

LEGAL DESCRIPTION, PARK SITE: (PARENT TRACT PER O.R. BOOK 28614, PAGE 0629 AS PROVIDED)

A PORTION OF PARCEL "A", REGENCY LAKES AT COCONUT CREEK", AS RECORDED IN PLAT BOOK 157, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°36'20" EAST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND ALONG A BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 214.48 FEET; THENCE SOUTH 00°23'40" EAST, CONTINUING ALONG SAID SOUTH LINE AND SAID BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 30.00 FEET; THENCE NORTH 89°36'20" EAST CONTINUING ALONG SAID SOUTH LINE AND SAID BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 426.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°36'20" EAST ALONG SAID SOUTH LINE OF TRACT "A" AND THE EASTERLY PROJECTION THEREOF, AND ALONG SAID BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 144.31 FEET TO A POINT OF INTERSECTION WITH A LINE 76.41 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A"; THENCE NORTH 00°24'45" WEST ALONG SAID PARALLEL LINE AND ALONG SAID BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 285.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT 61, BLOCK 85, "THE PALM BEACH FARMS CO. PLAT NO.3"; THENCE NORTH 89°36'21" EAST ALONG SAID SOUTH LINE AND ALONG SAID BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 254.66 FEET; THENCE SOUTH 00°24'54" EAST, A DISTANCE OF 99.99 FEET; THENCE NORTH 89°36'21" EAST, A DISTANCE OF 438.79 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 89°36'21" WEST; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 428.86 FEET, A CENTRAL ANGLE OF 76°58'25", AN ARC DISTANCE OF 576.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 119.14 FEET, A CENTRAL ANGLE OF 70°53'51", AN ARC DISTANCE OF 147.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°40'55" WEST, A DISTANCE OF 5.58 FEET; TO A POINT ON A CURVE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 05°43'25" WEST, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 06°07'09", AN ARC DISTANCE OF 213.60 FEET; THENCE SOUTH 89°36'16" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°24'45" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.41 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 357,192 SQUARE FEET/8.20 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHT-OF-WAY OF RECORD.

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ORIGINAL