IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:
Agenda Date:
Tentative No.: T
Received Date:

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COU	NTY Sec.: 2 Twp.: 54 S.	Rge.: <u>40</u> E. / Sec	.: Twp.:S. Rge.: E.		
1. Name of Proposed Subdivision: AFP 10	3 Tract				
2. Owner's Name: AFP 103 Corrp C/O Geer	Phone: 856-669-0983				
Address: 9 PARK PLACE 4 FLOOR	City: Great Neck	State: NY	Zip Code:11021		
Owner's Email Address: jgerber@inters					
		Phone: 3058226062			
Address: 6175 NW 153rd Street Suite 32					
Surveyor's Email Address: info@royalpo					
4. Folio No(s).: "SEE EXHIBIT B"	Ĭ1,				
5. Legal Description of Parent Tract: <u>"SEE</u>	EXHIBIT A"				
6. Street boundaries: North of NW 7tl	h Street & East of NW 72	nd Ave			
7. Present Zoning: IU-1, IU-2, RU-5	Zoning Hearing No.:				
8. Proposed use of Property:					
Single Family Res.(Units), Duplex(Units), Apartments(Unit	s), Industrial/Wareho	ouse(Square .Ft.),		
Business(Sq. Ft.), Office(Sq. Ft.)		& No. Seats), Ot	her (Sq. Ft. & No. of Units _		
9. Does the property contain contamination	n? YES: ○ NO: ○				

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Futhermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

NEW YORK STATE OF F LORIDA) N RSS AU COUNTY OF MIAMI DADE)	SS:		Michael Weinbaur	n,President
BEFORE ME, personally appea acknowledged to and before me	aredMichael Weinbaum e that (he/she) executed the as identification and who	e same for the purpo	sed therein Personally	A.D. and (he/she) known or produce
WITNESS my hand and seal in			y of April ublic: Andrew (, 2024 A.D.
			here: ANOREW T	
(NO Note: The reverse side of this sheet	DTARY SEAL) et may be used for a statement	(Co	ommission Expires) may wish considered.	02KA484Z323 (Commission Number)

ANDREW T. KASMAN
Notary Public, State of New York
No. 02KA4842323
Qualified in Suffolk County
Commission Expires September 30, 20 25

PARCEL 1:

A TRACT LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 50.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD); THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD), SAID RIGHT-OF-WAY LINE LYING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF SAID EXCESS GOVERNMENT LOT 2, FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE N.W. 72ND AVENUE (MILAM DAIRY ROAD) FOR A DISTANCE OF 175.35 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 (SEC. 87200-2503), AS SAID LINE IS SHOWN ON STATE ROAD DEPT. RIGHT-OF-WAY MAP, SHEET 4 OF 9, REVISED JANUARY 3, 1966; THENCE RUN ALONG THE SAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 FOR THE FOLLOWING COURSES AND DISTANCES; NORTH 88 DEGREES 57 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES 59 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 452.18 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 00 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 564.86 FEET; THENCE DEPARTING FROM THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 380.59 FEET TO A POINT LYING 95.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT DESCRIBED IN DEED BOOK 4374, PAGE 434, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST ALONG A LINE THAT IS 95.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SAID WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT FOR A DISTANCE OF 670.33 FEET TO A POINT CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1790.08 FEET AND A CENTRAL ANGLE OF 12 DEGREES 59 MINUTES 16 SECONDS FOR AN ARC DISTANCE OF 405.77 FEET TO A POINT LYING 70.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE AFORESAID SOUTH LINE OF EXCESS GOVERNMENT LOT 2, SAID CURVE BEING CONCENTRIC TO AND 95.00 FEET WESTERLY OF THE SAID WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT; THENCE RUN SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE

OF 404.00 FEET; THENCE RUN SOUTH 02 DEGREES 03 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 450.10 FEET; THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE, COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 50.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD); THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD), SAID RIGHT-OF-WAY LINE LYING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF SAID EXCESS GOVERNMENT LOT 2, FOR A DISTANCE OF 415.35 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 (SEC. 87200-2503), AS SAID LINE IS SHOWN ON STATE ROAD DEPT. RIGHT-OF-WAY MAP, SHEET 4 OF 9, REVISED JANUARY 3, 1966; THENCE RUN ALONG THE SAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 FOR THE FOLLOWING COURSES AND DISTANCES; NORTH 88 DEGREES 57 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES 59 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 452.18 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 00 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 564.86 FEET TO THE POINT OF BEGINNING OF THE TRACT LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE ALONG THE SAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 FOR THE FOLLOWING COURSES AND DISTANCE; NORTH 32 DEGREES 00 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 7.78 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 57 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 172.80 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES 13 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 264.15 FEET TO A POINT LYING 95.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT DESCRIBED IN DEED BOOK 4374, PAGE 434, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE DEPARTING FROM THE AFORESAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST ALONG A LINE THAT IS 95.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SAID WESTERLY LINE OF SEABOARD AIRLINE RAILROAD EASEMENT; FOR A DISTANCE OF 218.49 FEET; THENCE RUN SOUTH 87

DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 380.59 FEET; TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF A STRIP OF LAND 25.00 FEET WIDE LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF EXCESS GOVERNMENT LOT 2, THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 1112.14 FEET TO A POINT: THENCE RUN NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 56.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1815.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 28 SECONDS, FOR A DISTANCE OF 15.56 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING HEREIN DESCRIBED; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF THE AFORESAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 36 MINUTES 24 SECONDS, FOR A DISTANCE OF 431.04 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1153.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 669.49 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 23 MINUTES 47 SECONDS FOR A DISTANCE OF 285.07 FEET TO A POINT ON THE NORTH LINE OF SAID EXCESS GOVERNMENT LOT 2; THENCE RUN NORTH 89 DEGREES 52 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 27.86 FEET TO A POINT ON A CIRCULAR CURVE HAVING A RADIUS 644.49 FEET, SAID POINT BEARING NORTH 63 DEGREES 23 MINUTES 36 SECONDS EAST FROM THE CENTER OF SAID CIRCULAR CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 08 SECONDS, FOR A DISTANCE OF 286.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1153.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1790.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 48 MINUTES 50 SECONDS, FOR A DISTANCE OF 431.58 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 25.83 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PART OF A STRIP 20.00 FEET WIDE LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35,

TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID EXCESS GOVERNMENT LOT 2; THENCE NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR 1112.14 FEET; THENCE NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST FOR 51.22 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST FOR 4.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1815.08 FEET AND A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 58 SECONDS FOR AN ARC DISTANCE OF 15.56 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR 429.83 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 19 SECONDS EAST FOR 20.00 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST FOR 424.54 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PORTION OF THE NORTH 150 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING WEST OF THE EXISTING CANAL, LESS AND EXCEPT THE WEST 50 FEET THEREOF, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT

THE NORTH 50.00 FEET OF THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF A 40 FOOT DRAINAGE CANAL (ALSO KNOWN AS THE F.E.C. CANAL), SUBJECT TO THE WEST 50.00 FEET THEREOF PREVIOUSLY DEDICATED TO THE PUBLIC;

ALSO, LESS AND EXCEPT

THE EXTERNAL AREA FORMED BY A 25.00 FEET RADIUS ARC CONCAVE TO THE SOUTHEAST, TANGENT TO A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2, AND TANGENT TO A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2;

ALSO, LESS AND EXCEPT

THE WEST 40 FEET OF THE EAST 91 FEET OF THE SOUTH 100 FEET OF THE NORTH 150 FEET OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WEST OF THE CENTERLINE OF A 40 FEET CANAL, WHICH CANAL LIES WEST OF THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD.

ALSO, LESS AND EXCEPT

THE EAST 51 FEET OF THE SOUTH 100 FEET OF THE NORTH 150 FEET OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WEST OF THE CENTERLINE OF A 40 FOOT CANAL, WHICH CANAL LIES WEST OF THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD.

PARCEL 8:

A PORTION OF EACH OF THE FOLLOWING DESCRIBED TWO (2) PARCELS OF LAND:

PARCEL 8A:

THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE CSX TRANSPORTATION, INC. RIGHT OF WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD RIGHT OF WAY) LESS THE WEST 50.00 FEET THEREOF;

PARCEL 8B:

THE EAST 1/2 OF GOVERNMENT EXCESS LOT 2, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE CSX TRANSPORTATION, INC. RIGHT OF WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD RIGHT OF WAY) LESS THE WEST 250.00 FEET THEREOF;

SAID PORTION OF EACH OF THE TWO (2) ABOVE DESCRIBED PARCELS LIES WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 2, THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 1309.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE;

AND

THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 AND BOUNDED BY THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 AND BOUNDED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

LESS

THAT PORTION OF THE ABOVE DESCRIBED PARCEL NO. 2 LYING WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 2; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 468.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1146.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 29 SECONDS, FOR AN ARC DISTANCE OF 323.19 FEET; THENCE RUN NORTH 71 DEGREES 47 MINUTES 39 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE FOR A DISTANCE OF 612.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE.

LESS THE FOLLOWING FROM PARCELS 1 THROUGH 5 AND PARCEL 8:

THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE CSX TRANSPORTATION, INC., RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD RIGHT OF WAY), LESS THE WEST 50.00 FEET THEREOF;

SAID PORTION OF THE ABOVE DESCRIBED PARCEL LIES WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE: THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 468.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1146.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 29 SECONDS, FOR AN ARC DISTANCE OF 323.19 FEET; THENCE RUN NORTH 71 DEGREES 47 MINUTES 39 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 612.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE; LESS THAT PORTION THEREOF LYING EAST OF A LINE 91 FEET WEST OF THE CENTERLINE OF A 40 FOOT CANAL, AS SAID CENTERLINE OF SAID 40 FOOT CANAL IS SHOWN ON THE PLAT OF ALMEIDA TRACT REVISED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH CANAL LIES WEST OF THE CSX TRANSPORTATION, INC. RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD RIGHT-OF-WAY) AND LYING WEST OF A LINE 20 FEET EAST OF SAID CENTERLINE OF SAID 40 FOOT CANAL.

AND

A PORTION OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 2; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 236.00 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED 100.00 FOOT WIDE STRIP OF LAND AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED 100.00 FOOT WIDE STRIP OF LAND FOR A DISTANCE OF 10.12 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS SOUTH 31 DEGREES 58 MINUTES 27 SECONDS EAST FROM SAID POINT OF INTERSECTION; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 44 MINUTES 12 SECONDS, FOR AN ARC DISTANCE OF 11.38 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS SOUTH 66 DEGREES 07 MINUTES 23 SECONDS EAST FROM SAID POINT OF INTERSECTION; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 26 DEGREES 07 MINUTES 05 SECONDS, FOR AN ARC DISTANCE OF 6.84 FEET TO A POINT OF TANGENCY WITH THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2; THENCE RUN NORTH 02 DEGREES 14 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

AND

THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA AND BOUNDED BY THE NORTH LINE OF THE ABOVE DESCRIBED 100.00 FOOT WIDE STRIP OF LAND AND BOUNDED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

