Bird Road Urban Area Legal Description

A portion of Sections 15, 16, 17, 18, 19, 20, 21, and 22, Township 54 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

BEGINNING AT A POINT being the southeast corner of Section 15 Township 54 Range 40, thence north along the east line of said Section 15 Township 54 Range 40 +/- 826 feet to a point, thence northwesterly +/- 472 feet to a point being 47 feet east of the southeast corner of LOT 15 BLOCK 1 of TROPICAIRE CENTER (PB 146 PG 43), thence west 47 feet to the southeast corner of said LOT 15, thence west along the north line of TRACT A of TROPICAIRE CENTER (PB 146 PG 43) to the northwest corner of said TRACT A, thence west +/- 30 feet to a point lying along the east line of BAKER MANOR 1ST ADDN (PB 62 PG 17), thence south along the east line of said BAKER MANOR 1ST ADDN to a point being the southeast corner of said BAKER MANOR 1ST ADDN, thence meandering south +/- 344 feet along the centerline of SW 79 AVENUE to a point, thence west +/- 26.5 feet to a point being the northeast corner of LOT 1 BLOCK 1 of BIRD CENTER (PB 113 PG 83), thence west along the north line of said LOT 1 to a point being the northwest corner of said LOT 1, thence south along the west line of said LOT 1 to a point being the northeast corner of TRACT A of BRANDON MIJARES (PB 94 PG 92), thence west +/- 220 feet along the north line of said TRACT A to a point, thence north +/- 102 feet to a point, thence west +/- 155 feet to a point on the west line of LOT 1 BLOCK 1 of BIRD CENTER (PB 113 PG 83), thence west +/- 40 feet to a point along the centerline of SW 82 AVENUE, thence south +/- 117 feet to a point along the centerline of SW 82 AVENUE, thence west +/- 32 feet to a point being the southeast corner of LOT 1 BLOCK 1 of VIKO SUB (PB 100 PG 88), thence west along the south line of said VIKO SUB to a point being the southwest corner of LOT 5 BLOCK 1 of said VIKO SUB, thence west along the south lines of LOTS 3 and 2 BLOCK 1 of MADRY SUB (PB 86 PG 65) to a point being the southwest corner of said LOT 2, thence west along the south lines of LOTS 6, 5, 4, & 3 of HUGHES SUB (PB 85 PG 54) to a point being the southwest corner of said LOT 3, thence west along the south lines of LOTS 2 and 1 of said HUGHES SUB to a point being the southwest corner of said LOT 1, thence west along the south lines of LOTS 3, 4, 5, & 6 of MAYCOURT (PB 70 PG 28) to a point being the southwest corner of said LOT 6, thence west +/- 25 feet to a point on the centerline of SW 84 Avenue also being the east line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15 Township 54 Range 40, thence north +/- 12 feet along the east line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15 Township 54 Range 40 to a point, thence west +/- 24 feet to a point, thence west +/- 108 feet to a point, thence south +/- 10 feet to a point, thence west +/- 66 feet to a point being the northeast corner of TRACT A of LANDMAN'S 2ND (PB 106 PG 96), thence west +/- 199 feet along the north line of said TRACT A to a point being +/- 66 feet east of the northwest corner of said TRACT A, thence north +/- 279 feet to a point being +/- 174 feet south of the north line of SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15 Township 54 Range 40, thence west +/- 132 feet to a point, thence north +/- 174 feet to a point along the north line of SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15 Township 54 Range 40, thence west +/-157 feet along to a point being the northwest corner of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 15 Township 54 Range 40, thence west to a point being the northwest corner of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 15 Township 54 Range 40, thence west +/ 141 feet along the north line of the the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 16 Township 54 Range 40 to a point, thence south to a point being the northwest corner of LOT 50 of BIRD ROAD HIGHLANDS (PB 20 PG 31), thence south along the west line of said LOT 50 to a point being the southwest corner of said LOT 50, thence west along the north line of LOT 125 of BIRD ROAD HIGHLANDS (PB 20 PG 31) to a point being the northwest corner of said LOT 125, thence west +/- 24 feet to a point being along the centerline of SW 87 COURT,

