

**Legal Description – Pompano Ford Lincoln, Inc.**  
**Add: 2741 N. Federal Highway**

PARCEL "A", COLLIER MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE WEST 120 FEET THEREOF; AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A": THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL "A", (WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 7), A DISTANCE OF 126.20 FEET TO THE NORTHEAST CORNER THEREOF; THENCE

WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 291.55 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 124.96 FEET, TO A POINT ON THE SOUTH LINE THEREOF; THENCE EASTERLY ALONG THE SAID SOUTH LINE, A DISTANCE OF 273.04 FEET. TO THE POINT OF BEGINNING.

TOGETHER WITH:

COLLIER MANOR PARCEL A THE EAST 60 FEET OF THE WEST 120 FEET. OF UNNUMBERED BLOCK COMMONLY CALLED BLOCK ONE. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34. PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 60 FEET OF PARCEL "A" OF COLLIER MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, LOT 2, LOT 3, LOT 4. LOT 5 AND LOT 6, INCLUSIVE, BLOCK 1, CRESTHAVEN NO. 3. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, AT PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH:

THAT PORTION OF PARCEL "B" OF CRESTHAVEN NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE U. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL V', THENCE RUN NORTH ALONG THE WESTERLY BOUNDARY THEREOF A DISTANCE OF 165.03 FEET: THENCE EASTERLY AND PARALLEL TO THE NORTH BOUNDARY OF PARCEL "8% A DISTANCE OF 167 FEET TO A POINT; THENCE SOUTHWESTERLY ON AN INCLUDED ANGLE OF 82° 46'25" A DISTANCE OF 166.17 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PARCEL "13": THENCE WESTERLY ALONG SAID SOUTH BOUNDARY A DISTANCE OF 144.65 FEET TO THE POINT OF BEGINNING.

AND

THE WEST 15 FEET OF THAT PART OF PARCEL "X OF COLLIER MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34. PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 126.20 FEET TO THE NORTHEAST CORNER OF PARCEL "A"; THENCE WEST ALONG THE NORTH LINE OF PARCEL "A", A DISTANCE OF 291.55 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 124.96 FEET TO A POINT 273.31 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 273.31 FEET ALONG THE SOUTH BOUNDARY LINE OF PARCEL "A" TO THE POINT OF BEGINNING.