

RESOLUTION NO. 19-253

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS TO BE LEVIED WITHIN THE INCORPORATED AREA OF THE CITY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Lauderdale, Florida (the "City") is contemplating the imposition of a non-ad valorem assessment for the provision of stormwater management; and

WHEREAS, the City intends to use the uniform method for collecting the non-ad valorem assessment for the cost of providing stormwater management to properties within the incorporated area of the City as authorized by section 197.3632, Florida Statutes, as amended, because this method will allow such assessment to be collected annually commencing in November 2020, in the same manner as provided for ad valorem taxes; and

WHEREAS, the City held a duly advertised public meeting prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. Commencing with the Fiscal Year beginning on October 1, 2020, and with the tax statement mailed for such Fiscal Year and continuing thereafter until discontinued by the City, the City intends to use the uniform method of collecting non-ad valorem assessments authorized in section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost of stormwater management. Such non-ad valorem assessments shall be levied within the incorporated area of the City. A legal description of such area subject to the assessment is attached hereto as Exhibit B and incorporated by reference.

SECTION 2. The City hereby determines that the levy of the assessment is needed to fund the cost of utility undergrounding within the City.

SECTION 3. Upon adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Broward County Tax Collector, and the Broward County Property Appraiser by January 10, 2020.

SECTION 4. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this the 17th day of December, 2019.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

SUN-SENTINEL

SUN-SENTINEL

Published Daily

Fort Lauderdale, Broward County, Florida

Boca Raton, Palm Beach County, Florida

Miami, Miami-Dade County, Florida

State Of Illinois

County Of Cook

Before the undersigned authority personally appeared
Adrian Shelton, who on oath says that he or she is a duly authorized
representative of the SUN- SENTINEL, a DAILY newspaper published in
BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,

City of Fort Lauderdale City Clerk's Office

Tuesday

December 17, 2019

Stormwater Assessment

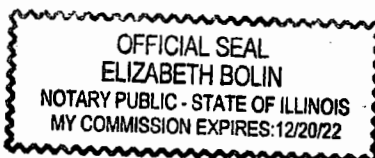
Was published in said newspaper in the issues of; Nov 21, 2019; Nov 28,
2019; Dec 05, 2019; Dec 12, 2019

Affiant further says that the said SUN-SENTINEL is a newspaper published
in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and
that the said newspaper has heretofore been continuously published in said
BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and
has been entered as second class matter at the post office in BROWARD
County, Florida, for a period of one year next preceding the first
publication of the attached copy of advertisement; and affiant further says
that he or she has neither paid nor promised, any person, firm or corporation,
any discount, rebate, commission or refund, for the purpose of securing this
advertisement for publication in the said newspaper.

Adrian Shelton
Signature of Affiant

Sworn to and subscribed before me this: January 03, 2020.

Elizabeth Bolin
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Sold To:

City of Fort Lauderdale City Clerk's Office - CU80046944
100 N Andrews Ave Fl 6
Fort Lauderdale, FL 33301

Bill To:

City of Fort Lauderdale City Clerk's Office - CU80046944
100 N Andrews Ave Fl 6
Fort Lauderdale, FL 33301

Affidavit Delivery Method: U.S. Mail

Affidavit Email Address:

6508192

SUN-SENTINEL

**NOTICE OF PUBLIC HEARING
CITY OF FORT LAUDERDALE
COLLECTION OF NON-AD VALOREM
ASSESSMENTS**

Please take notice that the City of Fort Lauderdale, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem assessments to be levied on properties within the corporate limits of the City of Fort Lauderdale, Florida benefiting from stormwater management and that a public hearing will be held and the following resolution will be heard before the City Commission of the City of Fort Lauderdale, Florida, on Tuesday, December 17, 2019 at 6:00 P.M., or as soon thereafter as possible, in the City Commission Room, City Hall, 100 North Andrews Avenue, Fort Lauderdale, Florida.

**A RESOLUTION OF THE CITY OF FORT LAUDERDALE, FLORIDA (THE "CITY")
DECLARING THE CITY'S INTENT TO USE
THE UNIFORM METHOD OF COLLECTING
NON-AD VALOREM ASSESSMENTS PURSU-
ANT TO SECTION 197.3632(3)(A), FLORIDA
STATUTES, TO COLLECT STORMWATER
MANAGEMENT ASSESSMENTS LEVIED ON
PROPERTIES WITHIN THE CORPORATE LIM-
ITS OF THE CITY OF FORT LAUDERDALE,
FLORIDA**

Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the City Clerk's Office, 100 N. Andrews Avenue, Fort Lauderdale, Florida.

All interested parties may appear at said meeting and be heard with respect to the proposed resolution.

The proposed resolution may be inspected by the public in the Office of the City Clerk, City Hall, 100 North Andrews Avenue, 7th Floor, Fort Lauderdale, Florida.
JEFFREY A. MODARELLI, City Clerk, City of Fort Lauderdale, Florida.

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting, please contact the City Clerk at (954) 828-5002 two days prior to the meeting.

