

**From:** [Jason Carlo](#)  
**To:** [Cassandra LeMasurier](#)  
**Cc:** [Nguyen Tran](#); [Vince Wooten](#); [Barbara Bermudez](#); [Heather Hanson](#)  
**Subject:** RE: Unification of 4 folios on N Dixie Hwy, Pompano Beach  
**Date:** Wednesday, August 3, 2022 11:49:58 AM  
**Attachments:** [image004.jpg](#)  
[image003.jpg](#)

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**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Hi Cassie:

The parcels were combined and issued a new subdivision number ( 484226~~47~~) per the Declaration of Covenants and Restrictions recorded in INSTR# 117768551. When recorded, Declaration of Covenants often prompt our office to issue a new subdivision number on the tax roll due to the verbiage contained within the document. In this instance, the document specified that 10 “for sale town house type” units would be constructed on the premises. The new subdivision number was created in response to the fact this land would be developed into 10 units and possibly a common area. Also related to this document is INSTR# 117768550 which was recorded right before said Declaration in public record.

Kind Regards,



**Jason Carlo, CMS, CFE, MS-GIS**

Geographic Information Systems (GIS) Supervisor  
Office of Marty Kiar Broward County Property Appraiser  
115 S. Andrews Ave, Room 111 Ft. Lauderdale, FL 33301  
P 954-357-5428 | E [jcarlo@bcpa.net](mailto:jcarlo@bcpa.net) | [www.bcpa.net](http://www.bcpa.net)

Follow our office at <http://www.facebook.com/MartyKiarBCPA>  
and <http://www.twitter.com/MartyKiarBCPA>

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**From:** Cassandra LeMasurier <Cassandra.LeMasurier@copbfl.com>  
**Sent:** Wednesday, August 3, 2022 11:14 AM  
**To:** Jason Carlo <jcarlo@bcpa.net>  
**Cc:** Nguyen Tran <Nguyen.Tran@copbfl.com>; Vince Wooten <Vince.Wooten@copbfl.com>  
**Subject:** Unification of 4 folios on N Dixie Hwy, Pompano Beach  
**Importance:** Low

Good morning Jason,

I am trying to determine how four folios on N Dixie Highway owned by the Pompano Beach Community Redevelopment Agency were unified into one folio sometime after September 21, 2021. BCPA now shows the four folios as folio [484226470010](#) situs address 1531-1537 N Dixie Highway.

The CRA has not submitted a combo form to BCPA. The only document recorded against the folio(s) is the attached corrective deed removing affordable housing restrictions imposed in error on folios [484235290141](#) and [484235290120](#) recorded 12/29/2021 Instrument # 117833880.

The original folio information is below with BCPA information attached.

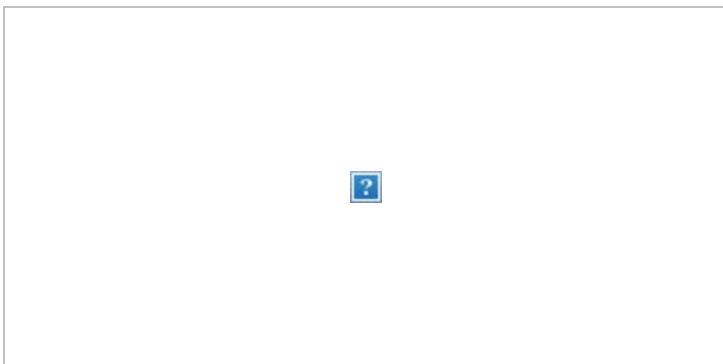
Folio	Address
<a href="#">484235290141</a>	1537 N Dixie Hwy
<a href="#">484235290140</a>	1535 N Dixie Hwy
<a href="#">484235290130</a>	1533 N Dixie Hwy
<a href="#">484235290120</a>	1531 N Dixie Hwy

Can you please check and see what caused the unification of the folio? The CRA needs these to remain as four separate folios due to a development agreement specific to the four folios that existed as of September 21, 2021 when the agreement was approved by the CRA Board.

Sincerely,  
Cassie

Cassandra LeMasurier  
City of Pompano Beach  
Real Property Manager  
PH: 954.786.4117  
[Cassandra.LeMasurier@copbfl.com](mailto:Cassandra.LeMasurier@copbfl.com)

*The City of Pompano Beach is open Monday – Thursday 7:00 AM – 6:00 PM*





<b>Site Address</b>	<b>1537 N DIXIE HIGHWAY, POMPANO BEACH FL 33060</b>	<b>ID #</b>	4842 35 29 0141
<b>Property Owner</b>	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	<b>Millage</b>	1512
<b>Mailing Address</b>	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	<b>Use</b>	80
<b>Abbr Legal Description</b>	POMPANO TERRACE 10-11 B PT OF LOT 6, LESS S 4 AND PT OF LOTS 7 THRU 11, BLK 4 DESC AS: BEG NW COR SAID LOT 11, E 55.35, SE 39.82, SW 119.93, W 88.25, NE 152.95 TO POB AKA: PARCEL 131 (PART)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2021 values are considered "working values" and are subject to change.

