

## LEGAL DESCRIPTION

PARCEL 1 AND PARCEL 2, PLAT OF THIRTEENTH STREET INDUSTRIAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 23-24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 42, SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, A DISTANCE OF 305.95 FEET WEST OF THE NORTHEAST CORNER, WHICH POINT ALSO MARKS THE CENTERLINE OF OLD DIXIE HIGHWAY, THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, A DISTANCE OF 635 FEET; THENCE SOUTHERLY MAKING AN ANGLE OF 91°15'20", MEASURED EAST TO SOUTH FROM THE LAST COURSE, A DISTANCE OF 490 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, A DISTANCE OF 485.00 FEET; THENCE NORTHEASTERLY MAKING AN ANGLE OF 159°30'00" MEASURED FROM THE WEST TO NORTH FROM THE LAST COURSE, A DISTANCE OF 336 FEET MORE OR LESS TO THE CENTERLINE OF OLD DIXIE HIGHWAY, THENCE NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF 397 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT OF WAY FOR OLD DIXIE HIGHWAY, AS SHOWN ON ROAD PLAT BOOK 3, PAGES 190 THROUGH 199, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2

10.00' NON-ECLUSIVE EASEMENT FOR THE MAINTENANCE OF SEWER LINES PURSUANT TO EASEMENT AGREEMENT BETWEEN RAO ELECTRIC CO. INC. AND ANTHONY F. D'ANNA, RECORDED IN OFFICIAL RECORD BOOK 3548, PAGE 1419 GRANTING PARCEL 1 AND EASEMENT ONTO THE WEST 10 FEET OF LOT 5, BLOCK U OF THE RE-PLAT OF PLAT 1 LEWIS TERMINALS, SAID RE-PLAT BEING RECORDED IN PLAT BOOK 27, PAGES 39-41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING THE SAME PROPERTY AS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, NORTH 88°30'27" WEST, A DISTANCE OF 305.95 FEET TO THE INTERSECTION WITH THE ORIGINAL CENTERLINE OF A 30 FOOT RIGHT OF WAY FORMERLY KNOWN AS OLD DIXIE HIGHWAY; THENCE CONTINUE ALONG SAID NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, NORTH 88°30'27" WEST, A

DISTANCE OF 70.34 TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF PRESIDENT BARACK OBAMA HIGHWAY (FORMERLY KNOWN AS OLD DIXIE HIGHWAY) AS SHOWN ON ROAD PLAT BOOK 3, PAGES 190 THROUGH 199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 20°58'19" EAST, A DISTANCE OF 427.45 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 13TH STREET, AS DEPICTED ON THE PLAT OF FUTURA INDUSTRIAL SUBDIVISION, AS SHOWN ON PLAT BOOK 31, PAGE 175, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 70°59'33 WEST, A DISTANCE OF 270.89 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST 13TH STREET, NORTH 88°30'27 WEST, A DISTANCE OF 485.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 02°44'53" EAST, A DISTANCE OF 490.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 AND TO A POINT ON THE SOUTH LINE OF THE REPLAT OF PLAT NO. 1 LEWIS TERMINALS, AS SHOWN ON PLAT BOOK 27, PAGES 39 THROUGH 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 88°30'27 EAST, A DISTANCE OF 564.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT BETWEEN RAO ELECTRIC CO. INC. AND ANTHONY F. D'ANNA, RECORDED IN OFFICIAL RECORD BOOK 3548, PAGE 1419 GRANTING SUBJECT PROPERTY A 10.00" NON EXCLUSIVE EASEMENT FOR THE MAINTENANCE OF SEWER LINES ONTO THE WEST 10 FEET OF LOT 5, BLOCK U OF THE RE-PLAT OF PLAT 1 LEWIS TERMINAL T CORDED IN PLAT BOOK 27, PAGES 39-41, PUBLIC RECORDS OF PALM BEACH COUNT