

## LEGAL DESCRIPTION

A PORTION OF PARCELS 2 AND 3 OF THE PLAT OF "ALPHA 250 " AS RECORDED IN PLAT BOOK 156, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3 OF SAID PLAT OF "ALPHA 250" ; THENCE NORTH 01°28'09" WEST ALONG THE WEST LINE OF SAID PARCEL 3 AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 525.67 FEET; THENCE NORTH 47°46'00" EAST, A DISTANCE OF 278.63 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW 19<sup>TH</sup> STREET AS SHOWN ON THE PLAT THEREOF; THENCE SOUTH 42°14'00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 430.00 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°04'50", AN ARC DISTANCE OF 45.63 FEET; THENCE SOUTH 01°17'17" EAST, A DISTANCE OF 535.39 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF "ALPHA 250; THENCE SOUTH 88°42'43" WEST ALONG SAID SOUTH LINE OF SAID PLAT OF "ALPHA 250 ", A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 224,434 SQUARE FEET (5.1523 ACRES), MORE OR LESS.