

LEGAL DESCRIPTION

Tract 2, less the West 0.37 feet thereof, Tract 34 less the East 29.50 feet of the North 40 feet thereof, Tract 35 less the West 50.50 feet of the North 40 feet thereof, and all of Tracts 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 33, 36, 37, 38 and 39, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

All of Tracts C, D and E, of KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, together with a portion of Tract A, of KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at the southwest corner of Tract A, KOGER CENTER PARK, recorded in Plat Book 106, at Page 15, of the Public Records of Miami-Dade County, Florida, same being the southwest corner of the southeast 1/4 of the northwest 1/4 of Section 22, Township 53 South, Range 40 East; thence north 0°01'26" west along the west line of said Tract A, a distance of 421.18 feet to a point on the southeasterly right-of-way line of N.W. 53rd Street (80' R.W.); thence along the southeasterly right-of-way line of N.W. 53rd Street along a circular curve to the left having a radius of 676.62 feet, a central angle of 2°42'57" an arc distance of 32.07 feet to a point; thence south 39°42'19", east a distance of 61.75 feet to a point; thence south 1°22'10" west a distance of 395.00 feet to a point on the south line of said tract A; thence north 88°37'50" west along the south line of said tract A a distance of 55.00 feet to the point of beginning.

TOGETHER WITH:

All of Tracts A, C and D, of THE KOGER CENTER, according to the Plat thereof, as recorded in Plat Book 132, at Page 73, of the Public Records of Miami-Dade County, Florida.

Said Lands also described as follows:

(See Schedule "A" Lands Parcels 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27 and 3.28 attached hereto.)

TOGETHER WITH:

PARENT TRACT-DUTCHER : Tract 1, and the West 0.37 feet, of Tract 2, "THE KOGER EXECUTIVE CENTER", as recorded in Plat Book 91, Page 38, of the Public Records of Dade County, Florida.

CUT-OUT PARCEL 1: The East 200.00 feet of Tract 1, The West 0.37 feet of Tract 2. "KOGER EXECUTIVE CENTER", as recorded in Plat Book 91, Page 38, of the Public Records of Dade County, Florida.

CUT-OUT PARCEL 2: Tract 1 and The West 0.37 feet of Tract 2, "KOGER EXECUTIVE CENTER", as recorded in Plat Book 91, Page 38, of the Public Records of Dade County, Florida, less the East 200.00 feet thereof.

PARCEL 3.1 AUGUSTA

Tract 18, less the easterly 127.72 feet, of KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the northwest corner of the South 1.2 of the Northwest 1 4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, said point being the intersection of the centerlines of N.W. 87th Avenue and N.W. 54th Street, all as shown on said plat; thence along the northerly line of the South 1.2 of the Northwest 1 4 of Section 22 and the centerline of N.W. 54th Street South $88^{\circ}35'49''$ East 66.46 feet to a point; thence South $01^{\circ}24'11''$ West 35.00 feet to the POINT OF BEGINNING, on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of N.W. 54th Street South $88^{\circ}35'49''$ East 323.26 feet to a point; thence along a line parallel with and 127.72 feet west of, when measured at right angles, to the easterly line of Tract 18, South $01^{\circ}22'10''$ West 306.37 feet to a point on the northerly right-of-way line of N.W. 53rd Terrace; thence along the northerly right-of-way line of N.W. 53rd Terrace the following two (2) courses and distances: 1) North $88^{\circ}37'50''$ West 317.28 feet and 2) with a curve to the right having a radius of 25.00 feet, a central angle of $88^{\circ}39'43''$ and a chord bearing North $44^{\circ}17'58''$ West 34.94 feet, an arc distance of 38.69 feet to a point on the easterly right-of-way line of N.W. 87th Avenue; thence along the easterly right-of-way line of N.W. 87th Avenue North $00^{\circ}01'53''$ East 256.63 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of N.W. 54th Street with a curve to the right having a radius of 25.00 feet, a central angle of $91^{\circ}22'18''$ and a chord bearing North $45^{\circ}43'02''$ East 35.78 feet, an arc distance of 39.87 feet to the Point of Beginning.