**11/21, 11/28, 12/5, 12/12/2019
6508192**

Order # - 6508192

EXHIBIT B

LEGAL DESCRIPTION

All lands within the corporate limits of the City of Fort Lauderdale on July 27, 1984, are described as lands lying within the following boundaries:

Begin at a point in the Atlantic Ocean being the intersection of the east boundary of the State of Florida and the easterly extension of the north boundary of Section 19, Township 49 South, Range 43 East; thence go westerly along said extension and said north boundary to the centerline of the Intracoastal Waterway; thence northerly along said centerline through Sections 18 and 7, Township 49 South, Range 43 East to a line thirty-five (35) feet south of and parallel to the north boundary of said Section 7, Township 49 South, Range 43 East; thence westerly along said parallel line to intersect a line twenty-five (25) feet east of and parallel to the west boundary of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 7, Township 49 South, Range 43 East; thence southerly along said parallel line to intersect the easterly extension of a line thirty (30) feet south of and parallel to the north boundary of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of said Section 7, Township 49 South, Range 43 East; thence westerly along said easterly extension and said parallel line to a line five hundred fifteen and forty-three hundredths (515.43) feet west of and parallel to the west boundary of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of said Section 7, Township 49 South, Range 43 East; thence northerly along said parallel line to the north boundary of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of said Section 7, Township 49 South, Range 43 East; thence westerly along said north boundary and along the north boundary of the South one-half (S $\frac{1}{2}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 12, Township 49 South, Range 42 East to the east boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 12, Township 49 South, Range 42 East; thence northerly along said east boundary to a line two hundred fifty (250) feet south of and parallel to the north boundary of Section 12, Township 49 South, Range 42 East; thence westerly along said parallel line to the east boundary of Block 3 in the plat "WESTFIELD, SECTION 'A' " (Plat Book 40, Page 37, Broward County Records); thence northerly along said east boundary to the northeast corner thereof; thence westerly along the north boundary thereof and its westerly projection, and along the north boundary of Block 4 in said "WESTFIELD, SECTION 'A' " and its westerly projection to the centerline of Canal C-14 (Cypress Creek Canal); thence southwesterly along said centerline to the east right-of-way line of the Florida East Coast Railway; thence southerly along said east right-of-way line to the south boundary of the North one-half (N $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of Section 14, Township 49 South, Range 42 East; thence easterly along said south boundary to the west boundary of the East one-half (E $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 14, Township 49 South, Range 42 East; thence southerly along said west boundary to the south boundary of the North one-half (N $\frac{1}{2}$) of the South one-half (S $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 14, Township

49 South, Range 42 East; thence easterly along said south boundary to the west boundary of the East one-half ($E\frac{1}{2}$) of the East one-half ($E\frac{1}{2}$) of Section 14, Township 49 South, Range 42 East; thence southerly along said west boundary to the south right-of-way line of East Commercial Boulevard; thence easterly along said south right-of-way line to the west boundary of the Northeast one-quarter ($NE\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 14, Township 49 South, Range 42 East; thence southerly along said west boundary to the south boundary thereof; thence easterly along said south boundary to the west boundary of Section 13, Township 49 South, Range 42 East; thence southerly along said west boundary to the north right-of-way line of N.E. 45th Street; thence easterly along said north right-of-way line to the west right-of-way line of U. S. Highway No. 1 (State Road No. 5); thence southerly along said west right-of-way line to a radial return concave to the northwest and tangent to the north right-of-way line of Oakland Park Beach Boulevard; thence southerly and westerly along said return having a radius of thirty (30) feet to said north right-of-way line; thence westerly along said north right-of-way line to the west boundary of Section 24, Township 49 South, Range 42 East; thence southerly along said west boundary and along the west boundary of Section 25, Township 49 South, Range 42 East to the centerline of North Fork Middle River; thence southerly (downstream) along said centerline to the centerline of South Fork Middle River; thence westerly (upstream) along the centerline of South Fork Middle River and Middle River Canal to the east right-of-way line of Interstate ninety-five (I-95); thence southwesterly along said east right-of-way line to the north right-of-way line of N.W. 19th Street; thence westerly along said north right-of-way line to the northeast corner of Lot 1, Block 1 of the plat "NORTH WEST LAUDERDALE" (Plat Book 25, Page 25, Broward County Records); thence northerly to the northeast corner of Lot 4 in the said Block 1; thence westerly to the northwest corner of said Lot 4; thence southerly to the southwest corner of said Lot 1 and north right-of-way line of N.W. 19th Street; thence westerly along said north right-of-way line to the east right-of-way line of N.W. 31st Avenue; thence northerly along said east right-of-way line to the north boundary of the South one-half ($S\frac{1}{2}$) of the South one-half ($S\frac{1}{2}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section 29, Township 49 South, Range 42 East; thence westerly along said north boundary and along the north boundary of the South one-half ($S\frac{1}{2}$) of the South one-half ($S\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 30, Township 49 South, Range 42 East to the west boundary of the Southeast one-quarter ($SE\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 30, Township 49 South, Range 42 East; thence southerly along said west boundary and along the west boundary of the Northeast one-quarter ($NE\frac{1}{4}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section 31, Township 49 South, Range 42 East to the south right-of-way line of N.W. 19th Street; thence easterly along said south right-of-way line to the west right-of-way line of N.W. 31st Avenue; thence southerly along said west right-of-way line to the south boundary of the North one-half ($N\frac{1}{2}$) of the North one-half ($N\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 31, Township 49 South, Range 42 East; thence easterly along said south boundary and along the south boundary of the North one-half ($N\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; to the east boundary of the West one-half ($W\frac{1}{2}$) of the West one-half ($W\frac{1}{2}$) of Section 32, Township 49 South, Range 42 East; thence northerly along said east boundary to the south boundary of the Northwest one-quarter ($NW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Northwest one-

