

LEGAL DESCRIPTION:

A Parcel of land in Section 33, Township 48 South, Range 42 East in the City of Pompano Beach, County of Broward, State of Florida, said parcel comprised of Parcels 1 through 7, inclusive, together with a parcel of land lying between Parcel 1 and Parcel 2 through 7, inclusive, said parcel to be known as the Hiatus Parcel from now on said parcels being more particularly described individually as follows:

PARCEL 1:

Parcel "A" of POMPANO MERCHANDISE MART PHASE III, according to the plat thereof as recorded in Plat Book 112, Page 39, of the Public Records of Broward County, Florida.

Parcel ID: 4842-33-29-0010

PARCEL 2:

That Portion of the North One fifth (N.1/5) of the Southwest Quarter (SW. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of Section 33, Township 48 South, Range 42 East, lying East of the centerline of NW. 21st Avenue, recorded in Plat Book 31, Page 1, of the Public Records of Broward County, projected to the South line of said Section 33, excepting therefrom the West 25 feet.

Parcel ID: 4842-33-05-4280

PARCEL 3:

The West 69.6 feet of the West half (W. 1/2) of the North one fifth (N. 1/5) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of Section 33, Township 48 South, Range 42 East, said land being, lying and situate in Broward County, Florida.

Parcel ID: 4842-33-05-4282

PARCEL 4:

The West half (W. 1/2) of the North one fifth (N. 1/5) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4), less the east 202.80 feet and less the West 69.60 feet of Section 33, Township 48 South, Range 42 East, said land being, lying and situate in Broward County, Florida.

Parcel ID: 4842-33-05-4285

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PARCEL 5:

The East 65 feet of the West 194.60 feet of the West half (W. 1/2) of the North one fifth (N. 1/5) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of Section 33, Township 48 South, Range 42 East; said lands situate, lying and being in Broward County, Florida. Parcel ID: 4842-33-05-4284.

PARCEL 6:

The West 72.8 feet of the East 137.8 feet of the West half (W.1/2) of the North one fifth (N. 1/5) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of Section 33, Township 48 South, Range 42 East; said lands situate, lying and being in Broward County, Florida.

Parcel ID: 4842-33-05-4281

PARCEL 7:

The East 65 feet of the West half (W. 1/2) of the North one fifth (N. 1/5) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of Section 33, Township 48 South, Range 42 East; said lands situate, lying and being in Broward County, Florida.

Parcel ID: 4842-33-05-4283

HIATUS PARCEL:

A Parcel of land bounded of the North by the South line of the West half (W. 1/2) of the North one fifth (N. 1/5) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of Section 33, Township 48 South, Range 42 East, and the South line of the North one fifth (N. 1/5) of the Southwest Quarter (SW. 1/4) of the Southeast Quarter (SE. 1/4) of the Southeast Quarter (SE. 1/4) of Section 33, said line also being the South line of parcel 2 through 7, inclusive; and on the East by the West line of ASSOCIATED PLAT No. 3, as recorded in Plat Book 104, Page 28 in Public Records of Broward County, Florida; and on the South by the North line of POMPANO MERCHANDISE MART, recorded in Plat Book 112, page 39, in the Public Records of Broward County, Florida; and on the West by the East right of way line of NW. 23rd Avenue.

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LEGAL DESCRIPTION:

An all inclusive description of Parcels 2 through 7 inclusive, the Hiatus Parcel and Parcel 1 for consolidation further described by metes and bounds for unification of title purposes is as follows:

A Parcel of land lying, being and situate in Section 33, Township 48 South, Range 42 East, City of Pompano Beach, State of Florida being more particularly described as follows:

Commence at the SE corner of said Section 33; thence N01°17'30"W along the East line of the SE 1/4 of Section 33, 56.77 feet to the old North right of way line of West Atlantic Boulevard; thence S88°55'03"W along said right of way line, 332.63 feet; thence N01°15'27"W 50.00 feet to the new North right of way line of West Atlantic Boulevard and the Point of Beginning; thence N 88°55'03" W along said right of way line 422.56 feet; thence N46°11'15"W, 42.25 feet to a point on the East right of way of NW. 23rd Avenue; thence N01°17'32"W along said East right of way line 510.58 feet to a point on the South line of Collier City, as recorded in Plat Book 31, Page 1, in the Public Records of Broward County, Florida; thence N89°01'58"E, along the South line of said Collier City said line also being the North line of the S 1/2 of the SE 1/4 of the SE 1/4 of said Section 33, 452.69 feet to the NW corner of ASSOCIATED PLAT No. 3 as recorded in Plat 104, Page 28 in the Public Records of Browards County, Florida, said point also being the NW Corner of the E 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 33; thence S 01°15'37"E along the West line of said ASSOCIATED PLAT No. 3 and the West line of the E 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 33, 539.49 feet to the Point of Beginning

Subject to 5.00 foot right of way dedication to city of Pompano Beach.

Together with easement:

Total Area = 243,898.36 Sq Ft

Total Area Less Additional Roadway Easement (5435.99 Sq Ft) = 238,462.37 Sq Ft

Easement for the benefit of Parcel I contained in Easement Agreement between Gree-Lou Holdings Co. Ltd., Golfour Investments Co. Ltd. and Louis Weisfeld, Ltd., Grantor and Southwest 33 Associates, Grantee recorded October 7, 1985, in Official Records Book 12876, Page 738 of the Public Records of Broward County, Florida.

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