AND

THAT PORTION OF THAT CERTAIN 70 FOOT WIDE CANAL RIGHT-OF-WAY CONVEYED TO DADE COUNTY BY THAT CERTAIN CANAL RIGHT OF WAY DEED DATED JULY 20, 1966 AND RECORDED AUGUST 17, 1966, IN OFFICIAL RECORD BOOK 5176, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND THAT PORTION OF THAT CERTAIN 50 FOOT WIDE TRACT OF LAND CONVEYED TO DADE COUNTY BY SPECIAL WARRANTY DEED DATED JULY 20, 1966 AND RECORDED AUGUST 17, 1966, IN OFFICIAL RECORD BOOK 5176, PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT CERTAIN 51 FOOT WIDE CANAL RIGHT-OF-WAY DEDICATED TO DADE COUNTY BY THAT CERTAIN PLAT OF ALMEIDA TRACT REVISED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 40 FOOT

WIDE ROAD RIGHT-OF-WAY FOR N.W. 70TH AVENUE DEDICATED BY SAID PLAT OF ALMEIDA TRACT REVISED, AND THAT PORTION OF THAT CERTAIN 51 FOOT WIDE AND 20 FOOT CANAL RIGHT-OF-WAY CONVEYED TO DADE COUNTY BY THAT CERTAIN CANAL RIGHT OF WAY DEED DATED NOVEMBER 5, 1981 AND RECORDED IN OFFICIAL RECORD BOOK 11262, PAGE 203 AND RE-RECORDED IN OFFICIAL RECORD BOOK 11590, PAGE 321, OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 40 FOOT WIDE ROAD RIGHT-OF-WAY CONVEYED TO DADE COUNTY BY THAT CERTAIN RIGHT OF WAY DEED DATED NOVEMBER 5, 1981 AND RECORDED IN OFFICIAL RECORD BOOK 11262, PAGE 201 AND RE-RECORDED IN OFFICIAL RECORD BOOK 11590, PAGE 318, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 468.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1146.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 29 SECONDS, FOR AN ARC DISTANCE OF

323.19 FEET; THENCE RUN NORTH 71 DEGREES 47 MINUTES 39 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 612.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE.

PARCEL 9:

LEGAL FOR A PORTION OF THE WESTERLY ONE-HALF (W 1/2) OF THAT CERTAIN 70 FOOT WIDE CANAL RIGHT-OF-WAY

A THIRTY FIVE (35) FOOT WIDE STRIP OF LAND IN THE EAST ONE-HALF (E 1/2) OF EXCESS GOVERNMENT LOT 2, BETWEEN TOWNSHIP 53 SOUTH, RANGE 40 EAST, AND TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE EAST ONE-HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2 A DISTANCE OF 1112.14 FEET TO A POINT; THENCE RUN NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST A DISTANCE OF 56.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1815.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 12.4 SECONDS, A DISTANCE OF 107.29 FEET TO A POINT, SAID POINT BEARING SOUTH 80 DEGREES 25 MINUTES 36.4 SECONDS EAST FROM THE CENTER OF SAID

CURVE, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS, A DISTANCE OF 339.32 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01 DEGREES 08 MINUTES 26 SECONDS WEST A DISTANCE OF 888.84 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 888.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1850.08 FEET, SAID POINT OF CURVATURE BEARING NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS, A DISTANCE OF 345.86 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 25 MINUTES 36.4 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

LEGAL FOR 25 FOOT WIDE CANAL MAINTENANCE EASEMENT:

A TWENTY-FIVE (25) FOOT WIDE STRIP OF LAND IN THE EAST ONE-HALF (E 1/2) OF EXCESS GOVERNMENT LOT 2, BETWEEN TOWNSHIP 53 SOUTH, RANGE 40 EAST, AND TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE EAST ONE-HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2 A DISTANCE OF 1112.14 FEET TO A POINT; THENCE RUN NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST A DISTANCE OF 56.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1815.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 12.4 SECONDS, A DISTANCE OF 107.29 FEET TO A POINT, SAID POINT BEARING SOUTH 80 DEGREES 25 MINUTES 36.4 SECONDS EAST FROM THE CENTER OF SAID CURVE, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 80 DEGREES 25 MINUTES 36.4 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1790.08 FEET, SAID POINT OF INTERSECTION BEARING SOUTH 80 DEGREES 25 MINUTES 36.4 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS, A DISTANCE OF 334.64 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST A DISTANCE OF 888.84 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 888.84 FEET TO THE POINT OF CURVATURE OF AFORESAID DESCRIBED CURVE CONCAVE TO THE

NORTHWEST AND HAVING A RADIUS OF 1815.08 FEET, SAID POINT OF CURVATURE BEARING NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS A DISTANCE OF 339.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING FROM ALL THE LANDS DESCRIBED SO FAR:

ALL OF THE LAND WHICH WAS DECLARED A CONDOMINIUM PURSUANT TO THE DECLARATION OF MIAMI INTERNATIONAL MERCHANDISE MART CONDOMINIUM, AS RECORDED ON APRIL 30, 2004, IN OFFICIAL RECORD BOOK 22255 AT PAGE 4508, AND AS AMENDED BY AMENDMENT TO AND SUBORDINATION OF DECLARATION OF MIAMI INTERNATIONAL MERCHANDISE MART CONDOMINIUM, RECORDED ON MAY 7, 2004 IN OFFICIAL RECORD BOOK 22278, PAGE 1777 AND IN OFFICIAL RECORD BOOK 24888, PAGE 4289, ALL OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA:

A PORTION OF THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF (1/2) OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 87° 56' 41" EAST, A DISTANCE OF 249.97 FEET; THENCE NORTH 01° 02' 19" WEST, A DISTANCE OF 143.96 FEET; THENCE NORTH 87° 56' 41" EAST, A DISTANCE OF 481.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 151.44 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 7.30 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 92.56 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 1.22 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 8.31 FEET; THENCE NORTH 87° 41' 58" EAST, A DISTANCE OF 6.14 FEET; THENCE NORTH 02° 13' 50" WEST, A DISTANCE OF 130.39 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 7.51 FEET; THENCE NORTH 02° 07' 44" WEST, A DISTANCE OF 109.92 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 7.31 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF

21.69 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 34.44 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 22.08 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 19.65 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 182.68 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 270.59 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 18.07 FEET;

THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 6.70 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 11.36 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 7.08 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 9.64 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 31.04 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 40.33 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 40.44 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 12.27 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 2.77 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 9.23 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 39.81 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 13.34 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 13.34 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 12.67 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 270.69 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 270.69 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 270.69 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 183.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENT PARCELS:

EASEMENT PARCEL 1:

NON-EXCLUSIVE EASEMENT(S) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER THE COMMON PROPERTIES, SHARED ESSENTIAL COMPONENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634 AS MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.

EASEMENT PARCEL 2:

NON-EXCLUSIVE GENERAL EASEMENT FOR THE USE, BENEFIT AND ENJOYMENT OF THE SHARED ESSENTIAL COMPONENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634, AS MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.

EASEMENT PARCEL 3:

NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENT OVER AND UPON THE COMMON PROPERTIES FOR THE INTENDED USE AND ENJOYMENT THEREOF AS SET FORTH IN THAT CERTAIN

DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634, AS MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.

EASEMENT PARCEL 4:

TOGETHER WITH THE BENEFITS OF OTHER EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634, AS MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.

Exhibit B

Folio Number:

30-3052-000-0050 / 30-3052-000-0055 / 30-4002-000-0110 30-3052-000-0040 / 30-3052-000-0053 / 30-3052-000-0042

A SUBDIVIDISION OF A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST AND A PORTION OF THE EAST 1/2 OF GOVERNMENT EXCESS LOT 2, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2. TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35. TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 50.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD); THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE SAID FAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD). SAID RIGHT-OF-WAY LINE LYING 50.00 FFFT EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF SAID EXCESS GOVERNMENT LOT 2. FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE N.W. 72ND AVENUE (MILAM DAIRY ROAD) FOR A DISTANCE OF 175.35 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 (SEC. 87200-2503), AS SAID LINE IS SHOWN ON STATE ROAD DEPT. RIGHT-OF-WAY MAP, SHEET 4 OF 9, REVISED JANUARY 3, 1966; THENCE RUN ALONG THE SAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 FOR THE FOLLOWING COURSES AND DISTANCES; NORTH 88 DEGREES 57 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES 59 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 452.18 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 00 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 564.86 FEET; THENCE DEPARTING FROM THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 380.59 FEET TO A POINT LYING 95.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT DESCRIBED IN DEED BOOK 4374, PAGE 434, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST ALONG A LINE THAT IS 95.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SAID WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT FOR A DISTANCE OF 670.33 FEET TO A POINT CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1790.08 FEET AND A CENTRAL ANGLE OF 12 DEGREES 59 MINUTES 16 SECONDS FOR AN ARC DISTANCE OF 405.77 FEET TO A POINT LYING 70.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE AFORESAID SOUTH LINE OF EXCESS GOVERNMENT LOT 2, SAID CURVE BEING CONCENTRIC TO AND 95.00 FEET WESTERLY OF THE SAID WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT; THENCE RUN SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 404.00 FEET; THENCE RUN SOUTH 02 DEGREES 03 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 450.10 FEET; THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A TRACT LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH,

RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE, COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 50.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD); THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF N.W. 72ND AVENUE (MILAM DAIRY ROAD), SAID RIGHT-OF-WAY LINE LYING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF SAID EXCESS GOVERNMENT LOT 2, FOR A DISTANCE OF 415.35 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 (SEC. 87200-2503), AS SAID LINE IS SHOWN ON STATE ROAD DEPT. RIGHT-OF-WAY MAP, SHEET 4 OF 9, REVISED JANUARY 3, 1966; THENCE RUN ALONG THE SAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 FOR THE FOLLOWING COURSES AND DISTANCES; NORTH 88 DEGREES 57 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES 59 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 452.18 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 00 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 564.86 FEET TO THE POINT OF BEGINNING OF THE TRACT LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE ALONG THE SAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 FOR THE FOLLOWING COURSES AND DISTANCE: NORTH 32 DEGREES 00 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 7.78 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 57 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 172.80 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES 13 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 264.15 FEET TO A POINT LYING 95.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE WESTERLY LINE OF THE SEABOARD AIRLINE RAILROAD EASEMENT DESCRIBED IN DEED BOOK 4374, PAGE 434, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE DEPARTING FROM THE AFORESAID PROPOSED SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 836 RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST ALONG A LINE THAT IS 95.00 FEET WEST OF,

AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SAID WESTERLY LINE OF SEABOARD AIRLINE RAILROAD

EASEMENT; FOR A DISTANCE OF 218.49 FEET; THENCE RUN SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR A

PARCEL 3:

DISTANCE OF 380.59 FEET; TO THE POINT OF BEGINNING.

