**Legal Description**

**Pompano Imports, Inc.**

Parcel A, “744 PLAT” according to the plat thereof, as recorded in Plat Book 178 at page 37 of the Public Records of Broward County, Florida.

Together with:

That part of the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of the Southwest one-quarter (SW ¼) of Section 31, Township 48 South, Range 43 East, Broward County, Florida, described as follows:

Commencing at the Northwest corner of the said Southwest one-quarter (SW ¼): thence Easterly along the North boundary of the said Southwest one-quarter (SW ¼), a distance of 61.97 feet to an intersection with the Northerly projection of the Easterly right-of-way line of Federal Highway (US No.1); thence Southwesterly along the said Northerly projection of the Easterly right-of-way line of US No. 1, a distance of 30.29 feet to the Point of Beginning; thence continuing Southwesterly along the East right-of-way line, a distance of 100 feet; thence Easterly making an included angle of 82^ 07’ 15, a distance of 250 feet; thence Northerly, making an included angle of 90^ 00’ 00, a distance of 99.06 feet to an intersection with the South right of way line of Northeast 8th Street; thence Westerly along the said South right-of-way, making an included angle of 90^ 00’ 00, a distance of 236.42 feet to the Point of Beginning.

Said lands all situate in the City of Pompano Beach, Broward County, Florida and contain 3.0888 acres, more or less.