

LAND DESCRIPTION: (FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO: NCS-927328-PHX1; COMMITMENT DATE: SEPTEMBER 21, 2018 8:00 AM)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°36'05"W, 295.76 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE RUN "WEST 278.65 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN N15°39'33"E, 98.66 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET ALONG A LINE 95 FEET NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT 1, TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO A POINT THAT IS 35 FEET SOUTH OF SAID NORTH BOUNDARY OF TRACT 1; THENCE RUN S89°59'55"E, 95.08 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO A POINT; THENCE RUN N89°59'55"W, 95.08 FEET ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF TRACT 1 TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'55"W, 103.77 FEET ALONG SAID LINE TO A POINT; THENCE RUN S15°39'33"W, 208.49 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 988, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND SUBJECT TO THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 991, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.