

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

JEFFREY R. MARGOLIS, ESQ.
BERGER SINGERMANN LLP
350 E. LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FLORIDA 33301

Grantee's Tax Identification No.:
47-5571583

Property Folio Number:

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made effective as of the 19th day of December, 2017 between CENTRA FALLS, LLC, a Florida limited liability company, with an address at 401 E. Las Olas Blvd., Suite 1400, Fort Lauderdale, FL 33301 ("**Grantor**") and CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, whose address is 401 E. Las Olas Blvd., Suite 1400, Fort Lauderdale, FL 33301 ("**Association**").

RECITALS:

1. In connection with the residential subdivision in Broward County, Florida, known as Centra Falls (the "**Community**"), that certain Declaration for Centra Falls was recorded in as Instrument No. 113768851 of the Public Records of Broward County, Florida, as amended (the "**Declaration**").

2. Pursuant to the Declaration, all of the Common Areas (as defined in the Declaration) within the Community, which are the maintenance responsibility of Association, are to be conveyed to Association.

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), paid to Grantor by Association, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto Association and Association's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to those certain parcels of land located and situate Broward County, Florida, and fully described as follows (the "**Property**"):

SEE ATTACHED **EXHIBIT A**

This conveyance is subject to the following:

- (a) the Declaration;

THIS IS A CONVEYANCE OF COMMON AREAS TO A
HOMEOWNERS ASSOCIATION FOR NOMINAL CONSIDERATION
AND, AS SUCH, ONLY MINIMAL DOCUMENTARY STAMP TAXES
ARE DUE HEREON.

- (b) a perpetual nonexclusive easement in favor of governmental agencies for the maintenance and repair of existing roads, speed and directional signs, if any;
- (c) matters reflected in the plat of the Community, if any;
- (d) perpetual non-exclusive easements in favor of Developer (as defined in the Declaration), its successor and assigns in, to, upon and over all of Common Areas for the purposes of vehicular and pedestrian ingress and egress, installation of utilities, landscaping and/or drainage, without charge, including, without limitation, the right to use such roadways for construction vehicles and equipment. The easements reserved herein shall run in favor of Developer, and its employees, representatives, agents, licensees, guests, invitees, successors and/or assigns;
- (e) all restrictions, easements, covenants and other matters of record;
- (f) in the event that Association believes that Developer has failed in any respect to meet Developer's obligations under the Declaration or has failed to comply with any of Developer's obligations under law or the Common Areas conveyed herein are defective in any respect, Association shall give written notice to Developer detailing the alleged failure or defect. Once Association has given written notice to Developer pursuant to this paragraph, Association shall be obligated to permit Developer and its agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by Developer to respond to such notice at all reasonable times. Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of Developer to repair or address, at Developer's sole option and expense, any aspect of the Common Areas deemed defective by Developer during its inspections of the Common Areas. Association's failure to give the notice and/or otherwise comply with the provisions of this paragraph will damage Developer. At this time, it is impossible to determine the actual damages Developer might suffer. Accordingly, if Association fails to comply with its obligations under this paragraph in any respect, Association shall pay to Developer liquidated damages in the amount of \$250,000.00 which Association and Developer agree are a fair and reasonable remedy; and

Without limiting the foregoing, Grantor specifically reserves the right (so long as Grantor owns any portion of the Community) to require that Association reconvey all or a portion of the Common Areas conveyed herein by quitclaim deed in favor of Grantor in the event that such Common Area is required to be owned by Grantor for any purpose, including, without limitation, the reconfiguration of any adjacent property by replatting or otherwise.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Association and Association's successors and assigns forever, and "as is" without any

representations or warranties, express or implied, in fact or by law, as to the condition or fitness of the property conveyed hereby and improvements thereon.

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

WITNESSES:

CENTRA FALLS, LLC, a Florida limited liability company

Devon Verde
Print Name: Devon Verde
Kathryn M Brooks
Print Name: KATHRYN BROOKS

By: MM
Name: Harry L. Posin
Title: Pres. C.F.

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 19th day of December 2017 by Harry L. Posin as President of Centra Falls, LLC, a Florida limited liability company, who is personally known to me or who has produced NA as identification, on behalf of the company.