PARCEL 3.2 - CHARLESTON

Tract 14, less the south 33.79 feet; the west 94.34 feet of the north 175.00 feet of Tract 15 and the north 71.21 feet of the south 105.00 feet of the west 62.34 feet of Tract 15, of KOGER

-12-

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EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38. of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

BEGINNING at the northwest corner of Tract 15, said point being on the southerly right-of-way line of N.W. 53rd Terrace and also being the northeast corner of Tract 14, all as shown on said plat; thence along the southerly right-of-way line of N.W. 53rd Terrace South $88^{\circ}37'50''$ East 94.34 feet to a point; thence South $01^{\circ}22'10''$ West 175.00 feet to a point; thence North $88^{\circ}37'50''$ West 32.00 feet to a point; thence South $01^{\circ}22'10''$ West 71.21 feet to a point; thence North $88^{\circ}37'50''$ West 407.84 feet to a point on the easterly right-of-way line of N.W. 87th Avenue; thence along the easterly right-of-way line of N.W. 87th Avenue North $00^{\circ}01'53''$ East 220.69 feet to a point on the southerly right-of-way line of N.W. 53rd Terrace; thence along the southerly right-of-way line of N.W. 53rd Terrace the following two (2) courses and distances: 1) with a curve to the right having a radius of 25.00 feet, a central angle of $91^{\circ}20'17''$ and a chord which bears North $45^{\circ}42'01''$ East 35.77 feet, an arc distance of 39.85 feet, and 2) South $88^{\circ}37'50''$ East 325.66 feet to the Point of Beginning.

PARCEL 3.3 - AUSTIN

All of Tract 10; and the West 116.87 feet of Tract 11; and the South 33.79 feet of Tract 14; and the South 33.79 feet of the West 116.87 feet of Tract 15, all according to KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bound as:

Tract 10 and portions of Tracts 11, 14 and 15, KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as: Beginning at the Southeast corner of said Tract 10, thence North $88^{\circ}37'50''$ West 313.87 feet to the point of curvature of a circular curve to the right having a radius of 25 feet; thence Westerly and Northerly along the arc of said curve 38.69 feet through a central angle of $88^{\circ}39'43''$ to the point of tangency of said curve; thence North $0^{\circ}01'53''$ East 284.45 feet to a point; thence South $88^{\circ}37'50''$ East 462.37 feet to a point; thence South $01^{\circ}22'10''$ West 308.79 feet to a point; thence North $88^{\circ}37'50''$ West 116.87 feet to the Point of Beginning.

PARCEL 3.4 - PALM COAST

Tracts 4 and 7, and the West 156.72 feet of Tracts 5 and 8; all according to the KOGER EXECUTIVE CENTER, according to Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bounds as:

Tracts 4 and 7, and portion of Tracts 5 and 8, KOGER EXECUTIVE CENTER, Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida; being more particularly described as; BEGINNING at the Southwest corner of said Tract 5, thence North 88°37'50" West 298.84 feet to the point of curvature of a circular curve to the right having a radius of 25 feet; thence westerly and northerly along the arc of said curve an arc distance of 38.71 feet through a central angle of 88°42'22" to the point of tangency of said curve; thence North 0°04'32" East 274.09 feet to a point; thence North 0°01'53" East 248.57 feet to the point of curvature of a circular curve to the right having a radius of 25 feet; thence northerly and easterly along the arc of said curve an arc distance of 39.85 feet through a central angle of 91°20'17" to the point of tangency of said curve; thence South 88°31'50" East 467.55 feet to a point; thence South 1°22'10" West 572.54 feet to a point; thence North 88°37'50" West 156.72 feet to the Point of Beginning.

PARCEL 3.5 SAVANNAH

The East 127.72 feet of Tract 18 and all of Tract 19, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at the southeast corner of said Tract 19, said point being on the north right-of-way line of N.W. 53rd Terrace, all as shown on said plat; thence along the north right-of-way line of said N.W. 53rd Terrace, North 88°37'50" West 462.72 feet to a point; thence along a line parallel to and 127.72 feet west of the east line of said Tract 18, North 01°22'10" East 306.37 feet to a point on the south right-of-way line of N.W. 54th Street; thence along the south right-of-way line of said N.W. 54th Street, South 88°35'49" East 462.72 feet to the northeast corner of said Tract 19; thence along the east line of said Tract 19, South 01°22'10" West 306.10 feet to the Point of Beginning.

