

STREET ADDRESS:

998 North Federal Highway, Pompano Beach, Florida 33062

LEGAL DESCRIPTION:

That part of the South one-half (S $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 31, Township 48 South, Range 43 East, described as follows: Beginning at the intersection of the East right-of-way line of U.S. Highway No. 1 and the South boundary of the said South one-half (S $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$); thence East along the said South boundary a distance of 200 feet; thence North parallel to the said East right-of-way line a distance of 107.78 feet to the South right-of-way line of Northeast 10th Street; thence West along said South right-of-way line a distance of 200 feet to the said East right-of-way line of U.S. Highway No. 1; thence South along said East right-of-way line 107.80 feet to the POINT OF BEGINNING. Less road right of way.

Said lands situate, lying and being in Broward County, Florida.