

PARCEL 1 (HERITAGE POMPANO SQUARE, LP, A DELAWARE LIMITED PARTNERSHIP)

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR ROAD (4) 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH MAY 13, 1991, THENCE DUE SOUTH (ON AN ASSUMED BEARING) ALONG THE SAID WEST RIGHT-OF-WAY LINE 204.06 FEET; THENCE DUE WEST 145 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEGREES 11 MINUTES 30 SECONDS AND A RADIUS OF 13,192.63 FEET; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 133 DEGREES 12 MINUTES 30 SECONDS WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 110.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEGREES 10 MINUTES 30 SECONDS AND A RADIUS OF 110.11 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 188.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 131 DEGREES 31 MINUTES 00 SECONDS WEST ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30 FOR A DISTANCE OF 316.03 FEET; THENCE SOUTH 111 DEGREES 63 MINUTES 06 SECONDS WEST ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST, 113.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE 518.12 FEET; THENCE DUE SOUTH 216.13 FEET; THENCE DUE EAST 2,413.31 FEET; THENCE DUE SOUTH 581.91 FEET; THENCE DUE EAST 403.00 FEET; THENCE DUE NORTH 215.91 FEET; THENCE DUE EAST 24.00 FEET; THENCE DUE NORTH 132.00 FEET; THENCE DUE EAST 143.00 FEET; THENCE DUE SOUTH 516.00 FEET; THENCE DUE EAST 314.00 FEET; THENCE DUE NORTH 410.00 FEET; THENCE DUE WEST 159.00 FEET; THENCE DUE NORTH 218.00 FEET; THENCE DUE WEST 239.00 FEET; THENCE DUE NORTH 30.00 FEET; THENCE DUE WEST 202.43 FEET; THENCE DUE NORTH 304.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 1I.

THE RECIPROCAL AND NON-EXCLUSIVE RIGHTS, EASEMENTS, PRIVILEGES OF USE, INGRESS AND EGRESS, PARKING AND FOR UTILITY AND OTHER PURPOSES CREATED AND GRANTED AS AN APPURTENANCE TO PARCEL 1 HEREIN, IN AND BY THAT CERTAIN "DEVELOPMENT AND OPERATING AGREEMENT" DATED THE 17TH DAY OF NOVEMBER, 1961, BY AND BETWEEN LEONARD L. FARMER COMPANY, INC., SEARS ROEBUCK & CO., FEDERATED DEPARTMENT STORES, INC., J.C. PENNEY COMPANY, ALLSTOR'S REALTY CORPORATION AND JORDAN MARSH COMPANY, NOTICE TO PUBLIC OF SAME RECORDED ON MAY 13, 1991, IN OFFICIAL RECORDS BOOK 3659, AT PAGE 28, AS AMENDED IN OFFICIAL RECORDS BOOK 3742, PAGE 93, AND OFFICIAL RECORDS BOOK 3659, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FIRST AMENDMENT TO DEVELOPMENT AND OPERATING AGREEMENT DATED AS OF THE 13TH DAY OF MAY, 1988, AND RECORDED ON THE 6TH DAY OF SEPTEMBER, 1988, IN OFFICIAL RECORDS BOOK 3742, AT PAGE 93, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SECOND AMENDMENT TO DEVELOPMENT AND OPERATING AGREEMENT DATED AS OF THE 30TH DAY OF APRIL, 1989, AND RECORDED ON THE 25TH DAY OF AUGUST, 1989, IN OFFICIAL RECORDS BOOK 4008, PAGE 393, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

CONFIRMATORY AGREEMENT DATED APRIL 24, 1970, AND RECORDED MAY 15, 1970, IN OFFICIAL RECORDS BOOK 4211, AT PAGE 564, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS ASSIGNED IN OFFICIAL RECORDS BOOK 6959, PAGE 838; AS FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 13100, PAGE 858; AND AS FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 11964, PAGE 51.