PARCEL 3.6 - MACON BUILDING

Portions of Tract 17, 20 and 33, KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGIN at the Southwest corner of said Tract 20; thence run South 88°37'50" East, along the South line of said Tract 20 and along the North right-of-way line of N.W. 53rd Terrace, for a distance of 128.46 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, said point also being the Westerly most corner of said Tract 17; thence run Southeasterly, Southerly and Southwesterly along the arc of said curve to the right, and along the Southwesterly line of said Tract 17, and along the Northeasterly right-of-way line of N.W. 53rd Terrace and N.W. 84th Avenue, through a central angle of 90° for an arc distance of 149.23 feet to a point; thence run South 88°37'50" East, along a line radial to the last described curve for a distance of 35.00 feet to a point; thence run North 1°22'10" East for a distance of 95.00 feet to the point of intersection with the North line of said Tract 17; thence continue North 1°22'10"

East for a distance of 53.00 feet to a point; thence run South $88^{\circ}37'50''$ East, along a line parallel with and 53.00 feet North of as measured at right angles to the South line of said Tract 20, for a distance of 148.96 feet to a point; thence run South $1^{\circ}22'10''$ West for a distance of 53.00 feet to the point of intersection with the South line of said Tract 20, said point being 69.98 feet west of the Southeast corner of said Tract 20 as measured along the South line of said Tract 20; thence continue South $1^{\circ}22'10''$ West for a distance of 9.00 feet to a point; thence run South $88^{\circ}37'50''$ East, along a line parallel with and 9.00 feet South of as measured at right angles to the North line of said Tract 17, for a distance of 70.20 feet to the point of intersection with the East line of said Tract 17, said point being 9.00 feet South of the Northeast corner of said Tract 17 as measured along the East line of said Tract 17; thence run South $88^{\circ}34'40''$ East, along a line parallel with and 314.82 feet South of as measured at right angles to the North line of said Tract 33, for a distance of 105.40 feet to a point; thence run North $1^{\circ}21'30''$ East, along a line parallel with and 297.00 feet West of as measured at right angles to the East line of said Tract 33, for a distance of 314.82 feet to a point; thence run North $88^{\circ}34'40''$ West, along the South right-of-way line of N.W. 54th Street and along the North line of said Tract 33, for a distance of 113.00 feet to the Northwest corner of said Tract 33; thence run North $88^{\circ}35'49''$ West, along the South right-of-way line of N.W. 54th Street and along the North line of said Tract 20, for a distance of 469.97 feet to the Northwest corner of said Tract 20; thence run South $1^{\circ}22'10''$ West, along the West line of said Tract 20, for a distance of 306.10 feet to the Point of Beginning.

PARCEL 3.7 - MONTEREY

The North 175.00 feet of the east 210.66 feet of Tract 15 and Tract 16, less the south 65.00 feet, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the southeast corner of Tract 16, said point being on the westerly right-of-way line of N.W. 84th Avenue (70' R/W), all as shown on said plat; thence North $01^{\circ}22'10''$ East along said Westerly right-of-way line of N.W. 84th Avenue a distance of 65.00 feet to the POINT OF BEGINNING; thence North $88^{\circ}37'50''$ West 510.66 feet to a point; thence North $01^{\circ}22'10''$ East 175.00 feet to a point on the southerly right-of-way line of N.W. 53rd Terrace (70' R/W); thence along the southerly right-of-way line of N.W. 53rd Terrace and curving and becoming the westerly right-of-way line of N.W. 84th Avenue (70' R/W) the following three (3) courses and distances: 1) South $88^{\circ}37'50''$ East 485.66 feet; 2) with a curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$ and a chord bearing South $43^{\circ}37'00''$ East 35.36 feet an arc distance of 39.27 feet, and 3) South $01^{\circ}22'10''$ West 150.00 feet to the Point of Beginning.

PARCEL 3.8 ATHENS

Tract 11 less the West 116.87 feet thereof; Tract 12; Tract 15, less the following: the South 33.79 feet of the West 116.87 feet, the North 246.21 feet of the West 62.34 feet and the North 175.00 feet of the East 242.66 feet; and the South 65.00 feet of Tract 16, all according to KOGER

EXECUTIVE CENTER, according to Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bounds as:

Tract 12 and portions of Tracts 11, 15 and 16, KOGER EXECUTIVE CENTER, Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida; being more particularly described as: Beginning at the Southwest corner of said Tract 12, then go South 88°37'50" East 217.63 feet to the point of curvature of a circular curve to the left having a radius of 596.62 feet; then go easterly and northerly along the arc of said curve 59.98 feet through a central angle of 5°45'36" to the point of a compound circular curve to the left having a radius of 25 feet; thence go easterly and northerly along the arc of said curve 36.76 feet through a central angle of 84°14'24" to the point of tangency; then proceed thru the following courses:

North 1°22'10" East 352.11 feet;
North 88°37'50" West 542.66 feet;
South 1°22'10" West 71.21 feet;
South 88°37'50" East 54.53 feet;
South 1°22'10" West 308.79 feet;
South 88°37'50" East 188.13 feet to the Point of Beginning.