My commission expires:
11/20/2018

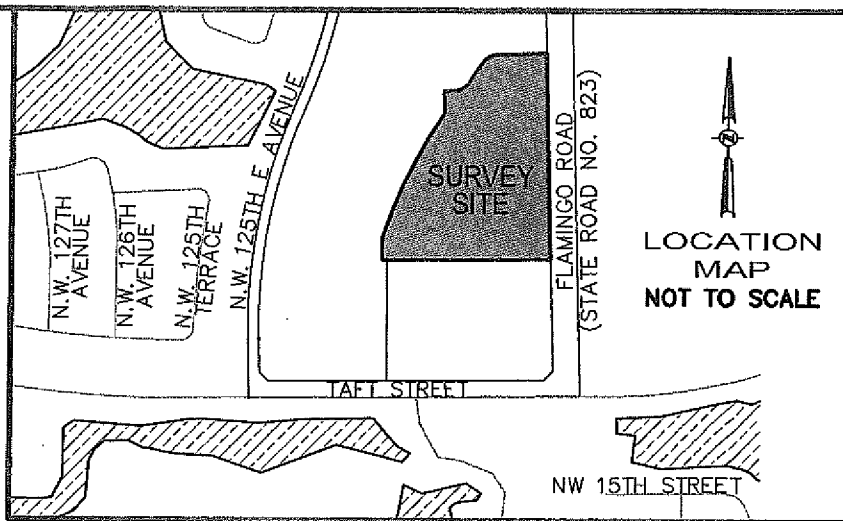
Alina M. Cauce
NOTARY PUBLIC, State of Florida
Print Name: Alina M. Cauce



ALINA M. CAUCE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF178451
Expires 11/20/2018

EXHIBIT A

LEGAL DESCRIPTION



DESCRIPTION

PARCEL 1: (PROJECT BOUNDARY)

A PORTION OF TRACT A AND A PORTION OF BUFFER TRACT 4, PEMBROKE FALLS- PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY MOST SOUTHEAST CORNER OF SAID BUFFER TRACT 4, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH $89^{\circ} 40' 31''$ WEST, ON SAID NORTH RIGHT-OF-WAY LINE AND ON THE SOUTH LINE OF SAID BUFFER TRACT 4, A DISTANCE OF 593.25 FEET; THENCE NORTH $00^{\circ} 19' 29''$ WEST, 452.00 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH $89^{\circ} 40' 31''$ WEST, 20.00 FEET; THENCE NORTH $00^{\circ} 19' 29''$ WEST, A DISTANCE OF 69.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA OF $18^{\circ} 20' 38''$ AND AN ARC DISTANCE OF 16.00 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,750.00 FEET, A DELTA OF $16^{\circ} 27' 10''$, AND AN ARC DISTANCE OF 502.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA OF $36^{\circ} 08' 18''$, AND AN ARC DISTANCE OF 22.07 FEET TO A POINT OF TANGENCY; THENCE NORTH $01^{\circ} 39' 59''$ WEST, 72.33 FEET; THENCE NORTH $88^{\circ} 20' 01''$ EAST, A DISTANCE OF 38.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 73.50 FEET, A DELTA OF $53^{\circ} 26' 28''$, AND AN ARC DISTANCE OF 68.56 FEET TO A POINT OF TANGENCY; THENCE NORTH $34^{\circ} 53' 33''$ EAST, A DISTANCE OF 85.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 73.50 FEET, A DELTA OF $53^{\circ} 26' 28''$, AND AN ARC DISTANCE OF 68.56 FEET TO A POINT OF TANGENCY; THENCE NORTH $88^{\circ} 20' 01''$ EAST, 184.47 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID BUFFER TRACT 4 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH $01^{\circ} 39' 59''$ EAST, ON SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 763.75 FEET; THENCE SOUTH $89^{\circ} 40' 31''$ WEST, 618.50 FEET TO THE **POINT OF BEGINNING**.

PROJECT CONTAINING: 364,586 SQUARE FEET (8.370 ACRES) MORE OR LESS.