(ALL TOGETHER HEREINAFTER CALLED "DEVELOPMENT AND OPERATING AGREEMENT") IN, ON, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS,

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR ROAD (4) 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH MAY 13, 1991, THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE 204.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE 1,540 FEET; THENCE 10 SECONDS 31 MINUTES 00 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE 600 FEET; THENCE 42 DEGREES 31 MINUTES 02 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE 800 FEET; THENCE 34 DEGREES 24 MINUTES 34 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE 658.116 FEET; THENCE 95 DEGREES 54 MINUTES 52 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE 1,003.138 FEET; THENCE 80 DEGREES 58 MINUTES 48 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST, 1,011.11 FEET; THENCE 10 DEGREES 16 MINUTES 06 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED COURSE ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30 FOR A DISTANCE OF 316.03 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEGREES 10 MINUTES 30 SECONDS AND A RADIUS OF 110.11 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 188.23 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 110.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 6 DEGREES 44 MINUTES 30 SECONDS AND A RADIUS OF 13,192.63 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 104.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 145 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 1AS DESCRIBED ABOVE.
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 1I (SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION)

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR ROAD (4) 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH 5981; THENCE DUE SOUTH (ON AN ASSUMED BEARING) ALONG THE SAID WEST RIGHT-OF-WAY LINE 204.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE 1,019.00 FEET; THENCE DUE WEST 431.00 FEET; THENCE DUE NORTH 428.00 FEET; THENCE DUE WEST 159.00 FEET; THENCE DUE NORTH 218.00 FEET; THENCE DUE WEST 239.00 FEET; THENCE DUE NORTH 30.00 FEET; THENCE DUE WEST 202.43 FEET; THENCE DUE NORTH 304.28 FEET; THENCE NORTH 81°43'08" EAST ALONG A LINE 90.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST, 113.11 FEET; THENCE NORTH 81°31'07" EAST ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30 FOR A DISTANCE OF 316.03 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°10'30" AND A RADIUS OF 110.11 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 188.23 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 110.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 6 DEGREES 44 MINUTES 30 SECONDS AND A RADIUS OF 13,192.63 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 104.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 145 FEET TO THE POINT OF BEGINNING.

PARCEL 1I (EQUITY ONE PROPERTIES, INC., A FLORIDA CORPORATION)

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR ROAD (4) 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH MAY 13, 1991, THENCE DUE SOUTH (ON AN ASSUMED BEARING) ALONG SAID WEST RIGHT-OF-WAY LINE 1,223.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE 480.51 FEET; THENCE SOUTH 81°31'07" WEST 590.29 FEET; THENCE NORTH 55°45'58" WEST 380.43 FEET; THENCE DUE NORTH 343.61 FEET; THENCE DUE EAST 148.51 FEET; THENCE SOUTH 33.00 FEET; THENCE DUE EAST 314.00 FEET; THENCE DUE NORTH 42.00 FEET; THENCE DUE EAST 431.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THAT FOLLOWS,

A PORTION OF THE NORTHWEST 1/4 SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, RUNNING THENCE NORTH 88°34'09" EAST ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 1061.11 FEET TO A POINT OF INTERSECTION WITH THE BASE LINE FOR STATE ROAD 5; AS SHOWN ON THE STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 5, PROJECT SECTION 8602-2525, BROWARD COUNTY, FLORIDA, SAID BASE LINE BEING 33.00 FEET EASTERLY AND PARALLEL WITH THE EXISTING WESTERLY RIGHT OF WAY OF THE 120.00 FOOT WIDE RIGHT OF WAY FOR STATE ROAD 5, SAID POINT OF INTERSECTION BEING BASE LINE STATION 1115+10.49; RUNNING THENCE SOUTH 06°49'35" WEST ALONG SAID BASE LINE FOR A DISTANCE OF 2036.49 FEET TO BASE LINE STATION 1094+82.00; RUNNING THENCE NORTH 133°10'25" WEST FOR A DISTANCE OF 33.00 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 5 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; RUNNING THENCE SOUTH 10°32'28" WEST FOR A DISTANCE OF 160.33 FEET TO A POINT ON A LINE 10.00 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 5; RUNNING THENCE SOUTH 09°49'58" WEST ALONG A LINE 11.00 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 5 FOR A DISTANCE OF 144.00 FEET; RUNNING THENCE SOUTH 83°10'25" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 5; RUNNING THENCE NORTH 06°49'35" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 5 FOR A DISTANCE OF 294.00 FEET TO A POINT OF BEGINNING.