THAT PART OF A STRIP OF LAND 25.00 FEET WIDE LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF EXCESS GOVERNMENT LOT 2, THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 1112.14 FEET TO A POINT; THENCE RUN NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 56.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1815.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 28 SECONDS, FOR A DISTANCE OF 15.56 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING HEREIN DESCRIBED; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF THE AFORESAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 36 MINUTES 24 SECONDS, FOR A DISTANCE OF 431.04 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1153.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 669.49 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 23 MINUTES 47 SECONDS FOR A DISTANCE OF 285.07 FEET TO A POINT ON THE NORTH LINE OF SAID EXCESS GOVERNMENT LOT 2; THENCE RUN NORTH 89 DEGREES 52 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR A DISTANCE OF 27.86 FEET TO A POINT ON A CIRCULAR CURVE HAVING A RADIUS 644.49 FEET, SAID POINT BEARING NORTH 63 DEGREES 23 MINUTES 36 SECONDS EAST FROM THE CENTER OF SAID CIRCULAR CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 08 SECONDS, FOR A DISTANCE OF 286.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1153.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1790.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 48 MINUTES 50 SECONDS, FOR A DISTANCE OF 431.58 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 25.83 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PART OF A STRIP 20.00 FEET WIDE LYING IN THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID EXCESS GOVERNMENT LOT 2; THENCE NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID EXCESS GOVERNMENT LOT 2 FOR 1112.14 FEET; THENCE NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST FOR 51.22 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST FOR 4.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1815.08 FEET AND A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 58 SECONDS FOR AN ARC DISTANCE OF 15.56 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 41 SECONDS WEST FOR 429.83 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 19 SECONDS EAST FOR 20.00 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST FOR 424.54 FEET TO THE POINT OF

PARCEL 5:
THAT PORTION OF THE NORTH 150 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING WEST OF THE EXISTING CANAL, LESS AND EXCEPT THE WEST 50 FEET THEREOF, MIAMI-DADE COUNTY,

LESS AND EXCEPT

BEGINNING.

THE NORTH 50.00 FEET OF THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF A 40 FOOT DRAINAGE CANAL (ALSO KNOWN AS THE F.E.C. CANAL), SUBJECT TO THE WEST 50.00 FEET THEREOF PREVIOUSLY DEDICATED TO THE PUBLIC;

ALSO, LESS AND EXCEPT

THE EXTERNAL AREA FORMED BY A 25.00 FEET RADIUS ARC CONCAVE TO THE SOUTHEAST, TANGENT TO A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2, AND TANGENT TO A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2;

ALSO, LESS AND EXCEPT

THE WEST 40 FEET OF THE EAST 91 FEET OF THE SOUTH 100 FEET OF THE NORTH 150 FEET OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WEST OF THE CENTERLINE OF A 40 FEET CANAL, WHICH CANAL LIES WEST OF THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD.

ALSO, LESS AND EXCEPT

THE EAST 51 FEET OF THE SOUTH 100 FEET OF THE NORTH 150 FEET OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI—DADE COUNTY, FLORIDA, WHICH LIES WEST OF THE CENTERLINE OF A 40 FOOT CANAL, WHICH CANAL LIES WEST OF THE RIGHT—OF—WAY OF THE SEABOARD COASTLINE RAILROAD.

LEGAL DESCRIPTION (CONTINUED)

PARCEL 8:
A PORTION OF EACH OF THE FOLLOWING DESCRIBED TWO (2) PARCELS OF LAND:

PARCEL 8A:
THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING
WESTERLY OF THE CSX TRANSPORTATION, INC. RIGHT OF WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD
RIGHT OF WAY) LESS THE WEST 50.00 FEET THEREOF;

THE EAST 1/2 OF GOVERNMENT EXCESS LOT 2, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE CSX TRANSPORTATION, INC. RIGHT OF WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD RIGHT OF WAY) LESS THE WEST 250.00 FEET THEREOF;

SAID PORTION OF EACH OF THE TWO (2) ABOVE DESCRIBED PARCELS LIES WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 2, THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 1309.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE;

THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 AND BOUNDED BY THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 AND BOUNDED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

THAT PORTION OF THE ABOVE DESCRIBED PARCEL NO. 2 LYING WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 2; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 468.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1146.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 29 SECONDS, FOR AN ARC DISTANCE OF 323.19 FEET; THENCE RUN NORTH 71 DEGREES 47 MINUTES 39 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE FOR A DISTANCE OF 612.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE.

LESS THE FOLLOWING FROM PARCELS 1 THROUGH 5 AND PARCEL 8:

THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE CSX TRANSPORTATION, INC., RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD RIGHT OF WAY), LESS THE WEST 50.00 FEET THEREOF;

SAID PORTION OF THE ABOVE DESCRIBED PARCEL LIES WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 468.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1146.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 29 SECONDS, FOR AN ARC DISTANCE OF 323.19 FEET; THENCE RUN NORTH 71 DEGREES 47 MINUTES 39 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 612.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE; LESS THAT PORTION THEREOF LYING EAST OF A LINE 91 FEET WEST OF THE CENTERLINE OF A 40 FOOT CANAL, AS SAID CENTERLINE OF SAID 40 FOOT CANAL IS SHOWN ON THE PLAT OF ALMEIDA TRACT REVISED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH CANAL LIES WEST OF THE CSX TRANSPORTATION, INC. RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD RIGHT-OF-WAY) AND LYING WEST OF A LINE 20 FEET EAST OF SAID CENTERLINE OF SAID 40 FOOT CANAL.