quarter (NW $\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; thence easterly along said south boundary to the east boundary of the West one-half (W $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; thence northerly along said east boundary to the southwest corner of the plat "LAKE AIRE ESTATES" (Plat Book 54, Page 15, Broward County Records); thence easterly along the south boundary of said "LAKE AIRE ESTATES" and along the south boundary of the plat "LAUDERDALE MANORS HOMESITES" (Plat Book 34, Page 21, Broward County Records) to the west boundary of the East one-half (E $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of Section 32, Township 49 South, Range 42 East; thence southerly along said west boundary to the south boundary of the North three-quarters (N $\frac{3}{4}$) of the North one-half (N $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; thence westerly along said south boundary to intersect the southerly extension of the west right-of-way line of N.W. 24th Terrace; thence northerly along said southerly extension and said west right-of-way line to the northeast corner of Lot 1 of Block 43 of the plat "WASHINGTON PARK 4TH ADDITION" (Plat Book 22, Page 44, Broward County Records) and the south right-of-way line of N.W. 13th Court; thence westerly along said south right-of-way line to the northwest corner of Lot 6 in said Block 43; thence southerly along the west boundary of said Lot 6 to the southwest corner thereof; thence westerly along the north boundary of Lots 44, 43, 42, and 41 in said Block 43 to the northwest corner of said Lot 41; thence southerly along the west boundary of said Lot 41 and along the southerly extension of said west boundary and along the west boundary of Lots 10 and 41 of Block 42 in said "WASHINGTON PARK 4TH ADDITION" to the southwest corner of said Lot 41 and the north right-of-way line of N.W. 12th Court; thence easterly along said north right-of-way line to intersect a line nineteen (19) feet east of and parallel to the west boundary of the East one-half (E $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; thence southerly along said parallel line to intersect the easterly extension of the north boundary of the South one-half (S $\frac{1}{2}$) of Block 1 of the Plat "NEW TOWN" (Plat Book 23, Page 9, Broward County Records); thence westerly along said easterly extension and along said north boundary to the northwest corner of Lot 18 of said Block 1 and the east right-of-way line of N.W. 27th Avenue; thence southerly along said east right-of-way line to a point of curvature of a curve to the left twenty-five and nine hundredths (25.09) feet north of the southwest corner of Block 3 in said "NEW TOWN"; thence along the arc of said curve to the north right-of-way line of N.W. 11th Court; thence along said north right-of-way line and the easterly extension thereof to intersect a line nineteen (19) feet east of and parallel to the west boundary of the East one-half (E $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; thence southerly along said parallel line to the north boundary of the South one-half (S $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; thence westerly along said north boundary to a line one hundred seventy-five (175) feet east of and parallel to the west boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 32, Township 49 South, Range 42 East; thence southerly along said parallel line to a line two hundred (200) feet north of and parallel to the south boundary of Section 32, Township 49 South, Range 42 East; thence easterly along said parallel line to the west boundary of the East one-half (E $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of Section 32, Township 49 South, Range 42 East; thence southerly along said west boundary and along the west boundary of the East one-half (E $\frac{1}{2}$) of the East one-half

