SCHEDULE 1

Legal Description of Property

Parcel I: Commencing at the Northwest corner of Block 2, of RIVIERA SHORES SUBDIVISION, a subdivision of a part of the City of Key West, Monroe County, Florida, according to the Plat thereof recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; thence run Southerly along the Easterly boundary line of 13th Street a distance of Two Hundred Twenty (220) feet to the intersection of 13th Street and Riviera Drive; thence run Easterly along the Northerly boundary line of Riviera Drive a distance of Four Hundred (400) feet; thence run Northerly and parallel to 13th Street a distance of Two Hundred Twenty (220) feet to the Southerly boundary line of Flagler Avenue; thence run Westerly along the Southern right of way of Flagler Avenue a distance of Four Hundred (400) feet to the intersection of 13th Street and Flagler Avenue, Point of Beginning.

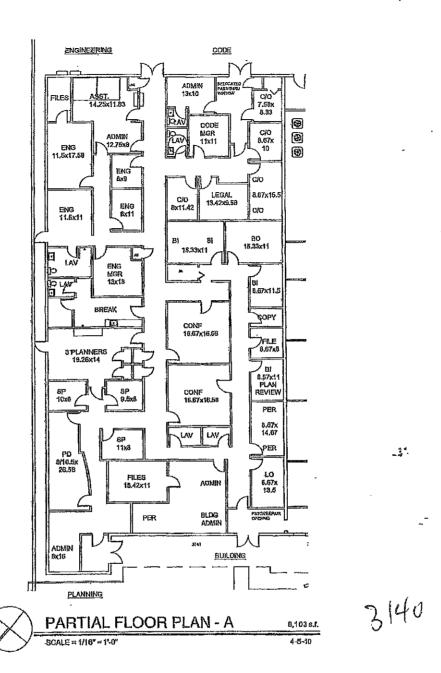
AND ALSO;

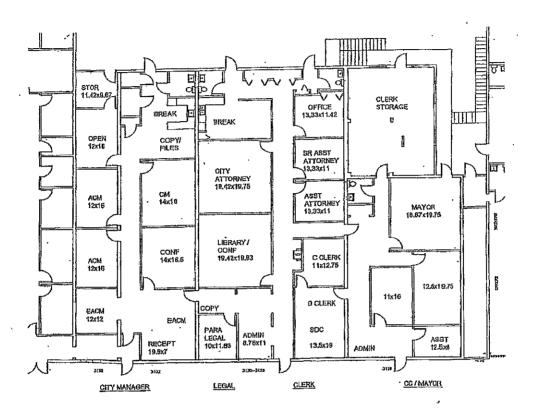
Parcel II: On the Island of Key West, described as follows: BEGIN at the Northwest corner of Block 2, RIVIERA SHORES SUBDIVISION, a subdivision of a part of the City of Key West, Florida, between Eleventh Street and Seventeenth Street and lying South of Flagler Avenue, Key West, Monroe County, Florida, as recorded in Plat Book 3, at Page 148, of the Public Records of Monroe County, Florida; run thence in an Easterly direction along the Southeast right—of—way of Flagler Avenue 400 feet to the Point of Beginning; thence run in an Easterly direction along the Southeast right—of—way line of Flagler Avenue, a distance of 71.98 feet; thence run at right angles in a Southerly direction a distance of 220 feet to Riviera Drive, run thence in a Westerly direction along the Northeast right—of—way line of Riviera Drive, a distance of 71.98 feet; run thence at right angles in a Northerly direction a distance of 220 feet to the Point of Beginning.

Parcel Identification Number: RE: 00069090-000000/Alt Key 1072982

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MONROE COUNTY OFFICIAL RECORDS



