

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FOR 174.40 FEET; THENCE NORTH 88°15'10" EAST 51.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°39'38" WEST 42.41 FEET; THENCE SOUTH 03°44'49" EAST 166.36 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT FROM WHICH A RADIAL LINE BEARS NORTH 50°02'26" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 38°41'10", FOR AN ARC DISTANCE OF 47.26 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 11°41'37", FOR AN ARC DISTANCE OF 122.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°39'39" WEST 1023.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 75°29'15", FOR AN ARC DISTANCE OF 79.05 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°45'04", FOR AN ARC DISTANCE OF 120.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°25'20" WEST 142.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 44°25'29", FOR AN ARC DISTANCE OF 46.52 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30; THENCE NORTH 89°34'32" EAST ALONG SAID PARALLEL LINE 721.90 FEET; THENCE SOUTH 77°57'21" EAST 32.42 FEET; THENCE NORTH 89°34'32" EAST ALONG A LINE 62 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 FOR 396.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 07°47'18", FOR AN ARC DISTANCE OF 25.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 56.00 FEET AND A CENTRAL ANGLE OF 67°13'19", FOR AN ARC DISTANCE OF 65.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 586.00 FEET AND A CENTRAL ANGLE OF 07°04'03", FOR AN ARC DISTANCE OF 72.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 437,973 SQUARE FEET (10.0545 ACRES), MORE OR LESS.