(E $\frac{1}{2}$) of Section 5, Township 50 South, Range 42 East to the north boundary of the plat "THE R.E.B. PLAT" (Plat Book 74, Page 43, Broward County Records); thence westerly along said north boundary to the northwest corner of said "THE R.E.B. PLAT" and the easterly right-of-way line of N.W. 25th Avenue; thence southeasterly along said easterly right-of-way line to the southwest corner of said "THE R.E.B. PLAT"; thence easterly along the south boundary of said "THE R.E.B. PLAT" to intersect the west boundary of the East one-half (E $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of Section 5, Township 50 South, Range 42 East; thence southerly along said west boundary to the north right-of-way line of West Broward Boulevard; thence westerly along said north right-of-way line to the northerly extension of the west right-of-way line of S.W. 31st Avenue; thence southerly along said extension and said west right-of-way line to the north boundary of Section 18, Township 50 South, Range 42 East; thence westerly along said north boundary to the east right-of-way line of U.S. Highway No. 441 (State Road No. 7); thence southerly along said east right-of-way line to the south right-of-way line of Riverland Road; thence easterly along said south right-of-way line to the southerly extension of the east right-of-way line of that portion of S.W. 35th Avenue lying in Section 18, Township 50 South, Range 42 East; thence northerly along said extension and said east right-of-way line to the south boundary of the North one-half (N $\frac{1}{2}$) of the South one-half (S $\frac{1}{2}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 18, Township 50 South, Range 42 East; thence easterly along said south boundary to the east boundary of the West one-half (W $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 18, Township 50 South, Range 42 East; thence northerly along said east boundary to the south right-of-way line of S.W. 14th Street; thence easterly along said south right-of-way line to the northwest corner of Block 13 of the plat "CHULA VISTA 1st ADDITION" (Plat Book 23, Page 21, Broward County Records); thence southerly along the west boundary of said Block 13 and along the west boundaries of Block 15 and Lots 3, 5, 6 and 7 in Block 19 of said "CHULA VISTA 1st ADDITION" to the southwest corner of said Lot 7; thence westerly twenty-five (25) feet to the west boundary of the canal lying in Blocks 19 and 18 of the plat "CHULA VISTA 1st ADDITION REVISED" (Plat Book 30, Page 43, Broward County Records); thence southerly along said west boundary and its extension to the south boundary of said plat; thence easterly along said south boundary and along the south boundary at the North one-half (N $\frac{1}{2}$) of the South one-half (S $\frac{1}{2}$) of Section 17, Township 50 South, Range 42 East to the west boundary of the East one-half (E $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 17, Township 50 South, Range 42 East; thence southerly along said west boundary to the centerline of South Fork New River; thence northeasterly (downstream) along said centerline to the west right-of-way line of the Seaboard System Railroad; thence southerly along said west right-of-way line to the westerly extension of the south right-of-way line of Port Everglades Belt Line Railway; thence easterly along said westerly extension and along said south right-of-way line to the west right-of-way line of the Florida East Coast Railway; thence southerly along said west right-of-way line to the south boundary of the North one-half (N $\frac{1}{2}$) of Section 27, Township 50 South, Range 42 East; thence easterly along said south boundary to the west right-of-way line of Dixie Highway as located on December 4, 1925; thence northerly along said west right-of-way line to a line six hundred seventy-six and twenty-six hundredths (676.26) feet, more or less, north of and parallel to the south boundary of Section 22, Township 50 South, Range 42 East; thence easterly along said parallel line thirty (30) feet, more or less, to the east right-of-way line of said Dixie Highway; thence northerly along said east right-of-way line to the south boundary

of the North one-half ($N\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 22, Township 50 South, Range 42 East; thence easterly along said south boundary to the east boundary of Section 22, Township 50 South, Range 42 East; thence northerly along said east boundary to the east right-of-way line of Miami Road; thence northerly along said east right-of-way line to the south boundary of Section 14, Township 50 South, Range 42 East; thence easterly along said south boundary and along the south boundary of Section 13, Township 50 South, Range 42 East and its extension, to the east boundary of the State of Florida; thence northerly along the east boundary of the State of Florida to the point of beginning;

And further included within the corporate limits of City of Fort Lauderdale are lands known as Fort Lauderdale Executive Airport and the Fiveash Water Supply Area, together with certain lands contiguous thereto, all lying within the following boundaries:

Begin at the southeast corner of the Northwest one-quarter ($NW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 16, Township 49 South, Range 42 East; thence go westerly along the south boundary of the North one-half ($N\frac{1}{2}$) of the South one-half ($S\frac{1}{2}$) of Section 16, Township 49 South, Range 42 East and along the south boundary of the North one-half ($N\frac{1}{2}$) of the South one-half ($S\frac{1}{2}$) of Section 17, Township 49 South, Range 42 East to the southeast corner of Lot 17 of the plat "FORT LAUDERDALE INDUSTRIAL AIRPORT - SECTION 1" (Plat Book 63, Page 10, Broward County Records) and the westerly right-of-way line of Prospect Field Road; thence northwesterly along the northeasterly boundary of said Lot 17 and said westerly right-of-way line to the northwest corner of said Lot 17; thence southerly along the west boundary of said Lot 17 to the westerly right-of-way line of Prospect Field Road; thence northwesterly along said westerly right-of-way line to the north boundary of the South one-half ($S\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence easterly along the north boundary thereof to the west boundary of the Northeast one-quarter ($NE\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence northerly along said west boundary thereof and along the west boundary of the South one-half ($S\frac{1}{2}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East to the northwest corner thereof; thence easterly along the north boundary thereof to the west boundary of the East one-half ($E\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence northerly along said west boundary to the northwest corner thereof; thence easterly along the north boundary thereof to the west boundary of the East one-half ($E\frac{1}{2}$) of the East one-half ($E\frac{1}{2}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence northerly along said west boundary to the south boundary of the North one-half ($N\frac{1}{2}$) of the North one-half ($N\frac{1}{2}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence westerly along said south boundary and the centerline of Orange Street in the plat "LITTLE FARMS" (Plat Book 27, Page 29, Broward County Records) to the southerly extension of the west boundary of Lot 11 of said plat; thence northerly along said extension and west boundary to the south boundary of Section 8, Township 49 South, Range 42 East; thence westerly along said south boundary to an intersection with the northerly right-of-way line of Prospect Field Road; thence continue

