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FOR
COSTCO
WHOLESALE

BROWARD COUNTY, FLORIDA

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A PORTION OF PARCEL "A," POMPAHO PARK RACING PLANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF TRACT A, ARVIDA POMPAHO PARK, ACCORDING TO THE PLAT THEREAS AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THAT THE SOUTHERN MOST SOUTHWEST CORNER OF SAID TRACT A, THENCE ALONG THE WEST LINE OF SAID TRACT A, ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (POMPAHO PARKWAY/STATE ROAD 845) THE FOLLOWING FIVE (5) SOURCES: (1) THENCE NORTH 47°42'29" WEST, 63.05 FEET; (2) THENCE NORTH 02°17'48" WEST, 748.34 FEET; (3) THENCE NORTH 43°41'45" EAST, 50.34 FEET; (4) THENCE NORTH 89°40'35" EAST, 8.78 FEET; (5) THENCE NORTH 02°17'48" WEST, 7.00 FEET TO THE NORTHEAST MOST NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°40'35" EAST ALONG THE NORTH LINE OF SAID TRACT A, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SW 3RD STREET (POMPAHO PARK PLACEMENT TRACK ROAD) 217.25 FEET; THENCE SOUTHWEST 89°40'35" EAST ALONG THE WEST LINE OF SAID TRACT A, 117.71 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A; THENCE SOUTHWEST 89°40'35" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 222.22 FEET; THENCE SOUTH 78°59'42" EAST, 56.37 FEET TO A POINT ON A LINE LYING 12.84 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT A, AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 217.72 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 45°42'29" WEST), THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 51°50'44", AN ARC DISTANCE OF 28.68 FEET; THENCE SOUTH 02°49'15" EAST, 75.06 FEET; THENCE SOUTH 02°49'15" EAST, 165.38 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS NORTH 08°15'22" WEST), THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.00 FEET, THROUGH A CENTRAL ANGLE OF 98°15'22", AN ARC DISTANCE OF 57.87 FEET TO A POINT NON-TANGENCY WITH A LINE; THENCE SOUTH 87°29'49" WEST, 230.85 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS NORTH 02°30'19" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC DISTANCE OF 38.28 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE SOUTH 02°28'41" EAST, 130.26 FEET; THENCE SOUTH 08°32'41" EAST, 46.43 FEET TO A POINT ON A CURVE (A RADIAL LINE FROM SAID POINT BEARS SOUTH 78°09'49" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 12°49'48", AN ARC DISTANCE OF 165.38 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE SOUTH 02°30'15" EAST, 153.69 FEET; THENCE SOUTH 07°29'45" WEST, 75.35 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE SOUTHWEST 89°40'35" EAST ALONG THE WEST LINE OF SAID TRACT A, 178.92 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE NORTH 02°31'07" WEST, 11.55 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE SOUTHWEST 89°40'35" EAST ALONG SAID SOUTH LINE, 1.69 FEET TO THE POINT OF BEGINNING.

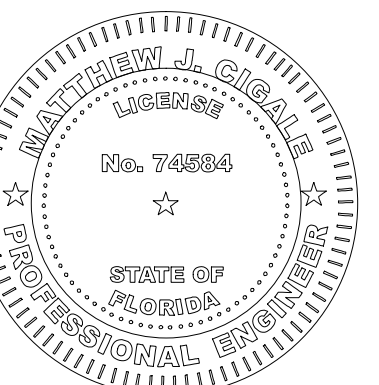
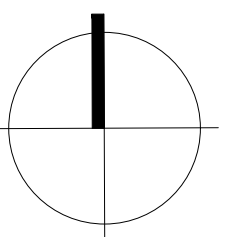
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 81,283 SQUARE FEET OR 18,647 ACRES MORE OR LESS, OR 18,647 ACRES MORE OR LESS.

A map showing the location of the 'OVERALL COSTCO SITE'. The site is a rectangular area with diagonal hatching, located at the intersection of Atlantic Blvd. and Pompano Park Place. A red arrow points to the site. Other streets shown include SW 27th Ave, Palm Aire Dr, and Powerline Road.

POMPANO BEACH, FLORIDA

OCT. 29, 2025



October 31, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

[illegible]

COVER SHEET

C-01