A PORTION OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 2; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 236.00 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED 100.00 FOOT WIDE STRIP OF LAND AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED 100.00 FOOT WIDE STRIP OF LAND FOR A DISTANCE OF 10.12 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS SOUTH 31 DEGREES 58 MINUTES 27 SECONDS EAST FROM SAID POINT OF INTERSECTION; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 44 MINUTES 12 SECONDS, FOR AN ARC DISTANCE OF 11.38 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A NON—TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS SOUTH 66 DEGREES 07 MINUTES 23 SECONDS EAST FROM SAID POINT OF INTERSECTION; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 26 DEGREES 07 MINUTES 05 SECONDS, FOR AN ARC DISTANCE OF 6.84 FEET TO A POINT OF TANGENCY WITH THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2; THENCE RUN NORTH 02 DEGREES 14 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50.00 FEET OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA AND BOUNDED BY THE NORTH LINE OF THE ABOVE DESCRIBED 100.00 FOOT WIDE STRIP OF LAND AND BOUNDED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

THAT PORTION OF THAT CERTAIN 70 FOOT WIDE CANAL RIGHT-OF-WAY CONVEYED TO DADE COUNTY BY THAT CERTAIN CANAL RIGHT OF WAY DEED DATED JULY 20, 1966 AND RECORDED AUGUST 17, 1966, IN OFFICIAL RECORD BOOK 5176, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND THAT PORTION OF THAT CERTAIN 50 FOOT WIDE TRACT OF LAND CONVEYED TO DADE COUNTY BY SPECIAL WARRANTY DEED DATED JULY 20, 1966 AND RECORDED AUGUST 17, 1966, IN OFFICIAL RECORD BOOK 5176, PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT CERTAIN 51 FOOT WIDE CANAL RIGHT-OF-WAY DEDICATED TO DADE COUNTY BY THAT CERTAIN PLAT OF ALMEIDA TRACT REVISED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 40 FOOT WIDE ROAD RIGHT-OF-WAY FOR N.W. 70TH AVENUE DEDICATED BY SAID PLAT OF ALMEIDA TRACT REVISED, AND THAT PORTION OF THAT CERTAIN 51 FOOT WIDE AND 20 FOOT CANAL RIGHT-OF-WAY CONVEYED TO DADE COUNTY BY THAT CERTAIN CANAL RIGHT OF WAY DEED DATED NOVEMBER 5, 1981 AND RECORDED IN OFFICIAL RECORD BOOK 11262, PAGE 203 AND RE-RECORDED IN OFFICIAL RECORD BOOK 11590, PAGE 321, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 40 FOOT WIDE ROAD RIGHT-OF-WAY CONVEYED TO DADE COUNTY BY THAT CERTAIN RIGHT OF WAY DEED DATED NOVEMBER 5, 1981 AND RECORDED IN OFFICIAL RECORD BOOK 11262, PAGE 201 AND RE-RECORDED IN OFFICIAL RECORD BOOK 11590, PAGE 318, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN A 100.00 FOOT WIDE STRIP OF LAND LYING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN NORTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2 FOR A DISTANCE OF 468.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1146.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 29 SECONDS, FOR AN ARC DISTANCE OF

323.19 FEET; THENCE RUN NORTH 71 DEGREES 47 MINUTES 39 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 612.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND TO THE END OF THE HEREIN DESCRIBED CENTERLINE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 623 | STATE OF FLORIDA

PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

LEGAL DESCRIPTION (CONTINUED) PARCEL 9:

OF BEGINNING.

LEGAL FOR A PORTION OF THE WESTERLY ONE—HALF (W 1/2) OF THAT CERTAIN 70 FOOT WIDE CANAL RIGHT—OF—WAY A THIRTY FIVE (35) FOOT WIDE STRIP OF LAND IN THE EAST ONE—HALF (E 1/2) OF EXCESS GOVERNMENT LOT 2, BETWEEN TOWNSHIP 53 SOUTH, RANGE 40 EAST, AND TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI—DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ONE—HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2;

THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE EAST ONE-HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2 A DISTANCE OF 1112.14 FEET TO A POINT; THENCE RUN NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST A DISTANCE OF 56.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1815.08 FEET: THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 12.4 SECONDS, A DISTANCE OF 107.29 FEET TO A POINT, SAID POINT BEARING SOUTH 80 DEGREES 25 MINUTES 36.4 SECONDS EAST FROM THE CENTER OF SAID CURVE, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS, A DISTANCE OF 339.32 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01 DEGREES 08 MINUTES 26 SECONDS WEST A DISTANCE OF 888.84 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 888.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1850.08 FEET, SAID POINT OF CURVATURE BEARING NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS, A DISTANCE OF 345.86 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 25 MINUTES 36.4 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE POINT

LEGAL FOR 25 FOOT WIDE CANAL MAINTENANCE EASEMENT:

A TWENTY-FIVE (25) FOOT WIDE STRIP OF LAND IN THE EAST ONE-HALF (E 1/2) OF EXCESS GOVERNMENT LOT 2,
BETWEEN TOWNSHIP 53 SOUTH, RANGE 40 EAST, AND TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE EAST ONE-HALF (E 1/2) OF SAID EXCESS GOVERNMENT LOT 2 A DISTANCE OF 1112.14 FEET TO A POINT: THENCE RUN NORTH 12 DEGREES 57 MINUTES 36 SECONDS EAST A DISTANCE OF 56.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1815.08 FEET; THENCE RUN NORTHEASTERL' ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 12.4 SECONDS, A DISTANCE OF 107.29 FEET TO A POINT, SAID POINT BEARING SOUTH 80 DEGREES 25 MINUTES 36.4 SECONDS EAST FROM THE CENTER OF SAID CURVE, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER TO BE DESCRIBED: THENCE RUN NORTH 80 DEGREES 25 MINUTES 36.4 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1790.08 FEET, SAID POINT OF INTERSECTION BEARING SOUTH 80 DEGREES 25 MINUTES 36.4 SECONDS EAST FROM THE CENTER OF SAID CURVE: THENCE RUN NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID AST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS, A DISTANCE OF. 334.64 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST A DISTANCE OF 888.84 FEET TO A POINT: THENCE RUN NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 888.84 FEET TO THE POINT OF CURVATURE OF AFORESAID DESCRIBED CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1815.08 FEET, SAID POINT OF CURVATURE BEARING NORTH 88 DEGREES 51 MINUTES 44 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 39.6 SECONDS A DISTANCE

