

Exhibit 1

A PORTION OF THE LAND CONVEYED BY THE PARTY OF THE FIRST PART AND HER HUSBAND, JAMES E. HULL (NOW DECEASED) TO THE PARTY OF THE SECOND PART BY WARRANTY DEED DATED OCTOBER 19, 1960, AND RECORDED IN OFFICIAL RECORDS VOLUME 1125, PAGE 407 OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT WHERE THE WESTERLY BOUNDARY LINE OF SAN JOSE BOULEVARD, AS NOW ESTABLISHED, INTERSECTS THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN SAID WARRANTY DEED FOR THE POINT OF BEGINNING; RUN THEN SOUTH 49°51' WEST ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 745 FEET; THENCE RUN NORTH 36°02' WEST A DISTANCE OF 100 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN SAID WARRANTY DEED; THENCE RUN NORTH 49°51' EAST ALONG SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 745 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF SAN JOSE BOULEVARD; THENCE SOUTH 36°02' EAST ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

Together with:

THE NLY ½ OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM SAN JOSE COMPANY, A CORP. TO C. J. REILLY, DATED APRIL 2ND, 1920, AND RECD. IN DEED BK. 194, PG. 531, P.R., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LAND CONVEYED BY A. M. IVES AND JOHN H. PATTERSON TO E. M. GIBBON, BY DEED DATED JANUARY 14, 1919, RECD. IN DEED BK. 181, PG. 185, P.R. SAID NE CORNER BEING ON THE W LINE OF THE MANDARIN ROAD, NOW KNOWN AS SAN JOSE BOULEVARD, 1700 FEET N, 35°, 49' W FROM THE POINT WHERE THE W LINE OF THE SAN JOSE BOULEVARD INTERSECTS THE S LINE OF THE Z KINGSLEY GRANT; THENCE FROM SAID POINT RUN N 35°, 49' W, ALONG THE W SIDE OF SAN JOSE BOULEVARD, 100 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WLY PARALLEL WITH THE NLY LINE OF THE PROPERTY ABOVE MENTIONED AS DEEDED TO E. M. GIBBON, 1,300 FEET, M/1, TO THE ST. JOHNS RIVER; THENCE RUN NLY ALONG SAID ST. JOHNS RIVER, 100 FEET, M/1, TO THE N LINE OF THE PROPERTY ABOVE MENTIONED AS DEEDED TO C. J. REILLY; THENCE RUN ELY ALONG SAID N LINE OF SAID PROPERTY ABOVE MENTIONED AS DEEDED TO C. J. REILLY, 1300 FEET, M/1, TO THE W SIDE OF SAN JOSE BOULEVARD; THENCE SLY ALONG THE W SIDE OF SAN JOSE BOULEVARD, 100 FEET TO THE POINT OF BEGINNING, CONTAINING 3 ½ ACRES, M/1