

**Legal Description
for Administrative Site Plan Application**

APPLICANT / REPRESENTATIVE

IMF DORAL LLC / Ryan A. Abrams, Esq.

LEGAL DESCRIPTION OF SUBJECT AREA

GROSS LAND AREA DESCRIPTION

BEING A PORTION OF TRACT "P", MIAMI INTERNATIONAL COMMERCE CENTER, SECTION 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

- COMMENCE AT THE SOUTHWEST CORNER OF TRACT "S" AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL COMMERCE CENTER, SECTION 5, SAID SOUTHWEST CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 12TH STREET; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID NORTHERLY RIGHT -OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID TRACT "P"; (1) THENCE SOUTH 89° 58'33" WEST FOR 292.61 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (2) THENCE CONTINUE SOUTH 89 °58'33" WEST FOR 45.24 FEET TO A POINT OF CURVATURE; (3) THENCE 00'02'10", FOR AN ARC DISTANCE OF 1.76 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "P"; THENCE NORTH 00 °01'27" WEST ALONG THE WESTERLY LINE OF SAID TRACT "p", FOR 504.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCL RAILORAD EASEMENT, SAID EASEMENT RECORDED IN DEED BOOK 4366 AT PAGE 525, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 89'58'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 100 FEET SOUTH OF THE NORTHERLY LINE OF SAID TRACT "P", FOR 380 FEET TO A POINT ON THE WESTLY RIGHT OF WAY LINE OF NW 82ND AVENUE; THENCE SOUTH 01'14'09" EAST ALONG SAID RIGHT OF WAY LINE, SAID RIGHT OF WAY LINE ALOS BEING THE EASTERLY LINE OF SAID TRACT "P", FOR 362.87 FEET; THENCE SOUTH 89 °58'33" WEST ALONG A LINE PARALLEL WITH AND 142 FEET NORTH OF THE SOUTHERLY LINE OF SAID TRACT "P", FOR 340.67 FEET; THENCE SOUTH 00'01'27 EAST ALONG A LINE PARALLEL WITH AND 47 FEET EAST OF THE WEST LINE OF SAID TRACT "P", FOR 142 FEET TO THE POINT OF BEGINNING.

- THE NORTH 100 FEET OF TRACT "P", MIAMI INTERNATIONAL COMMERCE CENTER, SECTION 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- THAT PORTION OF NW 82ND AVENUE DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF TRACT "P", MIAMI INTERNATIONAL COMMERCE CENTER, SECTION 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 89°58'33" EAST TO THE CENTERLINE OF NW 82ND AVENUE, THENCE SOUTH 01°14'09" EAST ALONG SAID CENTERLINE OF NW 82ND AVENUE, THENCE SOUTH 89°58'33" WEST TO THE NORTHEAST CORNER OF TRACT "18-A", MIAMI INTERNATIONAL COMMERCE CENTER, SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 147, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 01°33'17" EAST ALONG THE EASTERN LINE OF SAID TRACT "P", TO THE POINT OF BEGINNING.

- THAT PORTION OF NW 12TH STREET DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "P", THENCE SOUTH 0°20'34" EAST FOR 50 FEET TO THE CENTERLINE OF NW 12 STREET, THENCE NORTH 89°39'26" EAST FOR 45.24 FEET, THENCE NORTH 0°20'34" EAST FOR 50 FEET, THENCE SOUTH 89°39'26" WEST FOR 45.24 FEET, TO THE POINT OF BEGINNING.