

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF TRACT "A", IN "COPANS ACRES", AS RECORDED IN PLAT BOOK 66, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", "COPANS ACRES", SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 01°09'40" WEST (BEARINGS BASED ON THE NORTH LINE OF SAID SECTION 26 AND ALL SUBSEQUENT BEARINGS RELATIVE THERETO) ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 579.47 FEET TO A POINT 85.75 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 88°24'46" EAST ALONG THE LINE BEING 85.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 262.35 FEET; THENCE NORTH 01°35'14" WEST ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 30.75 FEET TO A POINT 55.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 88°24'46" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 246.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 7694.44 FEET AND A CENTRAL ANGLE OF 00°26'04", A DISTANCE OF 58.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTH EASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°01'28", A DISTANCE OF 39.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE 80.00 FEET WIDE NORTHWEST 3RD AVENUE, SAID POINT ALSO BEING 80.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE SOUTH 00°59'50" EAST ALONG A LINE 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 585.53 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE SOUTH 88°26'44" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 590.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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THE NORTH 305.00 FEET (AS MEASURED AT RIGHT ANGLES) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, LESS THE EAST 80 FEET THEREOF FOR NORTHWEST 3 AVENUE ROAD RIGHT-OF-WAY PURPOSES. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

ALSO INCLUDING:

ALL EASEMENT RIGHTS FOR ACCESS TO COPANS ROAD AS CONTAINED IN THAT CERTAIN DEED GIVEN BY IT TO STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION OF FLORIDA, DATED AUGUST 2, 1972, RECORDED OCTOBER 1, 1973, IN OFFICIAL RECORDS BOOK 5464, AT PAGE 385, BROWARD COUNTY PUBLIC RECORDS.

PARCEL B:

A PORTION OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (NORTH 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 1°10'01" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF (WEST 1/2) OF THE EAST ONE-HALF (EAST 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, A DISTANCE OF 1577.30 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, OF INTERSTATE 95; THENCE SOUTHWESTERLY, ALONG THE SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 88°24'46" WEST, A DISTANCE OF 161.91 FEET; THENCE SOUTH 46°11'56" WEST, A DISTANCE OF 158.24 FEET; THENCE SOUTH 37°08'19" WEST, A DISTANCE OF 603.88 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 712 FEET AND A CENTRAL ANGLE OF 34°37'00", AN ARC DISTANCE OF 430.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°45'19" WEST A DISTANCE OF 535.48 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 961.74 FEET AND A CENTRAL ANGLE OF 31°05'55", AN ARC DISTANCE OF 522.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 88°28'38" EAST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 484.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LIBERTY PARK ESTATES SECTION THREE, AS RECORDED IN PLAT BOOK 61, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 1°20'12" WEST, ALONG THE SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 98 FEET; THENCE SOUTH 88°28'38" WEST ALONG A LINE 2 FEET SOUTH OF AND PARALLEL WITH THE SAID BOUNDARY LINE OF LIBERTY PARK ESTATES SECTION THREE, A DISTANCE OF 24 FEET; THENCE NORTH 1°20'12" WEST, ALONG

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A LINE 2 FEET WEST OF AND PARALLEL WITH THE SAID WEST BOUNDARY LINE OF LIBERTY PARK ESTATES SECTION THREE, A DISTANCE OF 154 FEET; THENCE NORTH 88°28'38" EAST, ALONG A LINE 2 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LIBERTY PARK ESTATES SECTION THREE, A DISTANCE OF 464 FEET; THENCE SOUTH 1°20'12" EAST A DISTANCE OF 20 FEET TO A POINT ON THE SAID NORTH BOUNDARY LINE OF LIBERTY PARK ESTATES SECTION THREE; THENCE NORTH 88°28'38" EAST, ALONG THE SAID NORTH BOUNDARY LINE, A DISTANCE OF 355.43 FEET; THENCE SOUTH 1°20'12" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LIBERTY PARK ESTATES SECTION THREE AND ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 564.42 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (NORTH 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 88°29'41" EAST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF (NORTH 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, DISTANCE OF 667.71 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCELS:

