

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 FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL A OF THE PLAT OF CLUB AT PALM-AIRE ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 177 PAGE 98 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST AND EAST BOUNDARY THE NEXT TEN COURSES, NORTH 01° 07' 25" EAST FOR A DISTANCE OF 48.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 50' 26", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 19.93 FEET, AND WHOSE LONG CHORD BEARS NORTH 10° 17' 19" WEST FOR A DISTANCE OF 19.80 FEET TO THE POINT OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15° 43' 38", HAVING A RADIUS OF 140.00 FEET, HAVING AN ARC DISTANCE OF 38.43 FEET, AND WHOSE LONG CHORD BEARS NORTH 13° 50' 14" WEST FOR A DISTANCE OF 38.31 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26° 14' 08", HAVING A RADIUS OF 120.00 FEET, HAVING AN ARC DISTANCE OF 54.94 FEET, AND WHOSE LONG CHORD BEARS NORTH 19° 05' 17" WEST FOR A DISTANCE OF 54.47 FEET TO THE POINT OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 45' 08", HAVING A RADIUS OF 127.00 FEET, HAVING AN ARC DISTANCE OF 59.30 FEET, AND WHOSE LONG CHORD BEARS NORTH 18° 49' 39" WEST FOR A DISTANCE OF 58.76 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 14' 07", HAVING A RADIUS OF 144.00 FEET, HAVING AN ARC DISTANCE OF 23.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 10° 04' 16" WEST FOR A DISTANCE OF 23.19 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 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, AND WHOSE LONG CHORD BEARS NORTH 34° 11' 53" EAST FOR A DISTANCE OF 146.34 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, AND WHOSE LONG CHORD BEARS NORTH 30° 11' 53" EAST FOR A DISTANCE OF 138.92 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, AND WHOSE LONG CHORD BEARS NORTH 31° 30' 12" EAST FOR A DISTANCE OF 43.13 FEET; THENCE, NORTH 56° 40' 31" WEST FOR A DISTANCE OF 66.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42° 28' 27", HAVING A RADIUS OF 165.29 FEET, HAVING AN ARC DISTANCE OF

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119.75 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 TO A POINT ON 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, NORTH 19° 34' 34" EAST FOR A DISTANCE OF 247.39 FEET ; THENCE ALONG SAID SOUTH 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, AND WHOSE LONG CHORD BEARS SOUTH 16° 21' 35" EAST FOR A DISTANCE OF 28.09 FEET; THENCE, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 52.62 FEET; THENCE, SOUTH 85° 48' 07" EAST FOR A DISTANCE OF 250.00 FEET; THENCE, 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, AND WHOSE LONG CHORD BEARS SOUTH 20° 37' 11" EAST FOR A DISTANCE OF 310.60 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' 53", HAVING A RADIUS OF 40.00 FEET, HAVING AN ARC DISTANCE OF 76.26 FEET, AND WHOSE LONG CHORD BEARS SOUTH 21° 00' 06" WEST FOR A DISTANCE OF 65.22 FEET TO THE BEGINNING OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 26' 02", HAVING A RADIUS OF 1358.27 FEET, HAVING AN ARC DISTANCE OF 33.99 FEET, AND WHOSE LONG CHORD BEARS SOUTH 74° 53' 22" WEST FOR A DISTANCE OF 33.99 FEET TO THE BEGINNING OF REVERSE 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, AND WHOSE LONG CHORD BEARS SOUTH 79° 13' 53" EAST FOR A DISTANCE OF 450.41 FEET TO THE POINT OF BEGINNING.

TOGETER WITH:

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 FOLLOW:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLTECH PARCEL II" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 40° 45' 31" WEST, A DISTANCE OF 14.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 4° 11' 53" EAST, ALONG THE EAST LINE OF OAKS CLUBHOUSE DRIVE RIGHT OF WAY A DISTANCE OF 245.85; THENCE NORTH 64° 55' 36" EAST, ALONG A LINE 10' 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, A DISTANCE OF 183.94 FEET; THENCE SOUTH 28° 09' 31" EAST, A DISTANCE OF 82.61 FEET; THENCE SOUTH 4° 11' 53" WEST, A DISTANCE OF 266.00 FEET; THENCE NORTH 85° 48' 07" WEST, A DISTANCE OF 204.66 FEET TO THE POINT OF BEGINNING.

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