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thence south +/- 412 feet along the centerline of said SW 87 COURT to a point, thence west to a point being the northeast corner of LOT 32 of BIRD ROAD HIGHLANDS (PB 20 PG 31), thence west along the south lines of LOTS 133 and 224 of BIRD ROAD HIGHLANDS (PB 20 PG 31) to a point being the southwest corner of said LOT 224, thence west to a point being the northeast corner of LOT 24 of BIRD ROAD HIGHLANDS (PB 20 PG 31), thence west along the south lines of LOTS 225 and 316 of BIRD ROAD HIGHLANDS (PB 20 PG 31) to a point being the southwest corner of said LOT 316, thence west +/- 26 feet to a point being along the centerline of SW 88 COURT, thence north +/- 12 feet along the centerline of said SW 88 COURT to a point, thence west +/- 26 feet to a point on the east line of LOT 317 of BIRD ROAD HIGHLANDS (PB 20 PG 31) being +/- 24 feet north of the southeast corner of said LOT 317, thence west +/- 101 feet to a point on the west line of said LOT 317 being +/- 24 feet north of the southwest corner of said LOT 317, thence south to a point being the southeast corner of LOT 408 of BIRD ROAD HIGHLANDS (PB 20 PG 31), thence west to a point being the southwest corner of said LOT 408, thence southwesterly to a point being the southeast corner of LOT 1 of BOWLING MANOR (PB 67 PG 77), thence west along the south line of said LOT 1 to a point being the southwest corner of said LOT 1, thence west to a point being the northeast corner of LOT 2 of BIRD ROAD HIGHLANDS (PB 20 PG 31), thence west along the north lines of LOTS 1 and 2 of BIRD ROAD HIGHLANDS (PB 20 PG 31) to a point being the northwest corner of said LOT 1, thence west to a point being the northeast corner of LOT 5 BLOCK 1 of OLYMPIC HEIGHTS (PB 10 PG 2), thence west to a point being the southeast corner of LOT 26 BLOCK 1 of OLYMPIC HEIGHTS (PB 10 PG 2), thence north to a point being the northeast corner of said LOT 26, thence west to a point being the northwest corner of said LOT 26, thence west +/- 25 feet to a point being along the centerline of SW 89 COURT, thence south +/- 60 feet along the centerline of SW 89 COURT to a point, thence west to a point being the northeast corner of LOT 5 BLOCK 8 of OLYMPIC HEIGHTS (PB 10 PG 2), thence west along the north lines of LOTS 5, 4, 3, 2, & 1 BLOCK 8 of OLYMPIC HEIGHTS (PB 10 PG 2) to a point being the northwest corner of said LOT 1, thence southwesterly to a point being the northeast corner of LOT 5 BLOCK 9 of OLYMPIC HEIGHTS (PB 10 PG 2), thence west along the north lines of LOTS 5, 4, 3, 2, & 1 BLOCK 9 of OLYMPIC HEIGHTS (PB 10 PG 2) to a point being the northwest corner of said LOT 1, thence west +/- 25 feet to a point being along the centerline of SW 91 AVENUE, thence north along the centerline of SW 91 AVENUE +/- 25 feet to a point, thence west +/- 20 feet to a point along the east line of LOT 6 BLOCK 16 of OLYMPIC HEIGHTS (PB 10 PG 2) being +/- 24 feet north of the southeast corner of said LOT 6, thence west +/- 134 feet to a point along the west line of said LOT 6 being +/- 24 feet north of the southwest corner of said LOT 6, thence south along the west line of said LOT 6 to a point being the southeast corner of LOT 26 BLOCK 16 of OLYMPIC HEIGHTS (PB 10 PG 2), thence west to a point being the southwest corner of said LOT 26, thence west +/- 30 feet to a point being along the centerline of SW 92 AVENUE, thence north along the centerline of SW 92 AVENUE +/- 170 feet to a point also being the centerline of SW 39 STREET, thence west +/- 1318 feet along the centerline of SW 39 STREET to a point being along the centerline of SW 94 AVENUE, thence south +/- 130 feet along the centerline of SW 94 AVENUE to a point, thence west +/- 25 feet to a point being along the east line of LOT 4 BLOCK 3 of BREEZY ACRES (PB 47 PG 93) and north +/- 20 feet from the southeast corner of said LOT 4, thence west +/- 602 feet to a point being along the west line of LOT 1 BLOCK 3 of BREEZY ACRES (PB 47 PG 93) and north +/- 20 feet from the southwest corner of said LOT 1, thence southwesterly +/- 60 feet to a point being along the east line of LOT 4 BLOCK 4 of BREEZY ACRES (PB 47 PG 93) and north +/- 19 feet from the southeast corner of said LOT 4, thence west +/- 360 feet to a point being +/- 19 feet north of the northwest corner of LOT 9 BLOCK 4 of BREEZY ACRES (PB 47 PG 93), thence north +/- 139 feet to a point being along the centerline of SW 39 STREET, thence west +/- 258 feet along the centerline of SW 39 STREET to a point being

