

(PARCEL 1)
20090901 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST LESS THE SOUTH 76.38 FEET FOR C & SFCD AND 17.2926 ACRES FOR ROAD RIGHT OF WAY, LESS RIGHT OF WAY FOR NW, 1ST STREET.

TOGETHER WITH:

(PARCEL 2)
LOTS 14, 15 AND 16, THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE PORTIONS DESCRIBED IN OFFICIAL RECORDS BOOK 1220 PAGE 17, OFFICIAL RECORD BOOK 2296, PAGE 748, OFFICIAL RECORDS BOOK 16524, PAGE 910, AND OFFICIAL RECORDS BOOK 14465, PAGE 170, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 3)
A PORTION OF LOTS 14, 15 AND 16 OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 16 THENCE EAST ALONG NORTH BOUNDARY OF SAID LOT 16 A DISTANCE OF 269.11 FEET TO THE WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 75.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 134.83 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 75°04'33" AND A RADIUS OF 20 FEET, AN ARC DISTANCE OF 26.21 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 134.53 FEET; THENCE NORTHEAST AND PARALLEL TO THE SAID WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EAST AND PARALLEL TO THE SAID NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS A PORTION OF THE TOWNSITE OF POMPAÑO, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 927.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

PARCEL NO. 122, THAT PART OF LOTS 14, 15 AND 16 OF A PORTION OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING THE TOWNSITE OF POMPAÑO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 01°25'49" WEST, A DISTANCE OF 81.75 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD.; THENCE NORTH 89°00'24" EAST, ALONG THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD., A DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'24" EAST, A DISTANCE OF 134.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET; THROUGH AN ANGLE OF 75°02'14", AN ARC DISTANCE OF 26.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°58'10" EAST, ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 134.78 FEET; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 79.80 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 90.08 FEET; THENCE SOUTH 51°04'43" WEST, A DISTANCE OF 41.44 FEET; THENCE SOUTH 88°11'16" WEST, A DISTANCE OF 43.92 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 33.04 FEET AND THE POINT OF BEGINNING.

AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 14465, PAGE 170, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 4)
LOT 39, LESS THE WEST 4 FEET, AND THE WEST 10 FEET OF LOT 40, ALL LESS THE SOUTH 15 FEET, WOODRUFF ADDITION TO POMPAÑO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 5)
LOT 40 LESS THAT WEST 10 FEET THEREOF, AND LESS THE SOUTH 15 FEET THEREOF, WOODRUFF ADDITION TO POMPAÑO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 6)
LOT 10, LESS THE EAST 35.50 FEET OF SAID LOT 10; ALL OF LOTS 11, 12, 13, AND LOT 14, LESS THE EAST 35.50 FEET OF SAID LOT 14, WOODRUFF ADDITION TO POMPAÑO FLA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH AND ADJACENT TO LOTS, 12, 13, 14 AND THE EAST 1/2 OF VACATED NW 3RD AVENUE LYING WEST AND ADJACENT TO LOT 12, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

ALL OF SAID LANDS LYING IN THE CITY OF POMPAÑO BEACH, FLORIDA, CONTAINING 39,206 SQUARE FEET (0.9 ACRES), MORE OR LESS.

TOGETHER WITH:

(PARCEL 7)
THE EAST 35.50 FEET OF LOT 10, WOODRUFF ADDITION TO POMPAÑO, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY FLORIDA, CONTAINING 4,952 SQ. FT., MORE OR LESS.

THE EAST 35.50 FEET OF LOT 14, WOODRUFF ADDITION TO POMPAÑO, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 5,173 SQ. FT., MORE OR LESS.

TOGETHER WITH THE WEST 1/2 OF THE VACATED NW 2ND AVENUE LYING EAST AND ADJACENT TO SAID LOTS, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY.

TOGETHER WITH THE VACATED SOUTHERLY 1/2 OF SPRUCE AVENUE LYING NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PARCEL.

TOGETHER WITH:

(PARCEL 8)
BEGINNING AT THE SOUTHWEST CORNER OF LOTS SIX (6) OF WOODRUFF ADDITION TO THE TOWN OF POMPAÑO, THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, A DISTANCE OF 109.1 FEET; THENCE NORTHEASTERLY AND PARALLEL TO THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5.51 FEET; THENCE WESTERLY A DISTANCE OF 109.1 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 6; THENCE SOUTHERLY ALONG SAID BOUNDARY, A DISTANCE OF 4.32 FEET TO THE SAID SOUTHWEST CORNER OF LOT 6; AND, ALSO, ALL OF LOTS SEVEN (7), EIGHT (8) AND NINE(9), OF WOODRUFF ADDITION TO THE TOWN OF POMPAÑO, LESS THE EAST TWENTY-FIVE AND NINE-TENTHS (25.9) FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

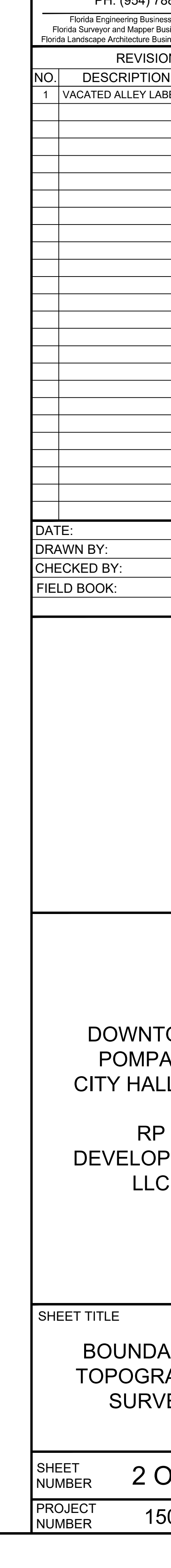
LESS AND EXCEPT THEREFROM: (PARCEL NO. 123 ALSO IN ORB 16645 PG 220 BCR)

1. THAT PART OF LOTS 6, 7, 8 AND 9, OF WOODRUFF ADDITION TO THE TOWN OF POMPAÑO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20090901 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 89° 00' 24" EAST ALONG THE 52.2076 LINE OF SAID LOT 9, A DISTANCE OF 24.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE

2

4

[illegible]

RP
DEVELOPMENT
LLC

BOUNDARY &
TOPOGRAPHIC
SURVEY

PROJECT NUMBER	15083.00
----------------	----------