westerly along said right-of-way line to the northerly extension of the east boundary of the West two hundred sixty-four (264) feet of the North one-half ($N\frac{1}{2}$) of the North one-half ($N\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence southerly along said extension and said east boundary to the southeast corner thereof; thence westerly along the south boundary thereof to the east boundary of Section 18, Township 49 South, Range 42 East; thence southerly along said east boundary to the northwest corner of the North one-half ($N\frac{1}{2}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence easterly along the north boundary thereof to the northeast corner thereof; thence southerly along the east boundary thereof to the northwest corner of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence easterly along the north boundary thereof to the northeast corner thereof; thence southerly along the east boundary thereof to the northwest corner of the South three-quarters ($S\frac{3}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East; thence easterly along the north boundary thereof and along the north boundary of the South three-quarters ($S\frac{3}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of the Northeast one-quarter ($NE\frac{1}{4}$) of Section 17, Township 49 South, Range 42 East to the northeast corner thereof; thence southerly along the east boundary thereof to the north right-of-way line of West Commercial Boulevard; thence westerly along said north right-of-way line to a line fifty-three (53) feet west of and parallel to the east boundary of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East; thence northerly along said parallel line to a line two hundred (200) feet north of and parallel to the north right-of-way line of West Commercial Boulevard; thence westerly along said parallel line to a line two hundred fifty-three (253) feet west of and parallel to the east boundary of the southeast one-quarter ($SE\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East; thence southerly along said parallel line to the north right-of-way line of West Commercial Boulevard; thence westerly along said north right-of-way line to the west boundary of the East one-half ($E\frac{1}{2}$) of Section 18, Township 49 South, Range 42 East; thence northerly along said west boundary to the southeast corner of the North three-quarters ($N\frac{3}{4}$) of the East one-half ($E\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East; thence westerly along the south boundary thereof to the southwest corner thereof; thence southerly along the east boundary of the West one-half ($W\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East to the southeast corner thereof; thence westerly along the south boundary thereof to the east right-of-way line of U. S. Highway No. 441 (State Road No. 7); thence northerly along said east right-of-way line to the north boundary of the South six hundred sixty (660) feet of the West one-half ($W\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East; thence easterly along said north boundary to a point ten (10.00) feet west of the northeast corner thereof; thence northerly and parallel to the west boundary of the East one-half ($E\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East thirty-three and thirty-three hundredths (33.33) feet; thence easterly and parallel to the north boundary of the South six hundred sixty (660) feet of the West one-half ($W\frac{1}{2}$) of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East to the west boundary of the North three-quarters ($N\frac{3}{4}$) of the East one-half ($E\frac{1}{2}$) of the

Northwest one-quarter (NW $\frac{1}{4}$) of Section 18, Township 49 South, Range 42 East; thence northerly along said west boundary and the northerly extension thereof to the south boundary of Tract 9 of Block 96 in "The Palm Beach Farms Co. Plat No. 3," as recorded in Plat Book 2, Pages 45 to 54 inclusive, of the Public Records of Palm Beach County, Florida; thence go westerly along the south boundary of Tract 9 and along the south boundary of Tract 10 in said Block 96, to a point two hundred forty-nine (249) feet east of the southwest corner of Tract 10; thence northerly and parallel to the west boundary of Tract 10 three hundred fifty (350) feet; thence westerly and parallel to the south boundary of Tract 10 two hundred forty-nine (249) feet to the west boundary of Tract 10; thence northerly along said west boundary and along the west boundary of Tract 7 in Block 96 to a point eighty-three and eighty-two hundredths (83.82) feet north of the southwest corner of said Tract 7; thence northeasterly at an angle to the right of thirty-seven (37) degrees, twenty (20) minutes, thirty-one (31) seconds along the southeasterly boundary of a tract conveyed to the Florida State Turnpike Authority and recorded in Official Records 623, Page 97, Broward County Records, a distance of one thousand sixty (1060) feet, more or less; thence at an angle to the right of sixty-three (63) degrees, nineteen (19) minutes, thirty-five (35) seconds a distance of six hundred fifty (650) feet, more or less, along the north boundary of an easement to the State Road Department to a point on the west boundary of Tract 8 in said Block 96, said point being five hundred seventy-five (575) feet south of the northwest corner thereof; thence northerly to said northwest corner; thence easterly along the north boundary of Tract 8 to the northeast corner thereof; thence southerly along the east boundary thereof to a line fifty-three (53) feet (as measured at right angles) south of and parallel to the north boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 7, Township 49 South, Range 42 East, also being the south right-of-way line of N.W. 62nd Street; thence easterly along said parallel line to a line fifty-three (53) feet (as measured at right angles) west of and parallel to the east boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 7, Township 49 South, Range 42 East; thence southerly along said parallel line to the north boundary of the South three hundred thirty (330) feet of the North five hundred thirty (530) feet of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 7, Township 49 South, Range 42 East; thence easterly along said north boundary to a line thirty-three (33) feet (as measured at right angles) west of and parallel to the east boundary thereof; thence southerly along said parallel line to the south boundary thereof; thence westerly along said south boundary to a line fifty-three (53) feet (as measured at right angles) west of and parallel to the east boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 7, Township 49 South, Range 42 East, also being the west right-of-way of N.W. 31st Avenue; thence southerly along said parallel line to the south boundary of the North three-quarters (N $\frac{3}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 7, Township 49 South, Range 42 East; thence easterly along said south boundary and the south boundary of the North three-quarters (N $\frac{3}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East, to a line fifty-three (53) feet (as measured at right angles) east of and parallel to the west boundary thereof, also being the east right-of-way line of N.W. 31st Avenue; thence northerly along said parallel line to a line fifty (50) feet (as measured at right angles) south of and parallel to the north boundary of the West one-half (W $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East, also being the south right-of-way of N.W. 62nd Street; thence easterly along said parallel line to the west boundary of the Northeast one-quarter (NE $\frac{1}{4}$) of the