LESS AND EXCEPT THE FOLLOWING FROM ALL THE LANDS DESCRIBED SO FAR:
ALL OF THE LAND WHICH WAS DECLARED A CONDOMINIUM PURSUANT TO THE DECLARATION OF MIAMI INTERNATIONAL
MERCHANDISE MART CONDOMINIUM, AS RECORDED ON APRIL 30, 2004, IN OFFICIAL RECORD BOOK 22255 AT PAGE 4508,
AND AS AMENDED BY AMENDMENT TO AND SUBORDINATION OF DECLARATION OF MIAMI INTERNATIONAL MERCHANDISE
MART CONDOMINIUM, RECORDED ON MAY 7, 2004 IN OFFICIAL RECORD BOOK 22278, PAGE 1777 AND IN OFFICIAL
RECORD BOOK 24888, PAGE 4289, ALL OF THE PUBLIC RECORDS OF MIAMI —DADE COUNTY, FLORIDA:

A PORTION OF THE EAST HALF OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NE 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI—DADE COUNTY, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF (1/2) OF EXCESS GOVERNMENT LOT 2, LYING BETWEEN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 87° 56' 41" EAST, A DISTANCE OF 249.97 FEET; THENCE NORTH 01° 02' 19" WEST, A DISTANCE OF 143.96 FEET; THENCE NORTH 87° 56' 41" EAST, A DISTANCE OF 481.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 151.44 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 7.30 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 92.56 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 1.22 FEET; THENCE NORTH 02° 13'58" WEST, A DISTANCE OF 8.31 FEET; THENCE NORTH 87°41'58" EAST, A DISTANCE OF 6.14 FEET; THENCE NORTH 02° 13' 50" WEST, A DISTANCE OF 130.39 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 7.51 FEET; THENCE NORTH 02° 07' 44" WEST, A DISTANCE OF 109.92 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 7.31 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 97.03 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 21.69 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 34.44 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 22.08 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 19.65 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 182.68 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 270.59 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 18.07 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 6.70 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 11.36 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 7.08 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 9.64 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 31.04 FEET; THENCE NORTH 87° 46' 02" EAST, A DISTANCE OF 40.33 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 40.44 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 12.27 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 2.77 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 9.23 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 39.81 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 5.89 FEET; THENCE SOUTH 02° 13'58" EAST, A DISTANCE OF 0.68 FEET; THENCE SOUTH 87°46'02" WEST, A DISTANCE OF 13.34 FEET; THENCE NORTH 02° 13' 58" WEST, A DISTANCE OF 12.67 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 38.38 FEET; THENCE SOUTH 02° 13' 58" EAST, A DISTANCE OF 270.69 FEET; THENCE SOUTH 87° 46' 02" WEST, A DISTANCE OF 183.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENT PARCELS:

OF 339.32 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL 1:

NON-EXCLUSIVE EASEMENT(S) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER THE COMMON PROPERTIES, SHARED ESSENTIAL COMPONENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634 AS MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI —DADE COUNTY, FLORIDA.

NON-EXCLUSIVE GENERAL EASEMENT FOR THE USE, BENEFIT AND ENJOYMENT OF THE SHARED ESSENTIAL COMPONENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634, AS MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI —DADE COUNTY, FLORIDA.

EASEMENT PARCEL

NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENT OVER AND UPON THE COMMON PROPERTIES FOR THE INTENDED USE AND ENJOYMENT THEREOF AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634, AS MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI —DADE COUNTY, FLORIDA.

EASEMENT PARCEL 4:
TOGETHER WITH THE BENEFITS OF OTHER EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22255, PAGE 4634, AS
MODIFIED AND AMENDED BY SUPPLEMENTAL DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 23917, PAGE 716, OVER, ACROSS AND
UPON THE LANDS THEREIN DESCRIBED, OF THE PUBLIC RECORDS OF MIAMI —DADE COUNTY, FLORIDA.

BY APP. NO. D

27-9669 SURVEY NO. DATE DI

com EL: 305-822-6062 *** FAX.305-827-9669 PRY & TOPOGRAPHIC SURV

ND SURVEYORS, INC. L.B.#
info@RoyalPointLS.com

AMI LAKES, FL. 33014 *** TEL: 305-822-60

W 153rd STREET, SUITE 321, MIAMI

DRAWN: J.G.

