

LEGAL DESCRIPTION:

BEING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; RUN THENCE EASTWARDLY 150.25 FEET MORE OR LESS ALONG THE NORTH LINE THEREOF TO AN INTERSECTION WITH A LINE 200 FEET WEST OF, AS MEASURED ALONG SAID NORTH LINE, AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY NO. 1 (FEDERAL HIGHWAY AND STATE ROAD NO. 5) (120 FOOT RIGHT OF WAY); RUN THENCE SOUTHWESTERLY 25.37 FEET ALONG SAID PARALLEL LINE, TO AN IRON PIPE IN CONCRETE AT THE POINT OF BEGINNING IN THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 54TH STREET (50 FOOT RIGHT OF WAY), SAID LINE BEING 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; RUNNING THENCE (1) ALONG THE SAID LINE OF NORTHEAST 54TH STREET, NORTH 88°41'16"EAST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN THE SAID LINE OF UNITED STATES HIGHWAY NO. 1; THENCE (2) ALONG THE SAID LINE OF UNITED STATES HIGHWAY NO. 1, SOUTH 8°30'59" WEST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN A LINE OF LAND NOW OR FORMERLY OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEE; THENCE (3) ALONG SAID LINE OF LAND OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEES, SOUTH 88°41'16" WEST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN ANOTHER LINE OF LAND NOW OR FORMERLY OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEES; AND THENCE (4) ALONG SAID OTHER LINE OF LAND OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEE, NORTH 8°30'59" EAST 200.00 FEET TO THE PLACE OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THAT PORTION AS SHOWN IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7997, PAGE 71.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 39,136 SQUARE FEET (0.898 ACRES), MORE OR LESS.