Southwest one-quarter (SW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence northerly along said west boundary to the northwest corner thereof; thence easterly along the north boundary thereof to the northeast corner thereof; thence northerly along the east boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East to a line fifty (50) feet (as measured at right angles) north of and parallel to the south boundary thereof, also being the north right-of-way of N.W. 62nd Street; thence westerly along said parallel line to a line fifty-three (53) feet (as measured at right angles) east of and parallel to the west boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East, also being the east right-of-way of N.W. 31st Avenue; thence northerly along said parallel line to the south boundary of the North one thousand nine and forty-eight hundredths (1009.48) feet of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence easterly along said south boundary to a line three hundred twenty-eight (328) feet (as measured at right angles) east of and parallel to the west boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence southerly along said parallel line three hundred seventy-eight and thirty-one hundredths (378.31) feet to an intersection with the easterly projection of the south boundary of Lot 4, Block 7 of the plat "Palm Aire Village 2nd Section Add'n 1" (Plat Book 73, Page 15, Broward County Records); thence easterly along said easterly projection one hundred twenty-five (125) feet to a line four hundred fifty-three (453) feet (as measured at right angles) east of and parallel to the west boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence northerly along said parallel line three hundred seventeen and twenty-eight hundredths (317.28) feet to the south boundary of the North one thousand sixty-nine and forty-eight hundredths (1069.48) feet of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence westerly along said south boundary to a line three hundred twenty-eight (328) feet east of and parallel to the west boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence northerly along said parallel line to the south boundary of the South six hundred ninety (690) feet of the North one thousand nine and forty-eight hundredths (1009.48) feet of the West four hundred fifty-three (453) feet of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence easterly along said south boundary to the southeast corner thereof; thence northerly along the east boundary thereof to the northeast corner thereof; thence westerly along the north boundary thereof to a line fifty-three (53) feet (as measured at right angles) east of and parallel to the west boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East, also being the east right-of-way of N.W. 31st Avenue; thence northerly along said parallel line to a point of curvature of a circular arc, having a radius of twenty-five (25) feet, said point of curvature being twenty-five (25) feet more or less north of the south boundary of the South one hundred twenty-five (125) feet of the North two hundred fifty-nine and forty-eight hundredths (259.48) feet of the East one hundred eighty-six (186) feet of the West two hundred thirty-nine (239) feet of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence southerly and easterly along said arc to a point of tangency on said south boundary; thence easterly along said south boundary to the southeast corner thereof; thence northerly along the east boundary thereof to the Northeast corner thereof; thence westerly along the north boundary thereof to a line fifty-three (53) feet (as measured at right angles) east of and parallel to the west boundary of Section 8, Township 49 South, Range 42 East, also being the east right-of-way

