

LAND DESCRIPTION:

PARCEL 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, and a portion of Parcel 'A', Block 10, CRESTHAVEN NO. 8, according to the Plat thereof, recorded in. Plat Book 44, Page 8 of the Public Records of Broward County, Florida and being more fully described as follows:

Beginning at the southeast corner of said Parcel "A" thence North 89'59'15" West, on the south line of said Parcel "A", and on the south line of said Lot 13, a distance of 464.49 feet to the southwest corner of said Lot 13; thence North 07'57'00" East on the west line of said Lots 13, 12 and 11, a distance of 198.90 feet to the northwest corner of said Lot 11; thence South 89'59'15" East on the north line of said Lot 11, a distance of 64.49 feet; thence North 07'57'00" East on the west lines of said Lots 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1, a distance of 672.42 feet to the northwest corner of said Lot 1; thence South 89'59'15" East on the north line of said Lot 1, and the north line of said Parcel "A", a distance of 325.85 feet; thence South 44'59'15" East, a distance of 9.28 feet; thence South 89'59'15" East, a distance of 49.54 feet; thence South 53'57'26" East, a distance of 19.23 feet; thence South 07'57'00" West, on the East line of said Parcel "A", a distance of 852.28 feet to the Point Of Beginning.

LESS AND EXCEPT the following described property:

Being a portion of lots 1, 2, 3 and 4, Block 10 and a portion of Parcel "A" of CRESTHAVEN NO. 8, according to the Plat thereof as recorded in Plat book 44, Page 8 of the Public Records of Broward County, Florida, being fully described as follows:

Commence at the northeast corner of said Parcel "A"; thence South 07'57'00" West, along the west right-of-way line of U.S. Highway No. 1, a distance of 18.05 feet to the Point Of Beginning; thence continue South 07'57'00" West, along said west right-of-way line, a distance of 271.95 feet; thence North 82'03'00" West, a distance of 321.89 feet; thence North 07'57'00" East, a distance of 245.12 feet to a point on the south right-of-way line of NE 33rd street; thence for the following 4 courses and distances along said south right-of-way line, South 89'59'15" East, a distance of 250.85 feet; thence South 44'59'15" East, a distance of 9.28 feet; thence South 89'59'15" East, a distance of 49.54 feet; thence South 53'57'26" East, a distance of 19.23 feet to the Point Of Beginning.

PARCEL 2:

Easements for the benefit of Parcel 1 Easements, Covenants and Restrictions Agreement by and between 1307 South Wabash LLC, a Florida limited liability company and RaceTrac Petroleum, Inc., a Georgia corporation, dated 05/18/2016, and recorded 06/27/2016 in Official Records Instrument 113777521, of the Public Records of Broward County, Florida.

Said lands lying in the City of Pompano Beach, Broward County, Florida and containing 272,327 square feet (6.2518 acres) more or less.

AAC

PZ21-12000015

12/07/21