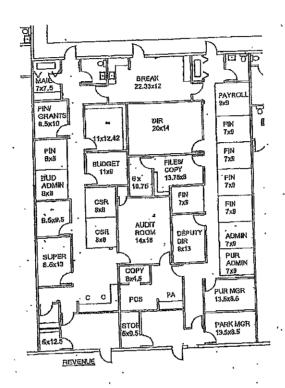




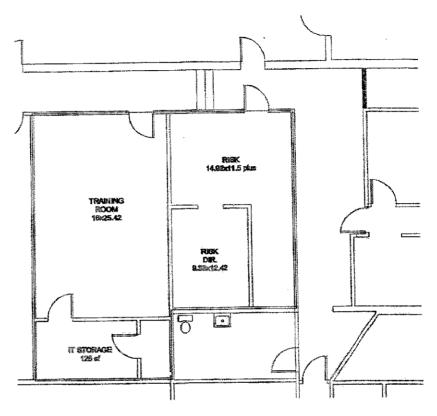
Habana Plaza

319-3128 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3138 3126 3138 3126 3138 3126 32.00 \$2,750.00 \$2,750.00 \$2,750.00 \$2,750.00 \$3,750.00 \$3,500.00 \$2,500.00 \$3,500.00 \$2,500.00 \$3,500.00 \$2,500.00 \$3,500.00 \$2,500.00 \$3,500.00 \$2,600.00 \$3,500.00 \$2,600.00 \$3,500.00 \$2,600.00 \$3,500.00 \$2,600.00 \$3,500.00 \$2,600.00 \$2,500.00 \$2,60	\$57,918.00	\$45,225.00	\$62,375.00 \$45,912.00 \$45,225.00	\$62,375.00	
319-3128 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3138 3126 3138 3126 3138 3126 32.00 \$2,750.00 \$2,750.00 \$2,750.00 \$2,750.00 \$2,750.00 \$3,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,60	\$2,250.00	; 	t	t	Exterior ADA ramp
319-3128 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3135 313	\$2,250.00	ı	ŀ	Į	new custom entry door for ADA ramp
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$2,750.00 \$1,875.00 \$4,787.00 \$4,875.00 \$4,	\$1,875.00	1	-	į	Remove accoustical ceiling and old header walls
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$4,780.00 \$1,875.00 \$318\$ \$6,750.00 \$1,875.00 \$9,750.00 \$8,3 \$3.500.00 \$1,875.00 \$8,3 \$3.500.00 \$1,875.00 \$8,0 \$3.500.00 \$1,875.00 \$	\$10,000.00	1	,	1	Raise concrete floor to meet ADA requirements
3130-3128 3126 3138 \$4,000.00 \$1,875.00 \$875.00 \$2,000 \$2,750.00 \$1,875.00 \$9,750.00 \$9,750.00 \$8,350.00 \$10,000.00 \$4,787.00 \$3,500.00 \$3,500.00 \$3,500.00 \$4,25.00 \$4,25.00 \$5,800.00 \$4,25.00 \$5,800.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,500.00 \$2,600.00 <td>\$2,500.00</td> <td>ŀ</td> <td>,</td> <td>ı</td> <td>Remove tile floor</td>	\$2,500.00	ŀ	,	ı	Remove tile floor
3130-3128 3126 3138 \$4,000.00 \$1,875.00 \$875.00 \$2,000 \$2,750.00 \$1,875.00 \$9,750.00 \$9,750.00 \$8,000.00 \$4,787.00 \$4,787.00 \$3,500.00 \$4,787.00 \$3,500.00 \$4,25.00 \$5,875.00 \$4,250.00 \$4,25.00 \$4,25.00 \$4,25.00 \$4,25.00 \$4,25.00 \$4,25.00 \$4,25.00 \$2,600.00 \$2,600.00 \$2,600.00 \$2,600.00 \$2,600.00 \$2,600.00 \$2,600.00 \$4,600.00	1	\$6,875.00	1	1	New Ac duct work and Install AC unit
3190-3128 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3138 3126 3138 3136	ı	\$2,250.00		,	Float floor
3190-3128 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3138 3126 3135-0.00 \$1,875.00 \$1,875.00 \$2,750.00 \$9,750.00 \$9,750.00 \$9,750.00 \$1,750.00 \$3,500.00 \$5,000.00 \$1,250.00 \$1,250.00 \$4,875.00 \$2,500.00 \$2,600.00	1	\$1,875.00			Cut opening in block wall for lobby
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$2,750.00 \$1,875.00 \$9,750.00 \$3,500.00 \$5,0 \$6,750.00 \$9,375.00 \$9,750.00 \$5,0 \$10,000.00 \$4,787.00 \$3,500.00 \$5,0 \$5,875.00 \$8,000.00 \$8,125.00 \$4,8 \$750.00 \$2,500.00 \$ \$7,50,0 \$3,500.00 \$4,375.00 \$3,500.00 \$2,6 \$7,250.00 \$8,125.00 \$4,500.00 \$3,500.00 \$2,6 \$7,250.00 \$5,000.00 \$3,350.00 \$4,6		\$625.00	,	ı	Demo existing duct work
