

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED SY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59,17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29,89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54,03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75,29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46,52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18,00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54,25 FEET; THENCE NORTH 88 DEGREES 15

MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.