PARCEL 2

EASEMENT(S) FOR THE BENEFIT OF PARCEL 1AS CREATED BY DEVELOPMENT AND OPERATING AGREEMENT DATED NOVEMBER 1, 1961 BY AND AMONG LEONARD L. FARMER COMPANY, INC., SEARS, ROEBUCK AND COMPANY, FEDERATED DEPARTMENT STORES, INC., J.C. PENNEY COMPANY, ALLSTOR'S REALTY CORPORATION, AND JORDAN MARSH COMPANY, A NOTICE TO THE PUBLIC OF DEVELOPMENT AND OPERATING AGREEMENT FILED MAY 13, 1990, IN OFFICIAL RECORDS BOOK 3659, AT PAGE 28, AS AMENDED IN OFFICIAL RECORDS BOOK 3742, PAGE 93, AND OFFICIAL RECORDS BOOK 4008, AT PAGE 393, HAVING BEEN ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF OPERATING AGREEMENT DATED AS OF SEPTEMBER 25, 1991 IN BOOK 18111, PAGE 1, IN BROWARD COUNTY, FLORIDA RECORDS, FOR THE PURPOSES DESCRIBED IN SAID EASEMENTS, OVER, UNDER AND ACROSS THE LANDS DESCRIBED IN SAID EASEMENTS, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN SAID INSTRUMENTS.

LEGAL DESCRIPTION

PARCEL 3, (JC PENNEY COMPANY, INC., A DELAWARE CORPORATION)

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR ROAD (4) 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH 51351; THENCE DUE SOUTH (ON AN ASSUMED BEARING) ALONG THE SAID WEST RIGHT-OF-WAY LINE 204.06 FEET; THENCE DUE WEST 145.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°41'30" AND RADIUS OF 1382.63 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°12'30" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 110.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°10'30" AND A RADIUS OF 110.11 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 118.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°51'07" WEST ALONG A LINE 90 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30 FOR A DISTANCE OF 316.04 FEET; THENCE SOUTH 81°43'08" WEST ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST, 111.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE 359.34 FEET; THENCE SOUTH 0°42'09" WEST 161.44 FEET; THENCE DUE EAST 613.80 FEET; THENCE DUE NORTH 603.00 FEET; THENCE DUE WEST 248.31 FEET; THENCE DUE NORTH 216.13 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT PARCEL 1089 AS MORE FULLY DESCRIBED IN STIPULATED ORDER OF TAWING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 21519, PAGE 394, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE DUE WEST 148.51 FEET; THENCE DUE SOUTH 343.61 FEET; THENCE SOUTH 55°45'58" EAST 380.43 FEET; THENCE NORTH 81°31'07" EAST 590.29 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PORTION DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20218, PAGE 811, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR RIGHT OF WAY.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 4, (BURDINE'S REAL ESTATE, INC., A DELAWARE CORPORATION) COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR ROAD (4) 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH 51351; THENCE DUE SOUTH (ON AN ASSUMED BEARING) ALONG THE SAID WEST RIGHT-OF-WAY LINE 204.06 FEET; THENCE DUE WEST 145.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°41'30" AND RADIUS OF 1382.63 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°12'30" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 110.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°10'30" AND A RADIUS OF 110.11 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 118.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°51'07" WEST ALONG A LINE 90 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30 FOR A DISTANCE OF 316.04 FEET; THENCE SOUTH 81°43'08" WEST ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST, 111.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE 359.34 FEET; THENCE SOUTH 0°42'09" WEST 161.44 FEET; THENCE DUE EAST 613.80 FEET; THENCE DUE NORTH 603.00 FEET; THENCE DUE WEST 248.31 FEET; THENCE DUE NORTH 216.13 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT PARCEL 1089 AS MORE FULLY DESCRIBED IN STIPULATED ORDER OF TAWING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 21519, PAGE 394, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY DEVELOPMENT PARCEL 1