along the west line of Section 16 Township 54 Range 40, thence north +/- 333 feet along the west line of Section 16 Township 54 Range 40 to a point, thence west +/- 40 feet to a point being the southeast corner of LOT 8 BLOCK 1 of LANTERN MANOR (PB 87 PG 16), thence west along the south lines of LOTS 8, 7, 6, 5, 4, 3, 2, & 1 BLOCK 1 of LANTERN MANOR (PB 87 PG 16) to a point being the southwest corner of said LOT 1, thence south along the east line of TRACT A of VILLAS OF BONANZA (PB 102 PG 78) to a point being the southeast corner of said TRACT A, thence west along the south lines of said TRACT A and LOT 7 BLOCK 1 of VILLAS OF BONANZA (PB 102 PG 78) to a point being the southwest corner of said LOT 7, thence west +/- 28 feet to a point being along the centerline of SW 99 AVENUE, thence north +/- 16 feet along the centerline of SW 99 AVENUE to a point, thence west +/- 28 feet to a point being the southeast corner of LOT 3 BLOCK 1 of ELIETTE SUB (PB 113 PG 14), thence west along the south lines of LOTS 3 2 1 of BLOCK 1 of ELIETTE SUB (PB 113 PG 14) to a point being the southwest corner of said LOT 1, thence west +/- 26 feet to a point being along the centerline of SW 99 COURT, thence south +/- 385 feet along the centerline of SW 99 COURT to a point, thence west to a point being the northeast corner of LOT 24 BLOCK 10 of RICH HEIGHTS (PB 53 PG 57), thence west along the north lines of LOTS 34, 32, 22, 21, 20, 19, 18, 17, 16, 15, 14, & 13 BLOCK 10 of RICH HEIGHTS (PB 53 PG 57) to a point being the northwest corner of said LOT 13, thence west +/- 30 feet to a point being along the west line of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 17 Township 54 Range 40, thence north to a point being the northeast corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 17 Township 54 Range 40, thence west to a point being the southeast corner of LOT 7 BLOCK 1 of 701 SUBDIVISION (PB 90 PG 9), thence west along the south lines of LOTS 7, 6, 5, 4, 3, 2, & 1 of BLOCK 1 of 701 SUBDIVISION (PB 90 PG 9) to a point being the southwest corner of said LOT 1, thence west +/- 25 feet to a point being along the centerline of SW 103 AVENUE, thence south +/- 265 feet along the centerline of SW 103 AVENUE to a point, thence west to a point being the northeast corner of LOT 4 BLOCK 1 of RAGE GARDENS (PB 87 PG 47), thence west along the north lines of LOTS 4, 3, 2, & 1 of BLOCK 1 of RAGE GARDENS (PB 87 PG 47) to a point being the northwest corner of said LOT 1, thence west +/- 25 feet to a point being along the centerline of SW 104 AVENUE, thence north +/- 34 feet along the centerline of SW 104 AVENUE to a point, thence west to the southeast corner of LOT 1 BLOCK 1 of PARKWEST ESTATES (PB 87 PG 92), thence west to the southwest corner of said LOT 1, thence south +/- 161 feet to a point, thence west +/- 55 feet to the southeast corner of LOT 11 BLOCK 24 of LEE MANOR SIXTH ADDITION (PB 65 PG 134), thence west to a point being the southwest corner of said LOT 11, thence west +/- 157 feet to a point being +/- 7 feet east of the east line of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 17 Township 54 Range 40, thence north to the southeast corner of LOT 11 BLOCK 2 of PARKWEST ESTATES FIRST ADDITION (PB 104 PG 46), thence west along the south lines of LOTS 11, 10, 9, 6, 5, & 1 of PARKWEST ESTATES FIRST ADDITION (PB 104 PG 46) to a point being the southwest corner of said LOT 1, thence west +/- 44 feet to a point being along the east line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence south +/- 186 feet along the east line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40 to a point, thence west to a point being the southeast corner of TRACT A of CHATEAUBLEU VILLAS SUB. (PB 109 PG 90), thence west to a point being the southwest corner of said TRACT A, thence west +/- 23 feet to a point being along the west line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence north +/- 129 feet along the west line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40 to a point, thence west to a point being the the northeast corner of TRACT A of FRYD CENTER (PB 89 PG 77), thence west to the northeast corner of said TRACT A, thence south +/- 71 feet to a point being along the line of said TRACT A, thence west +/- 324 feet to a point being along the west line of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40,

