

The area known as Central City Community Redevelopment Area (previously known as the Middle River – South Middle River – Sunrise Boulevard Community Redevelopment Area) is located within the City of Fort Lauderdale and more particularly described as:

LANDS LYING IN SECTIONS 3 AND 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND SECTIONS 33, 34 AND 35, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FLAGLER DRIVE WITH THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; THENCE WESTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD TO ITS INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE WESTERLY PROPERTY LINE OF LOT 25 BLOCK "A", REVISED PLAT OF LAUDERDALE MANORS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHEASTERLY, ALONG SAID WESTERLY PROPERTY LINE TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHWEST 10TH PLACE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF NORTHWEST 10TH AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF CHATEAU PARK DRIVE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 9TH AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTHWEST 16TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHWEST 7TH AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 13TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF NORTHWEST 13TH STREET AND NORTHEAST 13TH STREET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHEAST 3RD AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOTS 10 AND 15, BLOCK 85; "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, SAID NORTH LINE AND THE EASTERLY EXTENSION THEREOF AND THE NORTH LINE OF LOTS 10 AND 15, IN BLOCKS 86 AND 87; IN SAID "PROGRESSO" AND THEIR EASTERLY AND WESTERLY EXTENSIONS TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHEAST 5TH TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 10 FEET, MORE OR LESS TO THE NORTH OF THE "H. C. BROCK'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 21, BLOCK 2, OF "HOLLY HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 6.38 FEET MORE OR LESS TO THE SOUTH LINE OF SAID BLOCK 2, "HOLLY HEIGHTS", THENCE EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID BLOCK 2 TO THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 15TH STREET; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 15TH STREET TO THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHEAST 13TH STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF NORTHEAST 11TH AVENUE; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF FLAGLER DRIVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTHEAST 12TH STREET; THENCE WEST ALONG SAID RIGHT OF WAY LINE TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF FLAGLER DRIVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ITS SOUTHWESTERLY EXTENSION TO THE POINT OF BEGINNING. SAID LANDS SITUATED, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.