PARCEL 3.9 PHOENIX

A portion of Tracts 5 and 8, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the northeast corner of Tract 5, said point being on the westerly right-of-way line of N.W. 84th Avenue, all as shown on said plat; thence along the westerly right-of-way line of N.W. 84th Avenue South 01°22'10" West 39.27 feet to a point; thence North 88°37'50" West 247.28 feet to a point; thence North 01°22'10" East 28.00 feet to a point; thence North 88°37'50" West 201.00 feet to a point that is 156.72 feet easterly of the westerly boundary of Tract 5; thence along a line that is 156.72 feet easterly of and parallel to the westerly boundary of Tracts 5 and 8 North 01°22'10" East 286.27 feet to a point on the southerly right-of-way line of N.W. 53rd Street; thence along the southerly right-of-way line of N.W. 53rd Street the following two (2) courses and distances: 1) South 88°37'50" East 365.91 feet, and 2) with a curve to the left having a radius of 676.62 feet, a central angle of 04°41'24" and a chord which bears North 89°01'28" East 55.37 feet, an arc distance of 55.39 feet to a point on the westerly right-of-way line of N.W. 84th Avenue; thence along the westerly right-of-way line of N.W. 84th Avenue the following two (2) courses and distances: 1) with a curve to the right having a radius of 25.00 feet, a central angle of 94°41'24" and a chord which bears South 45°58'32" East 36.77 feet, an arc distance of 41.32 feet, and 2) South 01°22'10" West 252.35 feet to the Point of Beginning.

PARCEL 3.10 - PORTLAND

The East 448.28 feet of the South 286.27 feet of Tract 5, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, less the East 247.28 feet of the North 28.00 feet thereof, more particularly described as follows:

Commence at the Northeast corner of Tract 5, said point being on the westerly right of way line of N.W. 84th Avenue (70' R.W.), all as shown on said plat; thence along the Westerly right of way line of N.W. 84th Avenue South 1°22'10" West 39.27 feet to the POINT OF BEGINNING; thence continue along the westerly right of way line of N.W. 84th Avenue South 1°22'10" West 233.27 feet to the point; thence continue along the westerly right of way line of N.W. 84th Avenue, curving and becoming the northerly right of way line of N.W. 52nd Street (70' R.W.), with a curve to the right, having a radius of 25.00 feet and a central angle of 90°00'00", an arc distance of 39.27 feet to a point; thence along the northerly right of way line of N.W. 52nd Street North 88°37'50" West 423.28 feet to a point; thence North 1°22'10" East 286.27 feet to a point; thence South 88°37'50" East 201.00 feet to a point; thence South 1°22'10" West 28.00 feet to a point; thence South 88°37'50" East 247.28 feet to the Point of Beginning.

PARCEL 3.11 - RICHMOND

All of Tract 2, less the West 0.37' thereof and the West 6.04' of Tract 3, KOGER EXECUTIVE CENTER, of Section 22, Township 53 South, Range 40 East, according to the Plat thereof, recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bounds as:

Portions of Tracts 2 and 3, KOGER EXECUTIVE CENTER, Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as: BEGINNING at the Northeast corner of said Tract 2, then go South 88°37'50" East 6.04 feet to a point; thence South 01°22'10" West 294.54 feet to a point; thence North 88°30'43" West 415.67 feet to a point; thence North 01°22'10" East 293.68 feet to a point; thence South 88°37'50" East 409.63 feet to the Point of Beginning.

PARCEL 3.12 - FLINT

A portion of Tracts 13, 17 and 20, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the northwest corner of said Tract 13, said point being on the easterly right-of-way of N.W. 84th Avenue, as shown on said plat; thence along said right-of-way, North 01°22'10" East 174.92 feet to a point; thence South 88°37'50" East 35.00 feet to a point; thence North 01°22'10" East 148.00 feet to a point; thence South 88°37'50" East 148.96 feet to a point; thence South 01°22'10" West 574.17 feet to a point on the northerly right-of-way of N.W. 53rd Street; thence southwesterly along said right-of-way, with a curve to the right, having a radius of 596.62 feet and a central angle of 16°14'13", an arc distance of 169.08 feet to a point; thence along another curve to the right, having a radius of 25.00 feet and a central angle of 108°04'36", an arc distance of 47.16 feet to a point on the easterly right-of-way of N.W. 84th Avenue; thence along said right-of-way, North 01°22'10" East 301.87 feet to the Point of Beginning.

