHOKEE, PALM BEACH COUNTY, FLORIDA", RECORDED IN PLAT BOOK 16, PAGE 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE SOUTH 01° 06' 00" WEST ALONG THE EAST LINE OF SAID SECTION 18; SAID LINE ALSO BEING THE CENTERLINE OF A 60.00 FOOT RIGHT-OF-WAY KNOWN AS SOUTHEAST FORTH AVENUE (BARFIELD ROAD) A DISTANCE OF 131.67 FEET, MORE OR LESS, INTERSECTING THE NORTHEASTERLY CENTERLINE OF A 20.00 FOOT ALLEY, NOW ABANDONED AND RECORDED IN OFFICIAL RECORD BOOK 217, PAGE 357, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 60° 04' 09" WEST ALONG THE SAID CENTERLINE OF THE 20.00 ALLEY EXTENSION, A DISTANCE OF 35.01 FEET, MORE OR LESS, INTERSECTING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST FORTH AVENUE (BARFIELD ROAD) AS NOW LAID OUT AND IN USE, RECORDED IN OFFICIAL RECORD BOOK 204, PAGE 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE CONTINUE SOUTH 60° 04' 09" WEST ALONG SAID CENTERLINE OF THAT 20.00 ABANDONED ALLEY (PARALLELING THE SOUTHERLY BOUNDARY OF LOTS 1 THROUGH 4, PLAT OF RIDGWAY BEACH, RECORDED IN PLAT BOOK 7, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 218.89 FEET, MORE OR LESS, INTERSECTING THE WESTERLY BOUNDARY OF SAID LOT 4, EXTENDED TO INTERSECT THE CENTERLINE OF SAID 20.00 FOOT ABANDONED ALLEY; THENCE NORTH 29° 56' 18" WEST ALONG SAID WESTERLY BOUNDARY OF LOT 4 EXTENDED TO INTERSECT SAID 20.00 FOOT ABANDONED ALLEY A DISTANCE OF 193.31 FEET, MORE OR LESS, INTERSECTING THE MOST SOUTHERLY RIGHT-OF-WAY LINE OF "MAIN STREET" (ALSO KNOWN AS STATE ROAD 15, DESIGNATED SECTION 93130, DATED OCTOBER 20, 1941, RECORDED AT THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 4, FT. LAUDERDALE, FLORIDA); THENCE SOUTH 60° 41' 20" WEST ALONG

SAID RIGHT-OF-WAY A DISTANCE OF 454.86 FEET, MORE OR LESS, INTERSECTING THE MOST EASTERLY BOUNDARY OF LOT 12, SAID PLAT OF RIDGEWAY BEACH; THENCE SOUTH 29° 32' 38" EAST ALONG SAID MOST EASTERLY BOUNDARY EXTENDED TO THE CENTERLINE OF SAID 20.00 FOOT ABANDONED ALLEY, A DISTANCE OF 198.23 FEET, MORE OR LESS, TO SAID CENTERLINE OF 20.00 FOOT ABANDONED ALLEY; THENCE SOUTH 60° 04' 09" WEST ALONG SAID CENTERLINE OF 20.00 FOOT ABANDONED ALLEY THAT PARALLELS AND LYING 10.00 FEET SOUTHERLY WITH THE MOST SOUTHERLY BOUNDARY OF LOTS 12, 12A, 13, 14, 15, 16 AND 17, SAID PLAT OF RIDGEWAY BEACH, A DISTANCE OF 456.27 FEET INTERSECTING THE MOST EASTERLY RIGHT-OF-WAY LINE OF ANNON AVENUE, A 40.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE AS OF 4/30/91; THENCE SOUTH 29° 08' 58" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 62.07 FEET; MORE OR LESS, INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST FIRST STREET, AS RECORDED IN OFFICIAL RECORD BOOK 204, PAGE 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (FORMERLY RIDGEWAY AVENUE); THENCE SOUTH 89° 29' 15" EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST FIRST STREET, A DISTANCE OF 938.23 FEET INTERSECTING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST FORTH AVENUE (BARFIELD ROAD); THENCE NORTH 01° 06' 00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 627.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.58 ACRES, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR UNRECORDED.

THIS DESCRIPTION PREPARED BY:

George C. Panos
 GEORGE C. PANOS, REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 1676
 AS PART OF THIS SURVEY, IN THE OFFICE OF:
 FLORIDA SURVEYING & MAPPING, INC.

DATED: 7/26/91

THIS CONVEYANCE is subject to, and the Grantee, by acceptance of this deed of conveyance hereby covenants and agrees that it shall execute and enter into an agreement with one or more private developers to develop said real property for predominantly commercial purposes and that the Grantee shall enter into said agreement as expeditiously as possible, but not later than five (5) years from the date of this deed; that the foregoing conditions and covenants of this deed of conveyance are for the benefit of the Grantor, and that in the event of any violation thereof or failure of the Grantee to perform, execute and enter into said agreement, or in the event said agreement is not executed and entered into within five (5) years from the date of this deed, title to said real property shall immediately revert to and vest in Grantor, its successors and assigns.

RECORD VERIFIED
 PALM BEACH COUNTY, FLA
 JOHN B. DUNKLE
 CLERK CIRCUIT COURT