

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF THE S.E. ¼ OF THE S.E. ¼ OF THE S.E. ¼ AND A PORTION OF THE S.W. ¼ OF THE S.E. ¼ OF THE S.E. ¼ ALL IN SECTION 34, TOWNSHIP 54 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE S.W. ¼ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34, THENCE RUN NORTH 87°54'27" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 432.11 FEET TO A POINT, SAID POINT BEING 898.41 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 34 AND BEING ON A LINE THAT IS 20 FEET EAST OF AND PARALLEL TO THE EAST FACE OF A 1 STORY C.B.S. BUILDING; THENCE RUN NORTH 02°04'38" WEST ALONG A LINE THAT IS 20 FEET EAST OF AND PARALLEL TO THE EAST FACE OF A 1 STORY C.B.S. WAREHOUSE BUILDING A DISTANCE OF 55.0 FEET TO THE POINT INTERSECTION WITH THE NORTH RIGHT OF WAY BOUNDARY OF STATE ROAD 94 (NORTH KENDALL DRIVE) AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 78 AT PAGE 35 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE ON THE LAST DESCRIBED COURSE A DISTANCE 597.97 FEET TO THE POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF SAID S.W. ¼ OF THE S.E. ¼ OF THE S.E. ¼ OF SECTION 34 SAID POINT BEING 433.52 FEET EAST OF THE NORTHWEST CORNER OF SAID S.W. ¼ OF THE S.E. ¼ OF THE S.E. ¼ OF SECTION 34; THENCE RUN NORTH 87°50'41" EAST ALONG THE NORTH BOUNDARY OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 A DISTANCE OF 873.38 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY BOUNDARY OF STATE ROAD No. 828 (PALMETTO BY-PASS) AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 70 AT PAGE 8 OF THE PUBLIC RECORDS IN DADE COUNTY FLORIDA; SAID POINT BEING ON A LINE THAT IS 25 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SECTION 34; THENCE RUN S.2°04'46"E. ALONG SAID WEST RIGHT-OF-WAY BOUNDARY AND ALONG A LINE THAT IS 25.0 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 34 A DISTANCE OF 233.24 FEET TO A POINT; THENCE RUN S.5°48'45"W. ALONG SAID WEST RIGHT-OF-WAY BOUNDARY A DISTANCE OF 364.14 FEET TO A POINT, SAID POINT BEING ON A LINE THAT IS 75 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 34 AND BEING ALSO ON A LINE THAT IS 60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 34; THENCE RUN S.87°54'27"W. ALONG A LINE THAT IS 60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 34 AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 828, A DISTANCE OF 832.73 FEET TO A POINT; THENCE RUN S.2°04'43"E. ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD 828, A DISTANCE OF 5.0 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD No. 94; THENCE RUN S.87°54'27"W. ALONG THE NORTH RIGHT OF WAY BOUNDARY OF SAID STATE ROAD No. 94 A DISTANCE OF 190.67 FEET TO THE POINT OF BEGINNING, CONTAINING 510,248 SQUARE FEET, MORE OR LESS, OR 11.71 ACRES, MORE OR LESS.

LESS THE NORTH 30.00 FEET THEREOF FOR ROAD PURPOSE AS RECORDED IN O.R. BOOK 4704 AT PAGE 337 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N.E. CORNER OF SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SECTION 34, TOWNSHIP 54 SOUTH RANGE 40 EAST, DADE COUNTY FLORIDA; THENCE RUN S.87°50'41" W. ALONG THE NORTH LINE OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 FOR 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 87°50'41" W. ALONG THE NORTH LINE OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 FOR 873.38 FEET; THENCE RUN S.2°04'38"E. FOR 30.00 FEET TO A POINT ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34; THENCE RUN N.87°50'41" E. ALONG THE LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 FOR 848.35 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 39.30 FEET TO THE POINT OF TANGENCY ON THE WEST LINE OF THE EAST 25.00 FEET OF THE S.E. ¼ OF SAID SECTION 34; THENCE RUN N.2°04'48" W. ALONG THE WEST LINE OF THE EAST 25.00 FEET OF THE S.E. ¼ OF SAID SECTION 34 FOR 55.03 FEET TO THE POINT OF BEGINNING.

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204-366
SEP 24 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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