A PORTION OF PARCEL "A", "POMPANO CITI CENTRE PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 45 THRU 52, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH 01°35'43" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "A" 236.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°35'43" EAST ON SAID WESTERLY LINE 532.13 FEET; THENCE SOUTH 83°08'31" EAST 410.80 FEET; THENCE SOUTH 33°08'31" EAST 96.01 FEET; THENCE SOUTH 06°51'23" WEST 354.55 FEET; THENCE SOUTH 38°08'31" EAST 44.46 FEET; THENCE SOUTH 33°08'31" EAST 36.81 FEET; THENCE SOUTH 06°51'23" WEST 113.21 FEET; THENCE NORTH 83°08'31" WEST 613.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 291.946 SQUARE FEET (6.703 ACRES) MORE OR LESS.

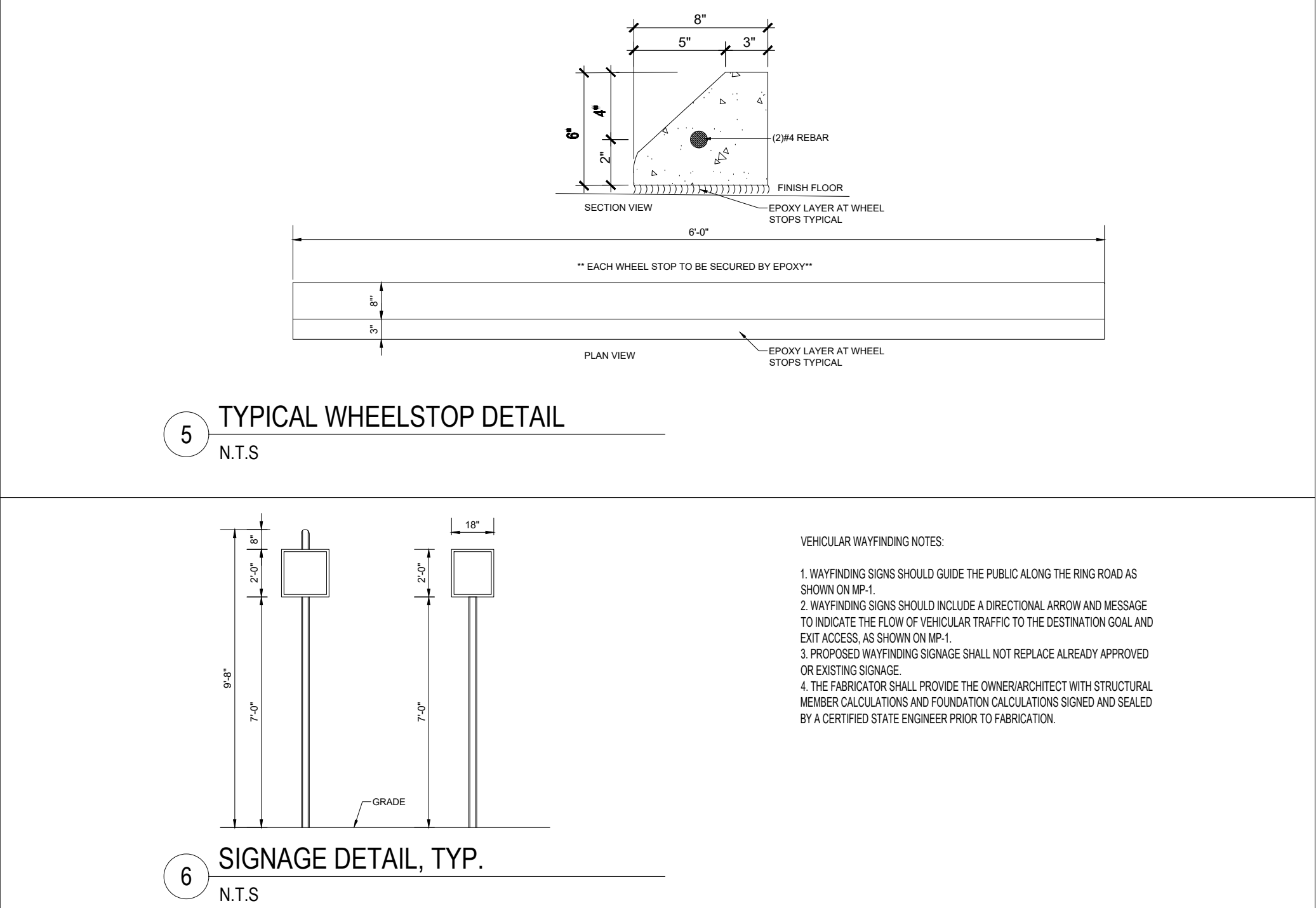
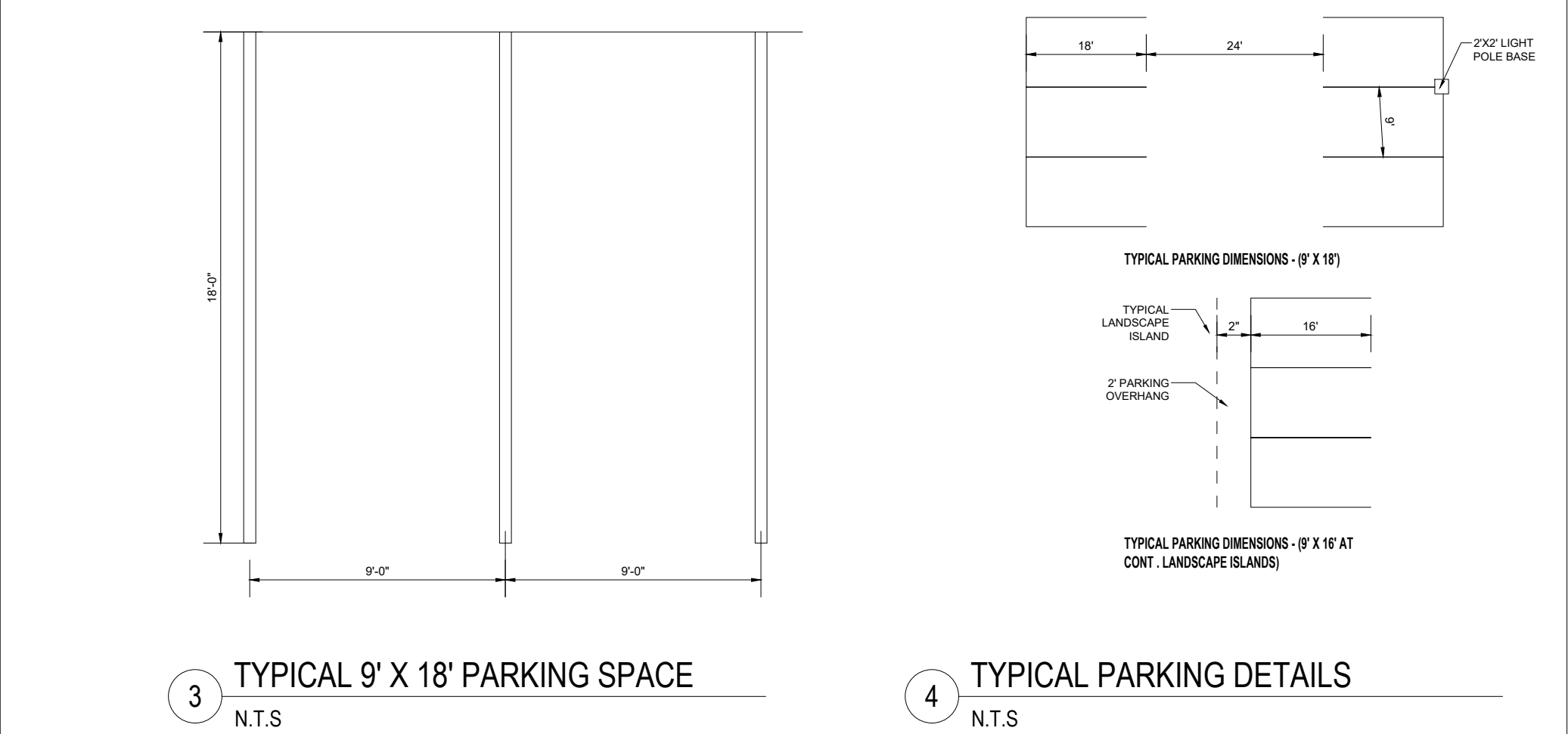
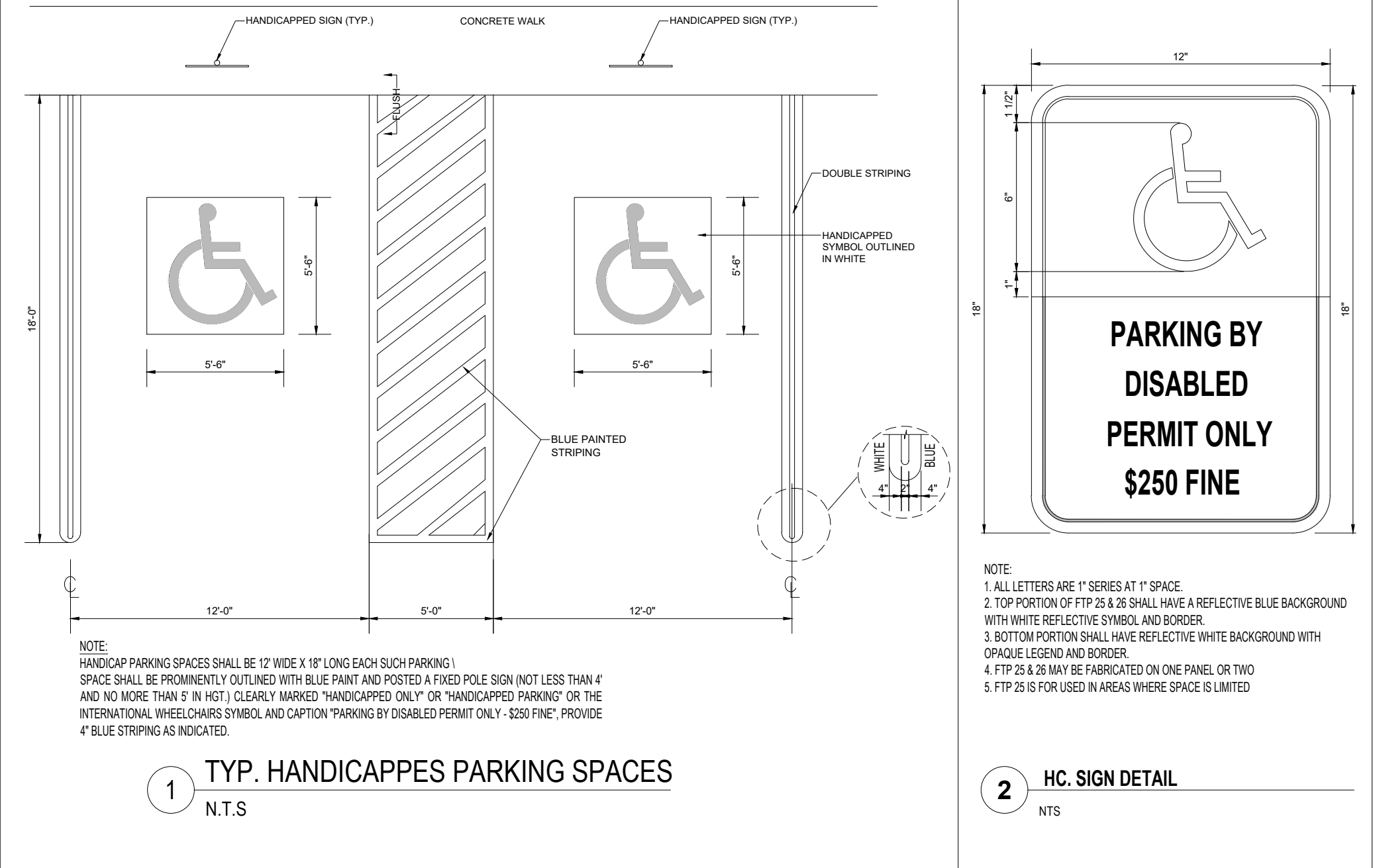
DEVELOPMENT PARCEL 2