PARCEL 3.13 ROCHESTER

Tract 9 and the North 15.00 feet of Tract 6, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and a portion of Tract "A" of KOGER CENTER PARK, according to the plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract 9, said point being on the Easterly right-of-way of Northwest 84th Avenue and also being the Northwest corner of said Tract 6; thence North 01°22'10" East along said Easterly right-of-way and the west line of said Tract 9, 272.79 feet to a point; thence continue with said right-of-way with a curve to the right, having a radius of 25 feet, a central angle of 75°21'24", an arc distance of 32.88 feet to a point on the Southerly right-of-way of Northwest 53rd Street and the Northerly line of said Tract 9; thence with said right-of-way and the Northerly line of said Tracts 9 and "A" with a curve to the left, having a radius of 676.62 feet, a central angle of 26°25'53", an arc distance of 312.13 feet to a point; thence South 39°42'19" East 61.75 feet to a point; thence South 01°22'10" West 395.00 feet to a point on the Southerly line of said Tract "A"; thence North 88°37'50" West along the Southerly line of said Tract "A" 55.00 feet to a point, said point being the Southwest corner of said Tract "A", the Southeast corner of said Tract 9 and the Northeast corner of said Tract 6; thence with the Easterly line of said Tract 6 South 00°03'00" West 15.00 feet to a point; thence North 88°37'50" West along a line that is parallel with and 15.00 feet South of the North line of said Tract 6, 278.11 feet to a point on the Easterly right-of-way of Northwest 84th Avenue and the West line of said Tract 6; thence North 01°22'10" East along said right-of-way and the West line of said Tract 6, 15.00 feet to the Point of Beginning.

PARCEL 3.14 - COLUMBUS

The North 30.44 feet of the East 313.31 feet of Tract 3; Tract 6 less a portion thereof lying Southwest of the following described line: Begin at a point on the South line of said Tract 6 lying 313.31 feet West of the Southeast corner of said Tract 6, thence proceed North 28°47'10" West, 21.91 feet to a point on the Westerly boundary line of said Tract 6; less the North 15 feet of Tract 6, KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida. Being the same as that property described by metes and bound as:

Portions of Tracts 3 and 6, KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as Beginning at a point on the East line of said Tract 3, 30.45 feet South of the Northeast corner of said Tract 3, then go North 88°37'50" West 313.31 feet; then go North 00°03'00" East, 30.45 feet; thence go North 28°47'10" West 21.91 feet to a point on the Southeasterly right-of-way line of the junction of N.W. 52nd Street and 84th Avenue, said point being on a circular curve concave to the Northwest and having a radius of 95 feet, then go easterly and northerly along the arc of said curve 88.19 feet through a central angle of 53°11'29" to the point of tangency of said curve, then go North 01°22'10" East 257.54 feet; then go South 88°37'50" East 278.12 feet; then go South 0°03'00" West 383.08 feet to the Point of Beginning.

PARCEL 3.15 ALBANY

A portion of Tracts 3 and 6, KOGER EXECUTIVE CENTER Plat of Section 22, Township 53 South, Range 40 East, according to the Plat thereof, recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Tract 3, of the said plat of Koger Executive Center; thence run South 88°37'50" East along the North boundary line of said Tract 3 a distance of 6.04 feet to the point of beginning of the parcel of land hereinafter described; thence South 88°37'50" East along the North boundary line of said Tract 3, a distance of 13.96 feet to the point of curvature of a circular curve concave to the Northwest and having for its elements a radius of 95.00 feet and a central angle of 36°48'51"; thence run Northeasterly along the arc of said curve a distance of 61.04 feet to a point; the last two (2) described courses being coincident with the South and Easterly right-of-way line of N.W. 52nd Street, thence run South 28°47'10" East along a line that is 11.02 feet Northeast of and parallel to the Northeasterly boundary of said Tract 3 a distance of 21.91 feet to a point on the North boundary of said Tract 3; thence run South 00°03'00" West a distance of 30.45 feet to a point; thence run South 88°37'50" East along a line that is 30.44 feet South of and parallel to the North boundary line of said Tract 3 a distance of 313.31 feet to a point on the East boundary line of said Tract 3; thence run South 00°03'00" West

along said east boundary line a distance of 265.00 feet to the southeast corner of said Tract 3; thence run North 88°30'43" West along the South boundary line of said Tract 3, a distance of 402.00 feet a point; thence run North 01°22'10" East along a line that is 6.04 feet East of and parallel to the West boundary line of said Tract 3 a distance of 294.54 feet to the Point of Beginning.