**Property Assessment Values**

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
<b>2021*</b>	\$109,190		\$109,190	\$109,190	
<b>2020</b>	\$109,190		\$109,190	\$109,190	
<b>2019</b>	\$99,830		\$99,830	\$99,830	

**2021\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$109,190	\$109,190	\$109,190	\$109,190
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$109,190	\$109,190	\$109,190	\$109,190
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 15</b>	\$109,190	\$109,190	\$109,190	\$109,190
<b>Taxable</b>	0	0	0	0

**Sales History**

Date	Type	Price	Book/Page or CIN
4/23/2002	QC*	\$100	<b>33261 / 270</b>
6/29/2000	QC*		<b>30670 / 771</b>
11/1/1988	QCD	\$100	
10/1/1988	WD	\$325,000	
2/1/1984	WD	\$310,000	

**Land Calculations**

Price	Factor	Type
\$8.75	12,479	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
X								



<b>Site Address</b>	N DIXIE HIGHWAY, POMPANO BEACH FL 33060	<b>ID #</b>	4842 35 29 0130
<b>Property Owner</b>	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	<b>Millage</b>	1512
<b>Mailing Address</b>	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	<b>Use</b>	80
<b>Abbr Legal Description</b>	POMPANO TERRACE 10-11 B THAT POR OF LOT 3, BLK 5 INCL WITHIN THE FOL PARCEL: BEG SW COR LOT 1, E 69.31, NE 30.19, NE 116.05, W 88.25, SW 135.07 TO POB AKA: PARCEL 130 (PART)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$19,220		\$19,220	\$19,220	
2020	\$19,220		\$19,220	\$19,220	
2019	\$17,570		\$17,570	\$17,570	

**2021\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$19,220	\$19,220	\$19,220	\$19,220
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$19,220	\$19,220	\$19,220	\$19,220
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 15</b>	\$19,220	\$19,220	\$19,220	\$19,220
<b>Taxable</b>	0	0	0	0

**Sales History**

Date	Type	Price	Book/Page or CIN
6/1/2006	QC*	\$100	42227 / 771
6/29/2000	QC*		30670 / 771

**Land Calculations**

Price	Factor	Type
\$8.75	2,196	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
X								



<b>Site Address</b>	<b>1531 N DIXIE HIGHWAY, POMPANO BEACH FL 33060</b>	<b>ID #</b>	4842 35 29 0120
<b>Property Owner</b>	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	<b>Millage</b>	1512
<b>Mailing Address</b>	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	<b>Use</b>	80
<b>Abbr Legal Description</b>	POMPANO TERRACE 10-11 B THAT POR OF LOTS 1 & 2, BLK 4 INCL WITHIN THE FOL PARCEL: BEG SW COR LOT 1,E 69.31, NE 30.19, NE 116.05,W 88.25, SW 135.07 TO POB AKA: PARCEL 130 (PART)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$38,270		\$38,270	\$38,270	
2020	\$38,270		\$38,270	\$38,270	
2019	\$34,990		\$34,990	\$34,990	

**2021\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$38,270	\$38,270	\$38,270	\$38,270
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$38,270	\$38,270	\$38,270	\$38,270
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 15</b>	\$38,270	\$38,270	\$38,270	\$38,270
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
4/23/2002	QC*	\$100	33261 / 270
6/29/2000	QC*		30670 / 771
11/1/1974	WD	\$12,500	

Land Calculations		
Price	Factor	Type
\$8.75	4,374	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
X								



<b>Site Address</b>	<b>1535 N DIXIE HIGHWAY, POMPANO BEACH FL 33060</b>	<b>ID #</b>	4842 35 29 0140
<b>Property Owner</b>	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	<b>Millage</b>	1512
<b>Mailing Address</b>	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	<b>Use</b>	80
<b>Abbr Legal Description</b>	POMPANO TERRACE 10-11 B THAT POR OF LOTS 4,5 & S 4 OF 6 INCL WITHIN THE FOL PARCEL: BEG SW COR LOT 1, E 69.31, NE 30.19, NE 116.05, W 88.25, SW 135.07 TO POB AKA: PARCEL 130 (PART)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$41,410		\$41,410	\$41,410	
2020	\$41,410		\$41,410	\$41,410	
2019	\$37,860		\$37,860	\$37,860	