LESS THAT PORTION KNOWN AS BUILDING 1

(DESCRIPTION CONTINUED ON PAGE 2)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

(DESCRIPTION CONTINUED FROM PAGE 1)

DESCRIPTION BUILDING 1

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 423.07 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 31.83 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 176.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 2

DESCRIPTION BUILDING 2

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 232.41 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 27.83 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 176.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 3

(DESCRIPTION CONTINUED ON PAGE 3)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

LAST SAVED BY: SERGIO ON: 12/14/2017 2:20 PM
PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 3:02 PM
VICENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS CENTRA FALLS, BLDG DESC.DWG

(DESCRIPTION CONTINUED FROM PAGE 2)

DESCRIPTION BUILDING 3

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 41.47 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 31.83 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 176.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 4

DESCRIPTION BUILDING 4

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 44.25 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 120.83 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 5

(DESCRIPTION CONTINUED ON PAGE 4)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:



4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

LAST SAVED BY: SERGIO MACHADO ON: 12/14/2017 3:01 PM
PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 2:20 PM
CENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS CENTRA FALLS BLDG DESC.DWG

(DESCRIPTION CONTINUED FROM PAGE 3)

DESCRIPTION BUILDING 5

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 249.11 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 120.83 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,419 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

LESS THAT PORTION KNOWN AS BUILDING 6

DESCRIPTION BUILDING 6

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 414.78 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 120.83 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,419 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

(DESCRIPTION CONTINUED ON PAGE 5)

**CENTRA FALLS
BUILDING DESCRIPTION**

REVISIONS				Prepared For: LABEL AND COMPANY
No.	Date	Description	Dwn.	Last Date of Field Survey:



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

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CENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS CENTRA FALLS_BLDG_DESC.DWG

(DESCRIPTION CONTINUED FROM PAGE 4)

AND LESS THAT PORTION KNOWN AS BUILDING 7

DESCRIPTION BUILDING 7

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 374.76 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 217.50 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,419 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 8

DESCRIPTION BUILDING 8

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 46.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 213.50 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 188.10 FEET; TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 9

(DESCRIPTION CONTINUED ON PAGE 6)

**CENTRA FALLS
BUILDING DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:



4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

LAST SAVED BY: SERGIO MACHADO ON: 12/14/2017 3:00 PM PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 2:20 PM
I:\CENTRA FALLS\SURVEY\SKETCH AND DESCRIPTIONS\CENTRA FALLS_BLDG DESC.DWG

(DESCRIPTION CONTINUED FROM PAGE 5)

DESCRIPTION BUILDING 9

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 46.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 213.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 10

DESCRIPTION BUILDING 10

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 48.51 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 302.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 11

(DESCRIPTION CONTINUED ON PAGE 7)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

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CENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS: CENTRA FALLS, BLDG DESC.DWG

(DESCRIPTION CONTINUED FROM PAGE 6)

DESCRIPTION BUILDING 11

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 254.11 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 306.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 101.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 101.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,969 SQUARE FEET OR 0.160 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 12

DESCRIPTION BUILDING 12

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 369.77 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 306.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 101.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 101.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,969 SQUARE FEET OR 0.159 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 14

(DESCRIPTION CONTINUED ON PAGE 8)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

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(DESCRIPTION CONTINUED FROM PAGE 7)

DESCRIPTION BUILDING 14

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 254.44 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 457.16 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 15

DESCRIPTION BUILDING 15

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°39'59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°40'31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 51.70 FEET; THENCE NORTH 00°19'29" WEST, A DISTANCE OF 457.16 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 16

(DESCRIPTION CONTINUED ON PAGE 9)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com

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(DESCRIPTION CONTINUED FROM PAGE 8)

DESCRIPTION BUILDING 16

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°39'59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°40'31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 54.20 FEET; THENCE NORTH 00°19'29" WEST, A DISTANCE OF 546.16 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,420 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 17

DESCRIPTION BUILDING 17

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°39'59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°40'31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 219.55 FEET; THENCE NORTH 00°19'29" WEST, A DISTANCE OF 550.44 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 01° 15' 33" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 88° 44' 27" WEST, A DISTANCE OF 151.01 FEET; THENCE SOUTH 01° 15' 33" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 88° 44' 27" EAST, A DISTANCE OF 151.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,420 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

TOTAL LESS AND EXCEPT: 154,629 SQUARE FEET OR 3.550 ACRES MORE OR LESS.

TOTAL DESCRIBED AREA: 209,957 SQUARE FEET OR 4.820 ACRES MORE OR LESS.

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Bridgewater Beach, FL 33404

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