

## LEGAL DESCRIPTION

## PARCEL 1:

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the Plat thereof, as recorded in Plat Book 111, at Page 22, of the Public Records of Broward County, Florida, more fully described as follows:

Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Plat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degrees 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet to the Point of Beginning; thence continue North 88 degrees 29' 51" East, a distance of 145.00 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot right-of-way) and a point on the East line of said Parcel "D"; thence South 1 degrees 21' 25" East, along the said East Line of Parcel "D", a distance 227.51 feet; thence South 43 degrees 34' 13" West a distance of 35.31 feet: thence South 88 degrees 29' 51" West, a distance of 120.06 feet; thence North 1 degrees 21' 25" West, a distance of 252.45 feet to the Point of Beginning.

## PARCEL 2:

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the Plat thereof as recorded in Plat Book 111, Page 22 of the Public Records of Broward County, Florida and being more fully described as follows:

Commencing at the Southwest corner of said Parcel "D"; thence North 01 degrees 24' 07" West, a distance of 625.34 feet; thence South 88 degrees 27' 47" West, a distance of 97.04 feet; thence North 01 degrees 22' 17" West, a distance of 65.40 feet; thence North 88 degrees 29' 51" East, a distance of 190.00 feet; thence North 01 degrees 22' 17" West, a distance of 187.55 feet to the Point of Beginning; thence continuing North 01 degrees 22' 17" West, a distance of 312.45 thence North 88 degrees 29' 51" East, a distance of 340.25 feet; thence South 01 degrees 21' 25" East, a distance of 312.45 feet; thence South 88 degrees 29' 51" West, a distance of 340.17 feet to the Point of Beginning.

## PARCEL 3:

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the plat thereof as recorded in Plat Book 111, at Page 22 of the Public Records of Broward County, Florida and being more fully described as follows:

Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Nat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degree 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet thence South 1 degrees 21' 25" East, a distance of 252.45 feet to the Point of Beginning; thence continue South 1 degree 21' 25" East, a distance of 60.00 feet; thence North 88 degrees 29' 51" East, a distance of 119.94 feet; thence South 46 degrees 25' 47" East, a distance of 35.40 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot right-of-way) and a point on the East line of said Parcel "D", thence

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North 1 degree 21' 25" West, along the said East line of Parcel "D", a distance of 110 feet; thence South 43 degrees 34' 13" West, a distance of 35.31 feet; thence South 88 degrees 29' 51" West, a distance of 120.06 feet to the Point of Beginning.

LESS AND EXCEPT lands conveyed by Faith McCoy to the State of Florida Department of Transportation by Warranty Deed recorded in Official Record Book 48590, Pages 981-983, of the Public Records of Broward County, as to Parcels I and III, and being more particularly described as follows:

A portion of Parcel "D", "Addition to Copans Industrial Complex No. I", according to the plat thereof, as recorded in Plat Book 111, Page 22 of the Public Records of Broward County, Florida, lying in Section 27, Township 48 South, Range 42 East, Broward County, Florida; being more particularly described as follows:

Commence at a found concrete monument stamped Williams, Hatfield & Stoner marking the East One-Quarter (E 1/4) Corner of said Section 27; thence South 88°23'18" West along the South line of the Northeast One-Quarter (NE 1/4) of said Section 27, a distance of 1,734.30 feet to a point on the Baseline of Survey for Andrews Avenue Extension, according to the Florida Department of Transportation Right of Way Map for Item/Segment No. 2307301; thence North 01°24'08" West along said Baseline of Survey, a distance of 39.82 feet; thence South 88°23'18" West, a distance of 48.73 feet to the point of intersection of the Westerly Existing Right of Way line for said Andrews Avenue Extension and the Northerly Existing Right of Way line for NW 18th Street; thence North 01°31'03" West along said Westerly Existing Right of Way line, a distance of 625.25 feet; thence North 01°24'20" West continuing along said Westerly Existing Right of Way line, a distance of 227.34 feet to the Point of Beginning; thence North 46°28'34" West, a distance of 21.19 feet; thence North 01°24'20" West, a distance of 322.51 feet; thence North 88°27'12" East, a distance of 15.00 feet to a point on said Westerly Existing Right of Way line; thence South 01°24'20" East, along said Westerly Existing Right of Way line, a distance of 337.51 feet to the Point of Beginning.

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