of N.W. 31st Avenue; thence northerly along said parallel line one hundred thirty-four and forty-eight hundredths (134.48) feet to the north boundary of Section 8, Township 49 South, Range 42 East; thence easterly along said north boundary three hundred ninety-seven (397) feet to a point of curvature of a curve to the right, having a radius of fifteen hundred (1500) feet and a central angle of twenty-one (21) degrees, nine (9) minutes, forty-nine (49) seconds; thence easterly and southeasterly along the arc of said curve to the right five hundred fifty-four and six hundredths (554.06) feet to a point of tangency; thence southeasterly along the tangent extended one hundred four and thirty-two hundredths (104.32) feet to a point of curvature of a curve to the left, having a radius of fifteen hundred (1500) feet and a central angle of twenty-one (21) degrees, nine (9) minutes, forty-nine (49) seconds; thence southeasterly and easterly along the arc of said curve five hundred fifty-four and six hundredths (554.06) feet to a point of tangency on a line two hundred forty (240) feet (as measured at right angles) south of and parallel to the north boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence easterly along said parallel line one thousand thirty-four and eighteen hundredths (1034.18) feet to a line two hundred forty (240) feet (as measured at right angles) south of and parallel to the north boundary of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence continue easterly along said parallel line one thousand forty-three and seventy-seven hundredths (1043.77) feet to a point of curvature of a curve to the left, having a radius of fifteen hundred (1500) feet and a central angle of twenty-one (21) degrees, nine (9) minutes, forty-nine (49) seconds; thence easterly and northeasterly along the arc of said curve to the left five hundred fifty-four and six hundredths (554.06) feet to a point of tangency; thence northeasterly along the tangent extended one hundred four and thirty-two hundredths (104.32) feet to a point of curvature of a curve to the right, having a radius of fifteen hundred (1500) feet and a central angle of twenty-one (21) degrees, nine (9) minutes, forty-nine (49) seconds; thence northeasterly and easterly along the arc of said curve five hundred fifty-four and six hundredths (554.06) feet to a point of tangency on the north boundary of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 8, Township 49 South, Range 42 East; thence easterly along said north boundary to the northeast corner thereof; thence southerly fifty-five and two hundredths (55.02) feet along the east boundary thereof to the westerly extension of the south right-of-way line of McNab Road; thence east along said westerly extension and along the south right-of-way line of McNab Road to the east right-of-way of the Seaboard System Railroad; thence southerly along said east right-of-way to the north boundary of the South one-half (S $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 10, Township 49 South, Range 42 East; thence easterly along said north boundary and along the south right-of-way line of N.E. 66th Street to the northwest corner of Parcel "D" of the plat "NORTH COLLIER ESTATES" (Plat Book 53, Page 33, Broward County Records); thence southerly along the southerly right-of-way line of N.E. 66th Street and northerly boundary of said Parcel "D" one hundred thirty-nine and twenty-four hundredths (139.24) feet to intersect the west right-of-way line of North Andrews Avenue Extension; thence northerly along said west right-of-way line to the centerline of Canal C-14 (Cypress Creek Canal); thence southerly along said centerline to the east boundary of Section 10, Township 49 South, Range 42 East; thence southerly along said east boundary to the west limited access right-of-way line of Interstate ninety-five (I-95); thence southerly, westerly, southerly, westerly and southerly along said

limited access right-of-way line to the north right-of-way line of the now vacated N.E. 1st Way lying between Parcel "G" and Parcel "H" of the plat "PINE CREST ISLES" (Plat Book 63, Page 48, Broward County Records); thence continue southerly along said limited access right-of-way line on an assumed bearing of south forty-four (44) degrees, forty-nine (49) minutes, thirty-two (32) seconds west to a point sixteen and twenty-five hundredths (16.25) feet north forty-four (44) degrees, forty-nine (49) minutes, thirty-two (32) seconds east from the south right-of-way line of said vacated N.E. 1st Way; thence fifty-six and thirty-nine hundredths (56.39) feet north forty-five (45) degrees, ten (10) minutes, twenty-eight (28) seconds west; thence eighty-two (82) feet south eighty-nine (89) degrees, forty-seven (47) minutes, thirty (30) seconds west; thence forty and fifty hundredths (40.50) feet north zero (0) degrees, twelve (12) minutes, thirty (30) seconds west; thence thirteen and fifty hundredths (13.50) feet south eighty-nine (89) degrees, forty-seven (47) minutes, thirty (30) seconds west; thence twenty-six (26) feet north zero (0) degrees, twelve (12) minutes, thirty (30) seconds west; thence thirteen and fifty hundredths (13.50) feet north eighty-nine (89) degrees, forty-seven (47) minutes, thirty (30) seconds east; thence forty and fifty hundredths (40.50) feet north zero (0) degrees, twelve (12) minutes, thirty (30) seconds west; thence eighty-two (82) feet north eighty-nine (89) degrees, forty-seven (47) minutes, thirty (30) seconds east; thence one hundred seven (107) feet south zero (0) degrees, twelve (12) minutes, thirty (30) seconds east; thence fifty-six and thirty-nine hundredths (56.39) feet south forty-five (45) degrees, ten (10) minutes, twenty-eight (28) seconds east to the west limited access right-of-way line of Interstate ninety-five (I-95); thence southerly along said west limited access right-of-way line to the east right-of-way line of North Andrews Avenue Extension; thence northerly along said east right-of-way line to an intersection with the easterly projection of the south boundary of Parcel "A" of the plat "STEAK & ALE OF FLA." (Plat Book 96, Page 16, Broward County Records); thence westerly along said easterly projection and along said south boundary to the east right-of-way line of North Andrews Avenue Realignment; thence southerly along said east right-of-way line to the north right-of-way line of N.W. 62nd Street; thence westerly along said north right-of-way line to the west boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 10, Township 49 South, Range 42 East; thence northerly along said west boundary to the east right-of-way line of Seaboard Systems Railroad; thence southerly along said east right-of-way line to the north boundary of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 10, Township 49 South, Range 42 East; thence easterly along said north boundary to the West Limited Access right-of-way line of Interstate ninety-five (I-95); thence southerly along said West Limited Access right-of-way line to the south right-of-way line of N.W. 56th Street (abandoned); thence westerly along said south right-of-way line to the east right-of-way line of Seaboard System Railroad; thence southerly along said east right-of-way line to the easterly extension of the south limited access right-of-way of West Commercial Boulevard and Interstate ninety-five (I-95) interchange; thence westerly along said easterly extension and along said south limited access right-of-way to the northeast corner of parcel "A" of the plat "SHELL AT I-95 AND COMMERCIAL BOULEVARD"; (Plat Book 87, Page 25, Broward County Records); thence continue westerly, southwesterly and southerly along the north, northwest and west boundaries of said Parcel "A" to the easterly extension of the south boundary of Lot 2, Block 2 of the plat "TWIN LAKES" (Plat Book 29, Page 23, Broward County Records); thence westerly along said easterly extension and along the south boundary of Lot

