

LEGAL DESCRIPTION

**Dixie Properties & Investments, LLC
Upper Pompano Properties & Investments, LLC**

Parcel 'A'

A parcel of land lying west of the FEC Railroad right-of-way in the south one-half of the northeast one-quarter of the south-east one-quarter of Section 26, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commence at a point on the west line of the FEC Railroad right-of-way, said point being 2050.72 feet from the south line of Section 26, as measured along the west line of the FEC Railroad right-of-way; thence north $76^{\circ}02'40''$ west, a distance of 40.00 feet to the point of beginning; thence south $13^{\circ}57'20''$ west, a distance of 209.19 feet; thence south $88^{\circ}29'55''$ west, a distance of 351.64 feet; thence north $00^{\circ}54'35''$ west, a distance of 300.00 feet; thence north $88^{\circ}29'55''$ east; a distance of 270.68 feet; thence south $13^{\circ}57'20''$ west, a distance of 59.19 feet; thence south $76^{\circ}02'40''$ east; a distance of 155.00 feet to the point of beginning, less therefrom that certain right-of-way for North Dixie Highway (State Road 811) taken by order of taking recorded in OR Book 21796, page 903 of the public records of Broward County, Florida.

Parcel 'B'

A portion of the south one-half of the northeast one-quarter of the southeast one-quarter of Section 26, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the intersection of the south line of said Section 26, and the west right-of-way line of the FEC Railway; thence northerly along the said west right-of-way line, a distance of 1730.80 feet to the point of beginning; thence west making an angle of $74^{\circ}32'35''$, in the southwest quadrant, a distance of 361.80 feet; thence north making an included angle of $89^{\circ}24'30''$,

a distance of 117.80 feet; thence east making an included angle of $90^{\circ}35'30''$, a distance of 393.14 feet to a point on the west right-of-way line of the FEC Railway; thence southerly along the said west right-of-way line, a distance of 122.22 feet to the point of beginning, less the right-of-way of Old Dixie Highway.