Also described as follows:

All of Tract 3, less the West 6.04 feet thereof; and Also less the North 30.44 feet of the East 313.31 feet of said Tract 3, Koger Executive Center, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

and

That portion of Tract 6, lying Southwest of the following described line: Begin at a point on the South line of said Tract 6, lying 313.31 feet West of the Southeast corner of Tract 6, thence run North 28°47'10" West and 21.91 feet to a point on the Westerly boundary line of said Tract 6.

PARCEL 3.16 BILLINGS

Portions of Tracts 13, 17 and 33, "KOGER EXECUTIVE CENTER", according to the Plat thereof, as recorded in Plat Book 91 at Page 38, of the Public Records of Miami-Dade County, Florida;

All that Portion of said Tract 13 lying East of a line 183.96 feet East of and parallel with the West line of said Tract 13;

AND

All that Portion of said Tract 17 lying East of a line 183.96 feet East of and parallel with the West line of said Tract 17 and South of a line 9.00 feet South of and parallel with the North line of said Tract 17;

AND

All that portion of said Tract 33 lying South of a line 314.82 feet South of and parallel with the North line of said Tract 33 and West of a line 210.86 feet East of and parallel with the West line of said Tract 33.

All the foregoing being more particularly described as follows:

Portions of Tracts 13, 17 and 33, "KOGER EXECUTIVE CENTER", according to the Plat thereof, as recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

-20-

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Commence at the Northwest corner of said Tract 13; thence run South 88°37'50" East, along the North line of said Tract 13; for a distance of 183.96 feet to a point; thence run South 01°22'10" West, along a line parallel with and 183.96 feet East of as measured at right angles to the West line of said Tract 13, for a distance of 251.25 feet to the POINT OF BEGINNING of the following described parcel of land, said point lying and being on the Northerly right-of-way line of N.W. 53rd Street (Executive Center Drive), and on the arc of a 596.62 foot radius curve concave to the Northwest, and having a radial bearing of South 32°56'40" East from the center point of said curve; thence run North 01°22'10" East, along a line parallel with and 183.96 feet East of as measured at right angles to the Easterly right-of-way line of N.W. 84th Avenue, for a distance of 512.17 feet to a point; thence run South 88°37'50" East, along a line parallel with and 9.00 feet South of as measured at right angles to the North line of said Tract 17, for a distance of 70.20 feet to a point on the West line of said Tract 33; thence run South 88°34'40" East, along a line parallel with and 314.82 feet South of as measured at right angles to the Southerly right-of-way line of N.W. 54th Street, for a distance of 210.93 feet to a point; thence run South 00°01'26" East, along a line parallel with and 210.86 feet Easterly of as measured at right angles to the West line of said Tract 33, for a distance of 228.52 feet to a point on the Northerly right-of-way line of N.W. 53rd Street (Executive Center Drive); thence run South 44°44'02" West, along the previously described right-of-way line for a distance of 275.64 feet to the point of curvature of a circular curve to the right having a radius of 596.62 feet; thence run Southwesterly, along the arc of said curve to the right through a central angle of 12°19'18", for an arc distance of 128.31 feet and a chord bearing South 50°53'41" West 128.06 feet to the POINT OF BEGINNING.

PARCEL 3.17 MANCHESTER

A portion of Tract 33, KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and described as follows:

Commence at the Northwest corner of said Tract 33; thence proceed South 88°34'40" East, along the North line of said Tract 33 for 113 feet to the Point of Beginning of the parcel to be described herein; thence continue South 88°34'40" East along said North line 270.50 feet; thence proceed South 1°21'30" West 320 feet; thence proceed South 30°11'28" East 62.75 feet to a point on the Southerly line of said Tract 33, said line being a circular curve concave to the Northwest and having a radius of 676.62 feet; thence proceed Westerly and Southerly along said circular curve thru a central angle of 15°04'32" for an arc distance of 178.03 feet to the Point of Tangency of said curve; thence proceed South 44°44'02" West and tangent to the last described curve 79.38 feet; thence proceed North 0°01'26" West 228.53 feet; thence proceed North 88°34'40" West 105.52 feet; thence proceed North 1°21'30" East 314.82 feet to the Point of Beginning.