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$4,000.00 \$1,875.00 \$1,875.00 \$2,0 \$2,750.00 \$1,875.00 \$9,750.00 \$3,500.00 \$5,0 \$56,750.00 \$4,787.00 \$3,500.00 \$5,0 \$10,000.00 \$4,787.00 \$3,500.00 \$5,0 \$5,875.00 \$8,000.00 \$8,125.00 \$4,8 \$750.00 \$2,500.00 \$ \$7,50,0 \$3,500.00 \$4,375.00 \$3,500.00 \$2,6 \$21,500.00 \$8,125.00 \$4,500.00 \$10,7	\$4,668.00	\$3,350.00	\$5,000.00	\$7,250.00	Paint throughout
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$4,000.00 \$1,875.00 \$9,750.00 \$2,0 \$2,750.00 \$1,875.00 \$9,750.00 \$8,3 \$6,750.00 \$9,375.00 \$9,750.00 \$8,3 \$10,000.00 \$4,787.00 \$3,500.00 \$5,0 \$5,875.00 \$8,000.00 \$8,125.00 \$4,8 \$750.00 \$2,500.00 \$ \$7,50,00 \$3,500.00 \$4,375.00 \$3,500.00 \$2,6	\$10,750.00	\$4,500.00	\$8,125.00	\$21,500.00	New carpet and vinyl base
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$2,750.00 \$1,875.00 \$9,750.00 \$8,3 \$6,750.00 \$9,375.00 \$9,750.00 \$8,3 \$10,000.00 \$4,787.00 \$3,500.00 \$5,0 \$5,875.00 \$8,000.00 \$8,125.00 \$4,8 \$750.00 \$2,500.00 \$-	\$2,625.00	\$3,500.00	\$4,375.00	\$3,500.00	Solld core doors with hardware
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$2,750.00 \$1,875.00 \$9,750.00 \$- \$2,750.00 \$9,375.00 \$9,750.00 \$8,3 \$10,000.00 \$4,787.00 \$3,500.00 \$5,0 \$5,875.00 \$8,000.00 \$8,125.00 \$4,8	\$750.00	-	\$2,500.00	\$750.00	Move Ac vents for new offices
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$2,750.00 \$1,875.00 \$2,750.00 \$9,375.00 \$9,750.00 \$8,3 \$6,750.00 \$9,787.00 \$3,500.00 \$5,0	\$4,875.00	\$8,125.00	\$8,000.00	\$5,875.00	Move lights and add outlets for new offices
\$4,000.00 \$1,875.00 \$875.00 \$2,0 \$2,750.00 \$1,875.00 \$2,750.00 \$9,375.00 \$9,750.00 \$8,3	\$5,000.00	\$3,500.00	\$4,787.00	\$10,000.00	New accoustical ceiling
\$139-3128 3126 3138 \$4,000.00 \$1,875.00 \$875.00 \$2,0 \$2,750.00 \$1,875.00 —	\$8,375.00	\$9,750.00	\$9,375.00	\$6,750.00	Metal stud walls with drywall and sound board
3130-3128 3126 3138 \$4,000.00 \$1,875.00 \$875.00 \$2,0	,	1	\$1,875.00	\$2,750.00	Remove carpet and accoustical ceiling
3130-3128 3126 3138	\$2,000.00	\$875.00	\$1,875.00	\$4,000.00	Seal Floor
	3132	3138	3126	3130-3128	3130 - 3128, 3126, 3138, 3132 Flagfer (Suite B)

Total: \$211,430,00









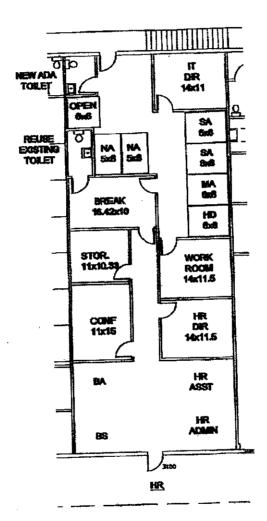




Exhibit El

\$131,400,00	Total
\$13,000.00	New corpet and vinyl base
\$4,650.00	Seal floor
\$7,750.00	Plumbing
\$9,300.00	New accoustical ceiling
\$9,300.00	Paint throughout
\$26,190.00	Electrical - rewire for new outlets throughout, lighting, emergency lighting, exit lights and si
\$5,100.00	AC ductwork
\$5,425.00	Glass impact doors and window for new entry
\$13,175.00	interior doors and hardware
\$18,600.00	Drywall and sound board
\$6,200.00	Metal framing
\$4,960.00	Float floor
\$7,750.00	Demo
	Sin Hagier (Suice &)