

LEGAL DESCRIPTION:

Portions of Sections 2 and 3, Township 49 South, Range 42 East, and more fully described as follows:

Beginning at the Northwest corner of the Southwest one-quarter (SW 1/4) of said Section 2; thence North $86^{\circ}30'51''$ East, along the North line of said Southwest one-quarter (SW 1/4) of Section 2, a distance of 326.32 feet to a point on the West right-of-way line of North Andrews Avenue (S.W. 12th Avenue); thence South $04^{\circ}02'24''$ East, along said right-of-way line (103' foot right-of-way), a distance of 550.03 feet; thence South $86^{\circ}30'51''$ West, along a line 550 feet South of (as measured at right angles) and parallel to the said North line of the Southwest one-quarter (SW 1/4) of Section 2, a distance of 348.39 feet; thence due West, along a line 550 feet South of (as measured at right angles) and parallel to the North line of the Southeast one-quarter (SE 1/4) of said Section 3, a distance of 221.35 feet to the Southeast corner of Parcel "B", LAMONT PLAT, according to the plat thereof, as recorded in Plat Book 172, Page 132, of the public records of Broward County, Florida; thence North $03^{\circ}17'00''$ West, on the East line of said Parcel "B", a distance of 74.27 feet; thence due North, a distance of 475.85 feet; thence due East, a distance of 208.87 feet to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 304,867 square feet or 6.9988 acres, more or less.