PARCEL 3.18 SEATTLE

A portion of Tracts 33, 34 and 35, KOGER EXECUTIVE CENTER, according to a plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida and being described as:

Beginning at the Northwest corner of said Tract 34, thence proceed South 88°34'40" East along the North line of said Tract 34 205.50 feet; thence proceed South 01°21'30" West 40 feet; thence

proceed South 88°34'40" East 35.50 feet; thence proceed South 01°21'30" West 243.78 feet to the South line of said Tract 35 and a circular curve concave to the Northwest; thence proceed along the Southerly line of said Tracts 33, 34 and 35 Westerly and Southerly along said circular curve, having a radius of 676.62 feet, thru a central angle of 21°23'17" for an arc distance of 252.58 feet; thence proceed North 30°11'28" West 62.75 feet; thence proceed North 01°21'30" East 320 feet to the North line of said Tract 33; thence proceed South 88°34'40" East along said North line 26.50 feet to the Point of Beginning.

PARCEL 3.19 DAYTON

A portion of Tract 35, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the southeast corner of said Tract 35, said point being on the northerly right-of-way line of N.W. 53rd Street (Executive Center Drive) (80' R.W), all as shown on said plat; thence along said right-of-way line North 88°38'30" West 34.88 feet to the POINT OF BEGINNING; thence continue along said right-of-way line the following two (2) courses and distances: 1) North 88°38'30" West 204.76 feet, and 2) with a curve to the left, having a radius of 676.62 feet, and a central angle of 10°09'39", an arc distance of 119.99 feet to a point; thence North 01°21'30" East 243.78 feet to a point; thence South 88°34'40" East 44.50 feet to a point; thence North 01°21'30" East 40.00 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along said right-of-way line South 88°34'40" East 279.62 feet to a point; thence South 01°21'30" West 272.81 feet to the Point of Beginning.

PARCEL 3.22 CLEVELAND

The East 34.88 feet of Tract 35, all of Tract 36, and the West 15.00 feet of Tract 37, of KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Beginning at the northwest corner of Tract 37, said point being on southerly right-of-way line of N.W. 54th Street and also being the northeast corner of Tract 36, all as shown on said plat; thence along the southerly right-of-way line of N.W. 54th Street South 88°37'34" East 15.00 feet to a point; thence along a line that is parallel with and 15.00 feet East of the West line of Tract 37 South 01°21'30" West 272.41 feet to a point on the northerly right-of-way line of N.W. 53rd Street (80' R.W); thence along the northerly right-of-way line of N.W. 53rd Street North 88°38'30" West 362.50 feet to a point; thence along a line that is parallel with and 34.88 feet west of the easterly line of Tract 35 North 01°21'30" East 272.80 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of N.W. 54th Street South 88°34'40" East 347.50 feet to the Point of Beginning.

PARCEL 3.23 CONCORD

Tract C, less the east 20.02 feet, of KOGER CENTER PARK, according to the Plat thereof.

recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

BEGINNING at the northwest corner of Tract C, said point being on the southerly right-of-way line of N.W. 53rd Street (80' R.W), all as shown on said plat; thence along the southerly right-of-way line of N.W. 53rd Street South $88^{\circ}38'30''$ East 349.20 feet to a point that is 20.02 feet westerly of the northeast corner of Tract C; thence along a line that is parallel with and 20.02 feet west of, when measured at right angles, to the easterly boundary of Tract C South $01^{\circ}21'30''$ West 272.32 feet to a point on the southerly boundary of Tract C; thence along the southerly boundary of Tract C North $88^{\circ}39'27''$ West 342.72 feet to the southwest corner of Tract C; thence along the westerly boundary of Tract C North $00^{\circ}00'17''$ West 272.49 feet to the Point of Beginning.

PARCEL 3.24 COVINGTON

The east 20.02 feet of Tract C and Tract D, less the east 34.02 feet, of KOGER CENTER PARK, according to the plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the northeast corner of Tract D, said point being on the southerly right-of-way of N.W. 53rd Street (Executive Center Drive) (80' R.W), all as shown on said plat; thence along southerly right-of-way line of N.W. 53rd Street North $88^{\circ}38'30''$ West 34.02 feet to the POINT OF BEGINNING; thence along a line parallel to and 34.02 feet west of the easterly boundary of Tract D South $01^{\circ}21'30''$ West 272.22 feet to a point on the southerly boundary of Tract D; thence along the southerly boundary of Tracts D and C North $88^{\circ}39'27''$ West 371.00 feet to a point; thence along a line parallel to and 20.02 feet west of the westerly boundary of Tract D North $01^{\circ}21'30''$ East 272.32 feet to a point on the southerly right-of-way line of N.W. 53rd Street; thence along southerly right-of-way line of N.W. 53rd Street $88^{\circ}38'30''$ East 371.00 feet to the Point of Beginning.

