

LEGAL DESCRIPTION

PARCEL 1:

THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 LYING SOUTHWEST OF COUNTY ROAD OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE EAST 365.8 FEET AND LESS THE WEST 294.2 FEET THEREOF, BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE EAST 169.3 FEET OF THE WEST 294.2 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 LYING SOUTH OF COUNTY ROAD, LESS THE SOUTH 100 FEET, BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE WEST 165.80 FEET OF THE EAST 365.80 FEET OF A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST , LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 361, BROWARD COUNTY, FLORIDA.

AND

THAT PART OF THE EAST 200.00 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 361, BROWARD COUNTY, FLORIDA, LESS THE EAST 15.00 FEET THEREOF, FOR ROAD PURPOSES AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

BEGINNING AT A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE AT A POINT 15.00 FEET WEST OF THE EAST LINE OF THE SAID

NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4); THENCE SOUTHERLY PARALLEL TO THE SAID EAST LINE A DISTANCE OF 65.40 FEET; THENCE WESTERLY PERPENDICULAR A DISTANCE OF 90.30 FEET; THENCE NORTHEASTERLY WITH AN INCLUDED ANGLE OF 53 DEGREES 31°40" TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 181,107 SQUARE FEET (4.158 ACRES) MORE OR LESS.

ALSO DESCRIBED AS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST NORTHEAST CORNER OF PARCEL "A", RENTERIA INC., PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD) AS SHOWN ON THE RIGHT OF WAY MAP OF HAMMONDVILLE ROAD AS RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 54°59'22" EAST, 624.79 FEET; THENCE SOUTH 35°39'18" WEST, 105.53 FEET; THENCE NORTH 89°10'58" EAST, 90.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 18TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°20'55" EAST, 119.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NW 9TH

STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89°12'39" WEST, 360.94 FEET TO A POINT ON THE EAST LINE OF PARCEL "A" AND IT'S SOUTHERLY EXTENSION THEREOF, DIVINE MINISTRY OF GOD CHURCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 127 THRU 128, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND IT'S SOUTHERLY EXTENSION NORTH 01°19'11" WEST, 85.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING A POINT ON A LINE LYING 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ALONG SAID NORTH AND PARALLEL LINE, SOUTH 89°12'39" WEST, 169.31 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID RENTERIA PLAT AND IT'S SOUTHERLY EXTENSION THEREOF; THENCE NORTH 01°19'11" WEST, 485.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 181,107 SQUARE FEET (4.158 ACRES) MORE OR LESS.