**2021\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$41,410	\$41,410	\$41,410	\$41,410
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$41,410	\$41,410	\$41,410	\$41,410
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 15</b>	\$41,410	\$41,410	\$41,410	\$41,410
<b>Taxable</b>	0	0	0	0

**Sales History**

Date	Type	Price	Book/Page or CIN
6/1/2006	QC*	\$100	42227 / 771
6/29/2000	QC*		30670 / 771

**Land Calculations**

Price	Factor	Type
\$8.75	4,733	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
X								



<b>Site Address</b>	<b>1531-1537 N DIXIE HIGHWAY, POMPANO BEACH FL 33060</b>	<b>ID #</b>	4842 26 47 0010
<b>Property Owner</b>	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	<b>Millage</b>	1512
<b>Mailing Address</b>	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	<b>Use</b>	80
<b>Abbr Legal Description</b>	POMPANO TERRACE 10-11 B LOTS 1 THRU 11 BLK 4,LESS RD R/W		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$261,610		\$261,610	\$228,890	
2021					
2020					

### 2022\* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$261,610	\$261,610	\$261,610	\$261,610
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$228,890	\$261,610	\$228,890	\$228,890
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 15</b>	\$228,890	\$261,610	\$228,890	\$228,890
<b>Taxable</b>	0	0	0	0

## Sales History

Date	Type	Price	Book/Page or CIN
12/22/2021	DR*-T	\$100	117833880

## Land Calculations

Price	Factor	Type
\$11.00	23,783	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

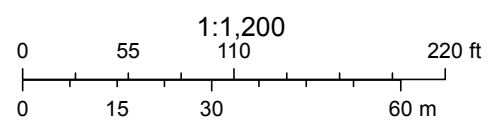
## Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
X								
1								





August 3, 2022





**Prepared By and Return to:**

Office of the City Attorney  
City of Pompano Beach  
100 W. Atlantic Blvd., Ste. 467  
Pompano Beach, Florida 33061

Parcel ID: 484235001050	484235050080
484235050010	484235050090
484235050020	484235080040
484235050030	484235290060
484235050040	484235290100
484235050050	484235290120
484235050060	484235290141
484235050070	

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CORRECTIVE QUIT CLAIM DEED**

This **QUIT CLAIM DEED** made and executed the 22<sup>nd</sup> day of December, 2021,  
by:

**CITY OF POMPANO BEACH**, a Florida municipal corporation,  
whose post office address is 100 W. Atlantic Boulevard, P. O. Box  
2083, Pompano Beach, Florida 33061, referred to as "first party," to

**POMPANO BEACH COMMUNITY REDEVELOPMENT  
AGENCY**, a public body corporate and politic, of 100 West  
Atlantic Boulevard, Pompano Beach, Florida 33060, referred to as  
the "second party."

(Wherever used herein the terms "first party" and "second party" shall include singular  
and plural, heirs, legal representatives and assigns of individuals, and the successors and  
assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of TEN and No/100  
DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is acknowledged, does  
remise, release and quit-claim to the second party forever, all the right, title, interest, claim and  
demand which the first party has in and to the following described lot, piece or parcel of land  
situate, lying and being in the County of Broward, State of Florida, to-wit:

**See Exhibit "A" attached and made a part of this Deed.**

If any part of the subject properties is not used and maintained for commercial/business or  
residential purposes, or if any part ceases to be used and maintained for any of such purposes, or  
if any part is used for any other purpose inconsistent with such purposes, then all the right, title  
and interest in and to such property and the improvements thereon, shall revert to and re-vest in  
the first party, its successors or assigns; provided, that under such condition subsequent, the City's  
reversionary interest and any re-vesting of title in the City shall always be subject and subordinate  
to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage  
or holders of mortgages.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behoof of the second party forever.

*This Corrective Quit Claim Deed corrects the restriction imposed by the City against the lots described in that certain Quit Claim Deed dated April 23, 2002, and recorded in Broward County, in Official Records Book 33261 at Page 270, of the public records of Broward County, Florida.*

IN WITNESS WHEREOF, the first party has signed and sealed these presents the day and year first above written.