A PORTION OF PARCEL "A", "POMPANO CITI CENTRE PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 45 THRU 52, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH 01°35'43" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "A" 236.44 FEET; THENCE SOUTH 83°08'31" EAST 613.80 FEET; THENCE NORTH 06°51'22" EAST 18.21 FEET; THENCE SOUTH 83°08'31" EAST 230.44 FEET; THENCE SOUTH 33°08'31" EAST 40.35 FEET; THENCE SOUTH 06°51'23" WEST 413.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "A", THENCE NORTH 48°54'38" WEST ALONG SAID SOUTHERLY LINE 340.83 FEET; THENCE NORTH 88°19'08" WEST ALONG SAID SOUTHERLY LINE 65.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 236.404 SQUARE FEET (5.421 ACRES) MORE OR LESS.

DETAILS



EXIST. POMPANO CITI CENTRE SITE DATA

AREA BREAKDOWNS				
PAVED AREAS (VEHICLE USE)	=	900,679.7 S.F.	=	20.68 AC
SIDEWALKS	=	86,790.9 S.F.	=	1.99 AC
PLAZA	=	52,275.5 S.F.	=	1.2 AC
GREEN SPACE	=	248,758.7 S.F.	=	5.1 AC
BUILDING FOOTPRINTS	=	188,172 S.F.	=	37.9%
TOTAL SITE AREA	=	2,076,955.2 S.F.	=	47.67 AC

GROSS SITE ACREAGE BREAKDOWN		
GROSS EXISTING SITE SQ. FT. (ACRES) OF SHOPPING CENTRE (PRIOR TO PROPOSED R&M30 MULTI-FAMILY DEVELOPMENT)	=	±2,055,452 S.F. (59.81 ACRES)
GROSS SITE SQ. FT. (ACRES) OF PROPOSED MULTI-FAMILY DEVELOPMENT	=	±520,130 S.F. (12.15 ACRES)
GROSS EXISTING SITE SQ. FT. (ACRES) OF REMAINING SHOPPING CENTRE	=	±2,076,322 S.F. (47.67 ACRES)

EXIST. ZONING

B-3PCD (PLANNED COMMERCIAL DEVELOPMENT)

