

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL A OF THE PLAT OF CLUB AT PALM-AIRE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 177 PAGE 97 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY THE NEXT TEN COURSES, NORTH 01° 07' 36" EAST FOR A DISTANCE OF 48.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 49' 52", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 19.92 FEET, TO THE POINT OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15° 43' 58", HAVING A RADIUS OF 140.00 FEET, HAVING AN ARC DISTANCE OF 38.44 FEET, TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26° 14' 03", HAVING A RADIUS OF 120.00 FEET, HAVING AN ARC DISTANCE OF 54.94 FEET, TO THE POINT OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 45' 22", HAVING A RADIUS OF 127.00 FEET, HAVING AN ARC DISTANCE OF 59.31 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 13' 59", HAVING A RADIUS OF 144.00 FEET, HAVING AN ARC DISTANCE OF 23.21 FEET; THENCE, NORTH 14° 40' 58" WEST FOR A DISTANCE OF 139.92 FEET; THENCE, SOUTH 88° 40' 03" WEST FOR A DISTANCE OF 164.79 FEET; THENCE, NORTH 02° 13' 22" WEST FOR A DISTANCE OF 41.04 FEET; THENCE, SOUTH 89° 33' 47" WEST FOR A DISTANCE OF 263.95 FEET TO A POINT ON THE EAST LINE OF PALM AIRE OAKS ESTATES 3RD/ SECTION, AS RECORDED IN PLAT BOOK 108, PAGE 1 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 35° 13' 26" EAST FOR A DISTANCE OF 308.31 FEET TO THE NORTHEAST CORNER OF TRACT R-3 OF SAID PLAT OF PALM AIRE OAKS ESTATES 3RD SECTION; THENCE ALONG THE NORTH LINE OF SAID TRACT R-3 OF SAID PLAT OF PALM AIRE OAKS ESTATES 3RD SECTION, NORTH 69° 56' 15" WEST FOR A DISTANCE OF 13.07 FEET; THENCE DEPARTING SAID NORTH LINE, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08° 13' 22", HAVING A RADIUS OF 365.00 FEET, HAVING AN ARC DISTANCE OF 52.38 FEET, AND WHOSE LONG CHORD BEARS NORTH 24° 05' 12" EAST FOR A DISTANCE OF 52.34 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 00' 00", HAVING A RADIUS OF 700.00 FEET, HAVING AN ARC DISTANCE OF 146.61 FEET; THENCE, NORTH 40° 11' 53" EAST FOR A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20° 00' 00", HAVING A RADIUS OF 400.00 FEET, HAVING AN ARC DISTANCE OF 139.63 FEET TO THE BEGINNING OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22° 36' 39", HAVING A RADIUS OF 110.00 FEET, HAVING AN ARC DISTANCE OF 43.41 FEET; THENCE, NORTH 56° 40' 31" WEST FOR A DISTANCE OF 66.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42° 28' 27", HAVING A RADIUS OF 165.29 FEET, HAVING AN ARC DISTANCE OF 122.53 FEET, AND WHOSE LONG CHORD BEARS NORTH 82° 09' 21" WEST FOR A DISTANCE OF 119.75 FEET; THENCE, NORTH 70° 25' 26" WEST FOR A DISTANCE OF 95.56 FEET; THENCE, NORTH 19° 34' 34" EAST TO A LINE 10' MORE OR LESS SOUTH OF AND PARALLEL TO THE SOUTH LINE OF PALM-AIRE COUNTY CLUB CONDOMINIUM NO. 71 AS RECORDED IN OFFICIAL RECORDS BOOK 6464, PAGE 820, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, EAST FOR A DISTANCE OF 247.38 FEET; THENCE ALONG SAID PARALLEL LINE THE NEXT FIVE COURSES, SOUTH 70° 25' 26" EAST FOR A DISTANCE OF 262.33 FEET; THENCE, SOUTH 36° 55' 03" EAST FOR A DISTANCE OF 151.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 06' 56", HAVING A RADIUS OF 40.00 FEET, HAVING AN ARC DISTANCE OF 28.70 FEET; THENCE, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 52.62 FEET; THENCE, SOUTH 85° 48' 07" EAST TO THE WEST LINE OF OAKS CLUBHOUSE DRIVE RIGHT-OF-WAY FOR A DISTANCE OF 250.00 FEET; THENCE ALONG THE WEST LINE OF OAKS CLUBHOUSE DRIVE RIGHT-OF-WAY THE NEXT SEVEN

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COURSES, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 212.74 FEET; THENCE, NORTH 85° 48' 07" WEST FOR A DISTANCE OF 10.00 FEET; THENCE, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 71.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49° 38' 08", HAVING A RADIUS OF 370.00 FEET, HAVING AN ARC DISTANCE OF 320.53 FEET; THENCE, SOUTH 45° 26' 15" EAST FOR A DISTANCE OF 322.78 FEET; THENCE, SOUTH 33° 36' 17" EAST FOR A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109° 12' 59", HAVING A RADIUS OF 40.00 FEET, HAVING AN ARC DISTANCE OF 76.25 FEET TO THE BEGINNING OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 26' 01", HAVING A RADIUS OF 1358.27 FEET, HAVING AN ARC DISTANCE OF 33.99 FEET; THENCE, SOUTH 74° 10' 41" WEST FOR A DISTANCE OF 97.61 FEET TO THE BEGINNING OF CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10° 06' 25", HAVING A RADIUS OF 2557.24 FEET, HAVING AN ARC DISTANCE OF 451.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 651,166 SQUARE FEET/14.9487 TOTAL ACRES, MORE OR LESS.