

LEGAL DESCRIPTION

Tract C of, IVAX TRACTS REPLAT, a subdivision according to the plat thereof as recorded in Plat Book 157, Page 44, of the Public Records of Miami-Dade County, Florida, formerly known as the following:

PARCEL A:

A portion of the Northeast 1/4 of Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 28, thence run North 88° 53' 45" West, along the North line of the Northeast 1/4 of said Section 28, for 34.93 feet; and thence run South 46° 01' 49" West along the Northerly Right-of-Way line of "DRESSEL'S DAIRY CANAL", as recorded in Official Records Book 5176, Page 40, of the Public Records of Miami - Dade County, Florida, for 812.84 feet to the Point of Beginning of the following described parcel of land: thence continue South 46° 01' 49" West, along the last described course for 910.61 feet; thence run North 10° 32' 01" East, at right angles to the next described course for 741.37 feet; and thence run South 79° 27' 59" East, along the Southerly Right-of-Way line of N.W. 36th Street as recorded in Official Records Book 7646, Page 122, of the Public Records of Miami - Dade County, Florida, for 528.75 feet to the Point of Beginning.

Now known as all of FIDELITY ELECTRONICS, a subdivision, according to the plat thereof as recorded In Plat Book 109, Page 83, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL B:

A portion of the Northeast 1/4 of Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 28, thence North 88° 53' 45" West along the North line of the Northeast 1/4 of said Section 28 for 34.93 feet; thence South 46° 01' 49" West along the Northerly Right-of-Way Line of "DRESSEL'S DAIRY CANAL" as recorded In Official Records Book 5176, Page 40, of the Public Records of Miami-Dade County, Florida, for 812.84 feet; thence North 79° 27' 59" West along the Southerly Right-of-Way Line of Northwest 36th Street as recorded in Official Records Book 7646,

Page 122, of the Public Records of Miami - Dade County, Florida, for 887.84 feet; thence due South for 451.14 feet and thence due West for 221.63 feet, said last mentioned two courses being coincident with the boundary of "PALMTEL SUBDIVISION" according to the Plat thereof recorded In Plat Book 102, Page 11, of the Public Records of Miami - Dade County, Florida; and thence due South for 220.27 feet along the East line of "FEDERAL RESERVE MIAMI" according to the Plat thereof recorded In Plat Book 108, Page 50, of the Public Records of Miami - Dade County, Florida, to the Point of Beginning of the following described parcel of land: thence continue due South along the last described course, for 191.13 feet; thence South 88° 51' 08" East for 361.20 feet; thence North 46° 01' 49" East along the Northerly Right-of-Way Line of said "DRESSEL'S DAIRY CANAL" for 108.39 feet; thence North 10° 32' 01" East for 226.77 feet; thence South 46° 01' 49" West, for 154.46 feet; and thence North 88° 51' 08" West for 369.50 feet to the Point of Beginning.