EXIST. SITE DATA

PARCEL / RETAIL		
OUTPARCEL 1	WENDY'S	±3,392 SQ. FT.
OUTPARCEL 2	T.B.D.	±4,578 SQ. FT.
OUTPARCEL 3	ABC WINE & SPIRIT	±7,919 SQ. FT.
OUTPARCEL 4	J. MARKS RESTAURANT	±6,386 SQ. FT.
OUTPARCEL 5	CHILUS	±5,650 SQ. FT.
OUTPARCEL 6	WAMU	±16,630 SQ. FT.
BUILDING B	VERIZON	±14,255 SQ. FT.
BUILDING C	1ST FLOOR	±18,980 SQ. FT.
	2ND FLOOR	±18,070 SQ. FT.
	TOTAL	±36,140 SQ. FT.
BUILDING D	1ST FLOOR	±14,810 SQ. FT.
	2ND FLOOR	±14,810 SQ. FT.
	TOTAL	±29,620 SQ. FT.
BUILDING E	1ST FLOOR	±25,676 SQ. FT.
	2ND FLOOR	±25,676 SQ. FT.
	TOTAL	±51,352 SQ. FT.
BUILDING G	1ST FLOOR	±22,188 SQ. FT.
	2ND FLOOR	±16,172 SQ. FT.
	3RD FLOOR	±15,757 SQ. FT.
	TOTAL	±54,117 SQ. FT.
LOWE'S HOME GROSS BUILDING AREA		
BUILDING		±133,429 SQ. FT.
GARDEN CENTER		±30,255 SQ. FT.
TOTAL		±163,684 SQ. FT.
BUILDING K	1ST FLOOR	±82,339 SQ. FT.
	2ND FLOOR	±76,411 SQ. FT.
	TOTAL	±158,750 SQ. FT.
OUTPARCEL M		±19,091 SQ. FT.
JC PENNEY	1ST FLOOR	±74,842 SQ. FT.
	2ND FLOOR	±74,842 SQ. FT.
	TOTAL	±149,277 SQ. FT.
TOTAL GROSS BUILDING AREA		±788,772 SQ. FT.

LESS: LOWE'S GARDEN CENTER J.C. PENNEY 2ND FLOOR	30,255 SQ. FT. 5,600 SQ. FT. ±752,917 SQ. FT.
TOTAL ENCLOSED BUILDING AREA	

5% OF REMAINING AREA FOR STOCKS/STORAGE, OFFICE AREAS	±38,193 SQ. FT.
TOTAL ENCLOSED RETAIL SALES AREA	±714,734 SQ. FT.

EXIST. PERVIOUS / IMPERVIOUS SITE DATA

PERVIOUS	=	5.71 AC	=	±248,758.7 SQ. FT.
IMPERVIOUS	=	41.96 AC	=	±1,827,563.3 SQ. FT. (INCLUDING TOTAL ENCLOSED BUILDING AREA)

EXIST. LANDSCAPE CALCULATION (INTERIOR)

15% OF TOTAL V.I.U.A. (VEHICLE USE AREA) SHALL BE INTERIOR LANDSCAPE		
900,679.7 SQ. FT. TOTAL V.I.U.A. X 0.15	=	135,102 SQ. FT. REQUIRED
LANDSCAPE AREA	=	248,758.1 SQ. FT.
PLAZA LANDSCAPE AND PAVED AREA	=	52,275.5 SQ. FT.
TOTAL INTERIOR LANDSCAPE	=	301,034.2 SQ. FT. PROVIDED

PARKING REQUIREMENTS

DESIRED PARKING RATIO 3.4 SPACES/1000 S.F. OF GROSS ENCLOSED RETAIL SALES AREA		
GROSS ENCLOSED RETAIL SALES AREA (INCLUDING 5% REDUCTION FOR STOCKS/STORAGE, OFFICE AREAS, AND EXCLUDING THE GARDEN CENTER AND JC PENNEY 2ND FLOOR CORRIDOR)		±714,734 S.F.
PARKING REQUIRED 714,734 S.F. / 1000 * 3.4	=	2,402 SPACES REQUIRED
PARKING PROVIDED REGULAR (9'X18') HANDICAP (12'X18') REMOVED PARKING	=	2,413 61 2
TOTAL PARKING	=	2,472 PROVIDED

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