PARCEL 3.25 SPRINGFIELD

A portion of Tract 37, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the northwest corner of said Tract 37, as shown on said plat, said point being on the southerly right-of-way line of Northwest 54th Street; thence along said right-of-way line, South $88^{\circ}37'34''$ East 15.00 feet to the POINT OF BEGINNING; thence continue along said right-of-way line, South $88^{\circ}37'34''$ East 342.00 feet to a point 6.12 feet west of the northeast corner of said Tract 37; thence along a line parallel with and 6.12 feet west of, when measured at right angles to, the easterly line of said Tract 37, South $01^{\circ}21'30''$ West 272.32 feet to a point on the northerly right-of-way line of Northwest 53rd Street; thence along said right-of-way line, North $88^{\circ}38'30''$ West 342.00 feet a point 15.00 feet east of the southwest corner of said Tract 37; thence along a line parallel with and 15.00 feet east of, when measured at right angles to, the westerly line of said Tract 37, North $01^{\circ}21'30''$ East 272.41 feet to the Point of Beginning.

PARCEL 3.26 SCRANTON

Tract 38, and the easterly 6.12 feet of Tract 37, of KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the northeast corner of said Tract 38, as shown on said plat, said point being on the southerly right-of-way of Northwest 54th Street; thence along the easterly line of said Tract 38, South 01°21'30" West 272.21 feet to the southeast corner of said Tract 38, said point being on the northerly right-of-way line of Northwest 53rd Street; thence along the northerly right-of-way line of said Northwest 53rd Street; North 88°38'30" West 391.12 feet to a point 6.12 feet west of the southwest corner of said Tract 38; thence along a line parallel with and 6.12 feet west of, when measured at right angles to, the westerly line of said Tract 38, North 01°21'30" East 272.32 feet to a point on the southerly right-of-way line of Northwest 54th Street; thence along the southerly right-of-way line of said Northwest 54th Street, South 88°37'34" East 391.12 feet to the Point of Beginning.

PARCEL 3.27 PLAZA

Tract 39, KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH a non-exclusive easement for ingress, egress and parking of motor vehicles, over, upon, and across a portion of Tract 38 of KOGER EXECUTIVE CENTER, according to plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING, at the northeast corner of said Tract 38, as shown on said plat, said point being on the southerly right-of-way line of N.W. 54th Street; thence along the easterly line of said Tract 38, South 01°21'30" West 272.21 feet to the southeast corner of said Tract 38, said point being on the northerly right-of-way line of N.W. 53rd Street (Executive Center Drive); thence along the northerly right-of-way line of said N.W. 53rd Street, North 88°38'30" West 45.00 feet to a point; thence North 01°21'30" East 228.00 feet to a point; thence North 88°37'34" West 32.00 feet to a point; thence North 01°21'30" East 44.19 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of said N.W. 54th Street, South 88°37'34" East 77.00 feet to the Point of Beginning.

PARCEL 3.28 - DENVER

The East 34.02 feet of Tract D and all of Tract E, of KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, page 15, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Tract E, said point being on the Westerly right-of-way line of N.W. 79th Avenue (Variable R.W), all as shown on said plat; thence along the Southerly boundary of Tracts E and D North $88^{\circ} 39' 27''$ West 574.02 feet to a point; thence along a line parallel to and 34.02 feet West of the Easterly boundary of Tract D North $01^{\circ} 21' 30''$ East 272.22 feet to a point on the Southerly right-of-way line of N.W. 53rd Street (80° R.W); thence along the Southerly right-of-way line of N.W. 53rd Street the following two (2) courses and distances: 1) South $88^{\circ} 38' 30''$ East 543.03 feet; and 2) with a curve to the right having a radius of 25.00 feet, a central angle of $88^{\circ} 36' 47''$ and a chord which bears South $44^{\circ} 20' 06''$ East 34.92 feet, an arc distance of 38.66 feet to a point on the Westerly right-of-way line of N.W. 79th Avenue; thence along the Westerly right-of-way line of N.W. 79th Avenue South $00^{\circ} 01' 43''$ East 247.74 feet to the Point of Beginning.

Which property is now described as follows:

Tract E, KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, page 15, of the Public Records of Miami-Dade County, Florida.

Together with:

The East 34.02 feet of Tract D, KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, page 15, of the Public Records of Miami-Dade County, Florida.