PARCEL I:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST; COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", OF "COPANS ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 01°09'40" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, A DISTANCE OF 579.47 FEET TO A POINT 85.75 FEET SOUTH AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE NORTH 88°24'46" EAST ALONG A LINE BEING 85.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 262.35 FEET; THENCE NORTH 01°35'14" WEST ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 30.75 FEET TO A POINT 55.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 88°24'46" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°35'14" EAST, 275.75 FEET; THENCE SOUTH 87°12'09" WEST, 555.00 FEET; THENCE NORTH 48°40'44" WEST, 95.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE LIMITED ACCESS FOR INTERSTATE 95; THENCE NORTH 37°08'19" EAST ALONG SAID RIGHT-OF-WAY 109.88 FEET; THENCE NORTH 46°11'56" EAST ALONG THE SAID RIGHT-OF-WAY 158.24 FEET; THENCE NORTH 88°24'46" EAST ALONG THE SAID RIGHT-OF-WAY 162.65 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE IN BROWARD COUNTY, FLORIDA.

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AND

PARCEL II:

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER (NORTHEAST 1/4) OF THE NORTHEAST ONE-QUARTER (NORTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PARCEL BEING A PORTION OF TRACT "A" OF "COPANS ACRES", AS RECORDED IN PLAT BOOK 66, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ON AN ASSUMED BEARING OF SOUTH 88°24'46" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 336.06 FEET; THENCE SOUTH 01°35'14" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°24'46" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 171.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 7,694.44 FEET AND A CENTRAL ANGLE OF 00°26'04", FOR AN ARC DISTANCE OF 58.35 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°01'28", FOR AN ARC DISTANCE OF 39.72 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 3RD AVENUE (AN 80 FOOT RIGHT-OF-WAY); THENCE SOUTH 00°59'50" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 80.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 22.27 FEET; THENCE NORTH 46°17'32" WEST, A DISTANCE OF 42.64 FEET, ALONG A CHORD WHICH IS BASED ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET, TANGENT TO A LINE 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, AND ALSO TANGENT TO A LINE 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 26; THENCE SOUTH 88°24'46" WEST ALONG A LINE 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 150.00 FEET; THENCE NORTH 78°48'58" WEST, A DISTANCE OF 76.90 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PROPERTY DESCRIBED IN EXHIBIT "A" CONVEYED IN OFFICIAL RECORDS BOOK 17446, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

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ALSO LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 30311, PAGE 1580, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 31275, PAGE 1854 AND AS RE-RECORDED IN OFFICIAL RECORDS BOOK 31739, PAGE 664, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALL OF THE ABOVE LANDS ALSO DESCRIBED AS OVERALL DESCRIPTION AS FOLLOW:

A PORTION OF TRACT "A", "COPANS ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 21 AND A PORTION OF PARCEL 'A', COPAN'S CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 37, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL 'A', COPAN'S CENTER; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 'A', SOUTH 88°26'44" WEST, 589.76 FEET TO A CORNER OF SAID PARCEL 'A'; THENCE ALONG THE EAST LINE OF SAID PARCEL 'A' AND IT'S SOUTHERLY PROLONGATION THEREOF, SOUTH 1°10'01" EAST, 1025.48 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26; THENCE ALONG SAID LINE, SOUTH 88°30'44" WEST, 666.72 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26; THENCE ALONG SAID LINE, NORTH 1°20'12" WEST, 332.43 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF (N. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26, NORTH 88°29'41" EAST, 140.14 FEET; THENCE NORTH 1°20'12" WEST, 170.00 FEET; THENCE NORTH 88°26'44" EAST, 518.24 FEET; THENCE NORTH 1°33'16" WEST, 522.37 FEET; THENCE SOUTH 88°27'02" WEST, 50.46 FEET; THENCE NORTH 1°07'51" WEST, 632.19 FEET; THENCE NORTH 87°12'09" EAST, 341.97 FEET; THENCE NORTH 1°35'14" WEST, 275.75 FEET TO A POINT BEING 55 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26; THENCE ALONG SAID LINE, NORTH 88°24'46" EAST, 60.60 FEET; THENCE SOUTH 78°48'58" EAST, 75.75 FEET; THENCE SOUTH 1°22'37" EAST, 42.75 FEET; THENCE NORTH 88°24'44" EAST, 52.50

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FEET; THENCE SOUTH 1°22'37" EAST, 204.82 FEET; THENCE NORTH 88°27'00" EAST, 129.25 FEET TO A POINT ON THE EAST LINE OF AFORESAID TRACT "A", "COPANS ACRES"; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF AFORESAID PARCEL 'A', COPAN'S CENTER, SOUTH 00°59'50" EAST, 651.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 783,793 SQUARE FEET, 17.993 ACRES, MORE OR LESS.

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