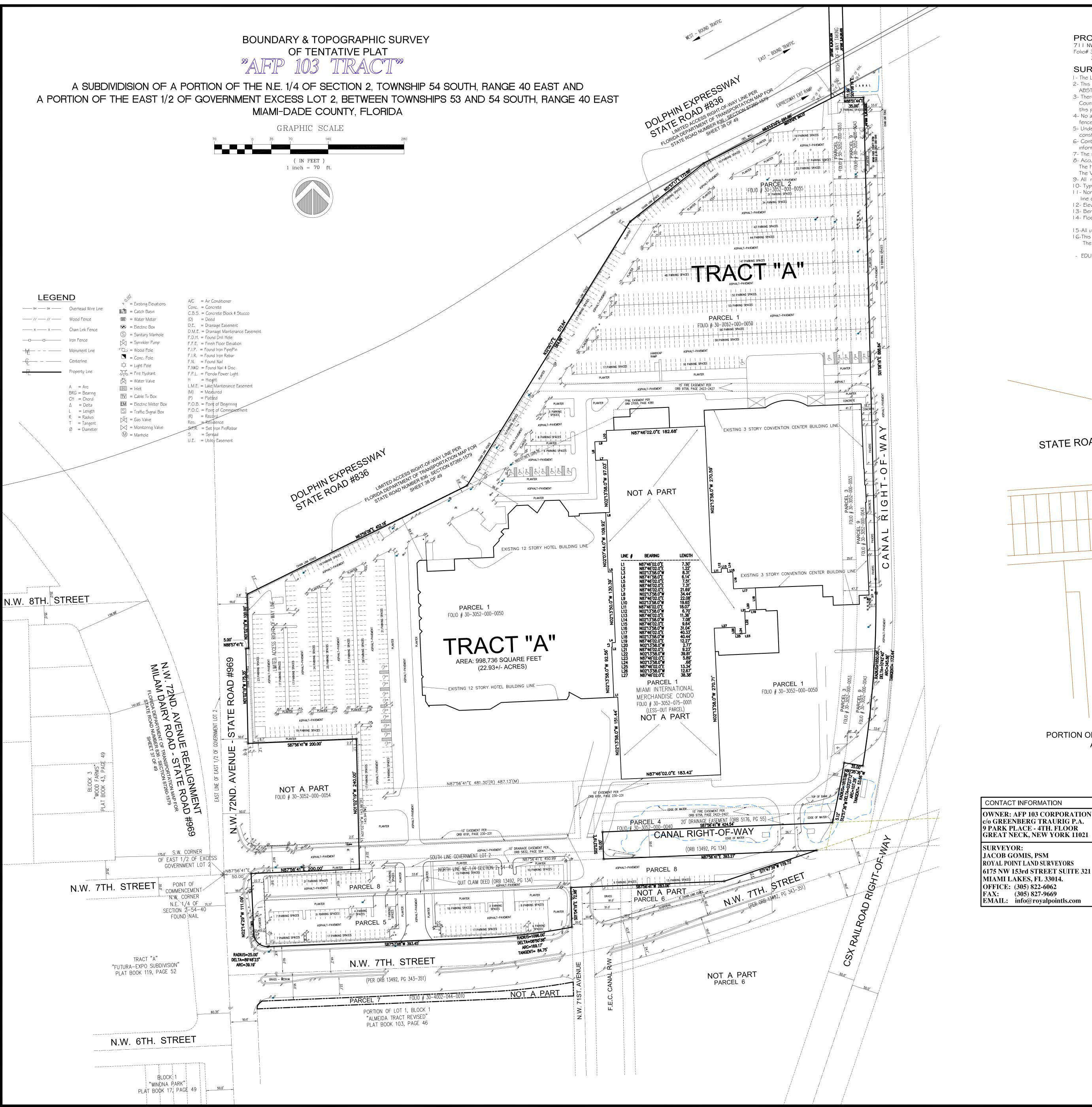
CHECKED: P.J.A.

SCALE: 1" = 70'

FIELD DATE: 02/27/20

JOB No.: RP24-0255 SHEET:

OF 2 SH



PROPERTY ADDRESS:

711 NW 72 AVENUE, MIAMI, FLORIDA 33126 Folio# 30-3052-000-0050 / 30-3052-000-0055 / 30-4002-000-0110 30-3052-000-0040 / 30-3052-000-0053 / 30-3052-000-0043

SURVEYOR'S NOTES:

I - The Legal Description was provided by the Client from most recent County Records available. 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.

ABSTRACT NOT REVIEWED. 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or

fences, except as shown hereon, if any. 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon. 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning

7- The surveyor does not determine fence and/or wall ownership.

8- Accuracy: The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.

The Vertical accuracy of elevations of well-defined improvement on this survey is +/-O. I' 9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey: Boundary/ Topographic survey.

11- North arrow and/or Bearings shown hereon are based on an assumed bearing of N.87°56'41"E. along the North line of the N.E. 1/4 of Section 2, Township 54 South, Range 40 East, and all other bearings are relative thereof. 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)

13- Benchmark Used: Miami-Dade County Benchmark #N-654. Elevation = +7.76'.

14- Flood Zone Data: Community/ Panel #120658/0458/L Dated: 9/11/09 Flood Zone: "AH" Base Flood Elevation = +7'.

I 5-All utilities are available for this site.

IG-This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

EDUARDO J & JACQUELINE BARBA

STATE ROAD #836 - DOLPHIN EXPRESSWAY OF EAST 1/2 OF EXCESS GOVERNMENT LOT 2 N.W. 7TH. STREET N.W. 7TH. STREET N.W. 6TH, STREET N.W. 5TH. STREET N.W. 4TH. STREET N.W. 3RD. STREET

LOCATION MAP PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST AND A PORTION OF THE EAST 1/2 OF GOVERNMENT EXCESS LOT 2 BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA SCALE: 1" = 300'

6175 NW 153rd STREET SUITE 321

DEVELOPMENT INFORMATION:

OWNER:
AFP I O3 CORPORATION do GREENBERG TRAURIG P.A.
9 PARK PLACE - 4TH. FLOOR

GREAT NECK, NEW YORK 11021

30-3052-000-0050 / 30-3052-000-0055 / 30-4002-000-0110 30-3052-000-0040 / 30-3052-000-0053 / 30-3052-000-0043

DEVELOPMENT INFORMATION: Site containing: Tract "A" = 998,736 Sq. Ft. +/- or 22.93 Acres +/-

Proposed Usage: Existing Hotel and Office complex

MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 126, PAGE 39 = +6.5' NGVD

U-I (INDUSTRIAL LIGHT MANUFACTURING DISTRICT

I U-2 (INDUSTRIAL HEAVY MANUFACTURING DISTRICT RU-5 (SEMI-PROFESSIONAL OFFICES AND APARTMENTS DISTRICT)

SURVEYOR'S CERTIFICATE:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282 ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

SHEET: ☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (2) Sheets

CHECKED: P.J.A. CALE: 1" = 70"FIELD DATE: 02/27/202 IOB No.: RP24-0255

DRAWN: J.G.