2, Block 2 of said "TWIN LAKES" to the northeast corner of Lot 5, Block 2 of said "TWIN LAKES"; thence south along the east boundary to the southeast corner thereof; thence west along the south boundary of Lots 5, 6, and 7, Block 2 of said "TWIN LAKES" to the southwest corner of said Lot 7; thence north along the west boundary of said Lot 7 to the southeast corner of Lot 9, Block 2 of said "TWIN LAKES"; thence west along the south boundary of said Lot 9 to the southwest corner thereof; thence north along the west boundary of said Lot 9 to the easterly extension of the south boundary of the North one hundred twenty (120) feet of Lot 1, Block 1 of said "TWIN LAKES"; thence westerly along said easterly extension and along the south boundary of the North one hundred twenty (120) feet of Lots 1, 2, 3 and the East fifteen (15) feet of Lot 4, Block 1 of said "TWIN LAKES"; thence continue westerly along the south boundary of Lots 11, 12, and 13, Block 1 of the plat "STADIUM PARK" (Plat Book 53, Page 9, Broward County Records) to the southwest corner of said Lot 13; thence southerly along the west boundary of Block 1 of said "STADIUM PARK" to the south boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 16, Township 49 South, Range 42 East; thence westerly along said south boundary to the east boundary of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of said Section 16, Township 49 South, Range 42 East; thence southerly along said east boundary to the point of beginning;

And lands known as "Fiveash Water Plant Area" lying within the following boundaries:

Begin at a point fifty (50) feet south of and thirty-three (33) feet west of the northeast corner of Section 21, Township 49 South, Range 42 East; thence go southerly and parallel to the east boundary thereof one thousand six hundred seventeen (1617) feet more or less to the south boundary of the North one-half (N $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 21, Township 49 South, Range 42 East; thence westerly along said boundary seven hundred forty-six (746) feet more or less to the east right-of-way line of the Seaboard System Railroad; thence northeasterly along said east right-of-way line one thousand seven hundred sixty-five (1765) feet more or less to a line fifty (50) feet south of and parallel to the north boundary of Section 21, Township 49 South, Range 42 East; thence easterly along said parallel line forty (40) feet more or less to the point of beginning; LESS five (5) acres more or less reserved for the proposed extension of State Road No. 9 according to plans prepared by the State Road Department of the State of Florida and LESS any and all right-of-way of Interstate ninety-five (I-95);

TOGETHER WITH lands lying within the following boundaries: Begin at the intersection of the east right-of-way line of the Seaboard System Railroad and the north boundary of the South one-half (S $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 21, Township 49 South, Range 42 East; thence go easterly along said north boundary four hundred thirty-six and sixty-four hundredths (436.64) feet to a line four hundred (400) feet from and parallel to said east right-of-way line; thence southeasterly along said parallel line five hundred twenty-three and fourteen hundredths (523.14) feet; thence northwesterly and normal to said parallel line four hundred (400) feet to the aforementioned right-of-way line; thence northeasterly along said east right-of-way line

three hundred forty-eight and six hundredths (348.06) feet to the point of beginning; LESS any and all right-of-way of Interstate ninety-five (I-95);

TOGETHER WITH lands lying within the following boundaries: Begin at the intersection of the east right-of-way line of the Seaboard System Railroad and the easterly extension of the south boundary of the North one hundred fifty-six (156) feet of Block 27A of the plat of "TWIN LAKES SECTION 2" (Plat Book 20, Page 1, Broward County Records); thence westerly along said easterly extension and said south boundary to the east right-of-way line of N.E. 10th Avenue; thence northerly along said east right-of-way line to the northwest corner of the South one hundred forty-four (144) feet of Block 27 of said "TWIN LAKES SECTION 2"; thence easterly along the north boundary of said one hundred forty-four (144) feet of Block 27 and the easterly extension thereof to the east right-of-way line of the Seaboard System Railroad; thence southerly along said east right-of-way line to the point of beginning.