

## Legal Description

### PARCEL 1:

A PORTION OF LAND LYING IN THE NORTH 1/2 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 S 0°11'13" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1319.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN N 88°54'26" W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 1035.42 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

THENCE CONTINUE N 88°54'26" W, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 232.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE 80 FEET WIDE DRESSSEL'S DAIRY CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 5176, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 46°02'36" E, ALONG SAID DRESSSEL'S DAIRY CANAL RIGHT OF WAY LINE, FOR A DISTANCE OF 1027.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 36TH STREET EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1835, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 79°27'59" E, ALONG SAID NW 36TH STREET EXTENSION RIGHT OF WAY LINE AND ALONG A RADIAL TO THE NEXT MENTIONED CURVE, FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 425.00 FEET; THENCE RUN SOUTHWESTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 343.74 FEET; THROUGH A CENTRAL ANGLE OF 46°20'27" TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 326.69 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 141.84 FEET; THROUGH A CENTRAL ANGLE OF 24°52'34" TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 404.50 FEET AND A RADIAL BEARING S 51°42'22" E FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FOR A DISTANCE OF 660.70 FEET; THROUGH A CENTRAL ANGLE OF 93°35'09" TO A POINT; THENCE RUN S 46°02'36" W, ALONG A LINE PARALLEL WITH AND 164.50 FEET SOUTHEASTERLY OF THE SOUTHEAST RIGHT OF WAY LINE OF SAID DRESSSEL'S DAIRY CANAL, FOR A DISTANCE OF 320.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS ALSO KNOWN AS TRACT B AND A PORTION OF TRACT C OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### PARCEL 2:

TRACTS C AND D OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION OF TRACT C DESCRIBED IN EXHIBIT B TO THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 13715, PAGE 900, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LESS THE SOUTH 30 FEET OF THE EAST 30 FEET OF TRACT C.

ALSO DESCRIBED AS:

A PORTION OF TRACT C AND ALL OF TRACT D, OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT C OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N 88°54'26" W ALONG THE SOUTH BOUNDARY OF TRACT C FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, CONTINUE N 88°54'26" W ALONG THE SAID SOUTH BOUNDARY OF TRACT C FOR A DISTANCE OF 950.41 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 164.50 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY BOUNDARY OF SAID TRACT C; THENCE RUN N 46°02'36" E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 320.75 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 404.50 FEET, SAID POINT BEARING S 41°52'47" W FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 93°35'09" FOR A DISTANCE OF 660.70 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 326.69 FEET, SAID POINT BEARING S 29°19'00" W FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF TRACT D OF SAID DORAL PLAZA; THENCE RUN NORTHWESTERLY ALONG THE LAST DESCRIBED LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°52'34", FOR A DISTANCE OF 141.84 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 46°20'27", FOR A DISTANCE OF 343.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF N.W. 36TH STREET EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1835, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID RIGHT OF WAY BOUNDARY BEING THE NORTHERLY BOUNDARY OF SAID TRACT D; THENCE RUN S 79°27'59" E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 302.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°16'46" FOR A DISTANCE OF 69.18 FEET TO THE POINT OF TANGENCY, SAID POINT LYING ON THE WEST RIGHT OF WAY BOUNDARY OF N.W. 87TH AVENUE, AS SAID RIGHT OF WAY IS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1833, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID RIGHT OF WAY BOUNDARY BEING THE EAST BOUNDARY OF SAID TRACT D; THENCE RUN S 00°11'13" E ALONG THE EAST BOUNDARY OF SAID TRACTS C AND D FOR A DISTANCE OF 577.66 FEET; THENCE N 88°54'26" W FOR A DISTANCE OF 30.00 FEET; THENCE S 00°11'13" E FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM SAID PARCEL 2, THE FOLLOWING:

A PORTION OF TRACT D OF "DORAL PLAZA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 00°12'28" WEST ALONG THE EAST LINE OF SAID TRACT D 78.74 FEET; THENCE SOUTH 89°51'00" WEST 27.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'00" WEST 22.50 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 32°19'10", FOR AN ARC DISTANCE OF 5.64 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 70°30'46" WEST 28.98 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 92°13'37", FOR AN ARC DISTANCE OF 4.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 21°42'51" EAST 16.50 FEET; THENCE NORTH 68°17'09" WEST 82.00 FEET; THENCE SOUTH 76°57'28" WEST 16.22 FEET; THENCE NORTH 00°27'25" EAST 22.81 FEET; THENCE NORTH 82°49'18" WEST 38.84 FEET; THENCE NORTH 79°19'33" WEST 49.34 FEET; THENCE NORTH 09°09'54" EAST 8.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.87 FEET, A CENTRAL ANGLE OF 105°01'06", FOR AN ARC DISTANCE OF 5.26 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 14°04'54" WEST 30.27 FEET; THENCE NORTH 10°34'17" EAST 101.27 FEET; THENCE NORTH 12°14'58" WEST 24.63 FEET; THENCE NORTH 10°36'17" EAST 26.58 FEET; THENCE SOUTH 79°22'04" EAST 78.54 FEET; THENCE SOUTH 00°11'50" EAST 12.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 22.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°48'10" EAST 14.03 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 89°49'25", FOR AN ARC DISTANCE OF 7.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°01'15" WEST 5.51 FEET; THENCE NORTH 89°48'10" EAST 88.50 FEET; THENCE SOUTH 00°11'50" EAST 5.95 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 65°28'56", FOR AN ARC DISTANCE OF 5.71 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°47'32" EAST 1.85 FEET TO A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 12°27'40" WEST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A CENTRAL ANGLE OF 77°10'29", FOR AN ARC DISTANCE OF 27.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°21'51" EAST 105.05 FEET; THENCE SOUTH 07°46'59" EAST 12.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 81.06 FEET, A CENTRAL ANGLE OF 17°43'36", FOR AN ARC DISTANCE OF 25.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 99.50 FEET, A CENTRAL ANGLE OF 10°05'38", FOR AN ARC DISTANCE OF 17.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°09'00" EAST 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS AS SET FORTH AT ITEM 1(q) FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS APPEARING IN CROSS ACCESS AND CONSTRUCTION EASEMENT AGREEMENT RECORDED JANUARY 12, 2015 IN OFFICIAL RECORDS BOOK 29461, PAGE 757, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF A PORTION OF PARCEL 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30211, PAGE 634, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT RECIPROCAL EASEMENT AND RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29976, PAGE 3697, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.