**CITY OF POMPANO BEACH**

By:   
REX HARDIN, MAYOR

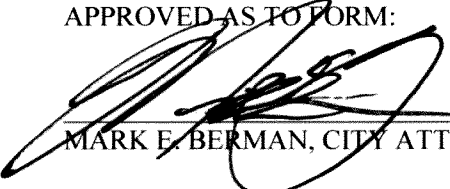
By:   
GREGORY P. HARRISON, CITY MANAGER

Attest:

  
ASCELETA HAMMOND, CITY CLERK

(SEAL)

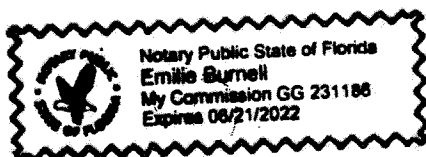
APPROVED AS TO FORM:

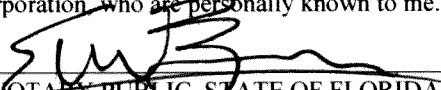
  
MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 20 day of December, 2021, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:



  
NOTARY PUBLIC, STATE OF FLORIDA  
Emilie Burnell  
(Name of Acknowledger Typed, Printed or Stamped)  
GG 231186  
Commission Number

JES:jrm  
12/15/21  
L.realest/2021-1093

**EXHIBIT A**  
**LEGAL DESCRIPTIONS**

FOLIO: 484235001050  
ADDRESS: 338 MARTIN LUTHER KING, JR. BLVD.  
LEGAL: AN UNDIVIDED 1/5 INTEREST IN AND TO THE EAST 100 FEET OF THE WEST ONE ACRE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SUBJECT TO THE PUBLIC RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AS NOW LAID OUT OVER AND ACROSS THE NORTH 56 FEET, MORE OR LESS, OF SAID LAND.

FOLIO: 484235050010  
ADDRESS: 348 NW 2 COURT  
LEGAL: THE WEST 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050020  
ADDRESS: 344 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 100 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050030  
ADDRESS: 340 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 150 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050040  
ADDRESS: 336 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 200 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050050  
ADDRESS: 332 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050060  
ADDRESS: 328 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 300 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050070  
ADDRESS: 324 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 350 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050080  
ADDRESS: 320 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 400 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050090  
ADDRESS: 316 NW 2 COURT  
LEGAL: THE EAST 50 FEET OF WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235080040  
ADDRESS: 304 NW 2 AVENUE  
LEGAL: PORTION OF LOTS 2 AND 3 OF THE RE-SUBDIVISION OF LOT 15, OF THE SUBDIVISION OF 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 DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°25'48" WEST ALONG THE WEST LINE OF SAID LOTS 2 AND 3, AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 2ND AVENUE, 150 FEET; THENCE NORTH 88°27'39" EAST, 114.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86170-2508; THENCE SOUTH 13°57'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 137.50 FEET; THENCE SOUTH 51°07'24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 28.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AND THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 88°25'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH LOT LINE, 55.07 FEET TO THE POINT OF BEGINNING.



FOLIO: 484235290060  
ADDRESS: N DIXIE HIGHWAY  
LEGAL: THAT PART OF LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK 2, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH  $88^{\circ}18'53''$  EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 5, A DISTANCE OF 88.25 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 86170-2508 AND A LINE LYING 95.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD; THENCE NORTH  $13^{\circ}57'20''$  EAST ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 164.51 FEET; THENCE NORTH  $38^{\circ}52'27''$  WEST CONTINUING ALONG THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 811 (DIXIE HIGHWAY), A DISTANCE OF 39.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 11 AND THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR NW 15TH STREET; THENCE SOUTH  $88^{\circ}17'46''$  WEST ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 55.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH  $13^{\circ}57'32''$  WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 5 THROUGH 11, A DISTANCE OF 197.44 FEET TO THE POINT OF BEGINNING.

FOLIO: 484235290100  
ADDRESS: 1505 N DIXIE HIGHWAY  
LEGAL: LOTS 1, 2, 3 AND 4, BLOCK 3, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THE FOLLOWING DESCRIBED PORTION THEREOF FOR ROAD RIGHT OF WAY:

THE EASTERLY 40 FEET AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 3 AND ALL THAT AREA SITUATED SOUTHEAST OF THE CHORD FORMED BY A 25 FOOT RADIUS CURVE, BEING CONCAVE TO THE NORTHWEST AND HAVING TANGENT EXTENSIONS, BOUNDED ON THE EAST BY A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 3 AS MEASURED AT RIGHT ANGLES AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 1, BLOCK 3.

FOLIO: 484235290120  
ADDRESS: 1531 N DIXIE HIGHWAY  
LEGAL: LOTS 1 AND 2, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

FOLIO: 484235290141  
ADDRESS: 1537 N DIXIE HIGHWAY  
LEGAL: LOT 6, LESS THE SOUTH 4 FEET THEREOF, TOGETHER WITH ALL OF LOTS  
7, 8, 9, 10 AND 11, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

1: realest/exhibit a to cra lots