

Exhibit "A"

LEGAL DESCRIPTION

Tract "B" of BERKELY PLAZA, according to the Plat thereof, as recorded in Plat Book 120, at Page 22, of the Public Records of Miami-Dade County, Florida.

LESS

That parcel of land lying in the Northeast 1/4 of Section 1, Township 55 South, Range 39 East, Dade County, Florida, being the North 16.80 feet of Tract "B"; of BERKELY PLAZA, according to the plat thereof, as recorded in Plat Book 120, Page 22 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Northeast corner of said Tract "B"; thence run South 85 degrees 40 minutes 16 seconds West for a distance of 195.96 feet along the North boundary of of said Tract "B" to a point on the Westerly boundary of said Tract "B" which is coincident with the most Easterly Limited Access Right of Way line of State Road Number 831, as shown on the Florida Department of Transportation Right of Way Map for Section Number 87005-2307; thence South 04 degrees 21 minutes 21 seconds East for a distance of 16.80 feet along said Limited Access Right of Way line; thence North 85 degrees 40 minutes 16 seconds East for a distance of 195.96 feet along a line being 16.80 feet South of and parallel with the North boundary of said Tract "B" thence N 04 degrees 22 minutes 08 seconds W for a distance of 16.80 feet along the East boundary of said Tract B to the Point of Beginning. (See Surveyor's Note #11)

TOGETHER WITH THE FOLLOWING:

A part of the Limited Access Right of Way of the Homestead Extension to the Florida Turnpike (S.R.821), in the Southeast quadrant of the intersection with North Kendall Drive (S.R.94), said parcel lying and being in the Northeast 1/4 of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida as shown on the Florida Department of Transportation Right of Way Map for Job No.0705-2307 and being more particularly described as follows:

Commence at the Northeast corner of said Section 1, thence run 87 degrees 41 minutes 05 seconds West 408.45 feet along the North boundary of Section 1 (also the centerline of North Kendall Drive) to a point; thence South 02 degrees 18 minutes 55 seconds East 55.00 feet to a point; thence South 02 degrees 20 minutes 32 seconds East 16.80 feet along the Limited Access Right of Way line of State Road 821 to the Point of Beginning of the Parcel herein after described, thence continue South 02 degrees 20 minutes 32 seconds East 55.00 feet along said Limited Access Right of Way line to a point; thence South 85 degrees 12 minutes 14 seconds West 306.10 feet along the existing Limited Access Right of Way line to a point; thence North 02 degrees 18 minutes 55 seconds West 19.05 feet to a point; thence North 63 degrees 17 minutes 54 seconds East 82.35 feet to a point; thence North 83 degrees 55 minutes 00 seconds East 231.29 feet to the Point of Beginning. Less all the rights of access, egress, ingress, light, air and view from the above described parcel, over and across the following described line:

Commence at the Northeast corner of the aforementioned Section 1; thence South 87 degrees 41 minutes 05 West 408.45 feet along the North boundary of Section 1 (also the centerline of North Kendall Drive) to a point; thence South 02 degrees 18 minutes 55 seconds East 55.00 feet to the Point of Beginning of the hereinafter described line; thence South 02 degrees 20 minutes 32 seconds East 16.80 feet to a point; thence South 83 degrees 55 minutes 00 seconds West 231.29 feet to a point; thence South 63 degrees 17 minutes 54 seconds West 82.35 feet to a point; thence South 02 degrees 18 minutes 55 seconds East 19.05 feet to a point on the existing Limited Access Right of Way line of the aforementioned SR 821 and the end of the line to be described

NET AREA= 2.5259 Acres more or less

RECEIVED
216-003
JAN 08 2013

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____