thence north +/- 68 feet to a point being along the west line of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence west to a point being the southeast corner of LOT 6 BLOCK 2 of ADRIAGUADO SUBDIVISION (PB 113 PG 68), thence west along the south lines of LOTS 6, 5, 4, 3, 2, & 1 of BLOCK 2 of ADRIAGUADO SUBDIVISION (PB 113 PG 68) to a point being the southwest corner of said LOT 1, thence west +/- 26 feet to a point being along the west line of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence south +/- 80 feet to a point being along the west line of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence west to a point being the southeast corner of LOT 12 BLOCK 2 of CONCORD ESTATES 1ST ADDITION (PB 114 PG 50), thence west along the south lines of LOTS 12, 11, 10, & 9 BLOCK 2 of CONCORD ESTATES 1ST ADDITION (PB 114 PG 50) to a point being the southwest corner of said LOT 9, thence north along the east lines of LOTS 2 and 1 BLOCK 1 of RAGE SUBDIVISION (PB 85 PG 74) to a point being the northeast corner of said LOT 1, thence north +/- 23ft to a point being the northeast corner of the west 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence north +/- 23ft to a point being the northeast corner of the west 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence west to a point being the northwest corner of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40, thence north +/- 396 feet along the west line of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 18 Township 54 Range 40 to a point, thence west to a point being the southeast corner of TRACT B of LOS PASEOS (PB 110 PG 76), thence west along the south lines of TRACTS B and C of LOS PASEOS (PB 110 PG 76) to a point being the southwest corner of said TRACT C, thence west +/- 32 feet to a point being along the west line of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 18 Township 54 Range 40, thence south +/- 20 feet along the west line of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 18 Township 54 Range 40 to a point, thence west to a point being the northeast corner of TRACT A WEST BIRD CENTER (PB 105 PG 85), thence west to the northwest corner of said TRACT A, thence west to the northwest corner of TRACT A of WEST BIRD BUILDING (PB 125 PG 50), thence west +/- 122 feet to a point being +/- 49 feet east of the west line of Section 18 Township 54 Range 40, thence south +/- 1030 feet to a point being along the south line of Section 18 Township 54 Range 40 also being +/- 46 feet east of the southwest corner of said Section, thence east to a point being the southeast corner of Section 18 Township 54 Range 40 , thence east to a point being the northeast corner of the west 1/2 of Section 20 Township 54 Range 40, thence south +/- 183 feet to a point being along the centerline of SW 102 AVENUE, thence east to a point being the southwest corner of LOT 8 BLOCK 2 of TROPICAL ESTATES (PB 50 PG 98), thence east along the south lines of LOTS 8, 7, 6, 5, 4, 3, 2, & 1 of BLOCK 2 of TROPICAL ESTATES (PB 50 PG 98) to the southeast corner of said LOT 1, thence east to a point being the southwest corner of LOT 8 BLOCK 1 of TROPICAL ESTATES (PB 50 PG 98), thence east along the south lines of LOTS 8, 7, 6, 5, 4, 3, 2, & 1 of BLOCK 1 of TROPICAL ESTATES (PB 50 PG 98) to the southeast corner of said LOT 1, thence east +/- 30 feet to a point being along the west line of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 20 Township 54 Range 40, thence south +/- 156 feet to a point being along the centerline of SW 40 TERRACE, thence east +/-140 feet along the centerline of SW 40 TERRACE to a point being the northeast corner of TRACT 1 of BIRD ROAD FARMS (PB 7 PG 19), thence east along the centerline of SW 40 TERRACE to the east line of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 20 Township 54 Range 40, thence south to a point being +/- 34 feet west of the southwest corner of LOT 4 BLOCK 3 EL DORADO PLAINS (PB 44 PG 100), thence east to the southwest corner of said LOT 4 , thence east along the south line of said LOT 4 to a point being the southeast corner of said LOT 4, thence east +/- 25 feet to a point being along the centerline of SW 96 AVENUE, thence north +/- 100 feet along the centerline of SW 96 AVENUE to a point, thence east to a point being the northwest corner of LOT 3 BLOCK 1 of EL DORADO PLAINS

FIRST ADDITION (PB 133 PG 14), thence east along the north lines of LOTS 3 2 1 of BLOCK 1 of EL DORADO PLAINS FIRST ADDITION (PB 133 PG 14) to the northeast corner of said LOT 1, thence east to the northwest corner of LOT 4 BLOCK 1 of EL DORADO PLAINS (PB 44 PG 100), thence east along the north line of said LOT 4 to a point being the northeast corner of said LOT 4, thence east +/- 25 feet to a point being along west line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 21 Township 54 Range 40, thence south +/- 23 feet to a point being along the centerline of SW 40 TERRACE, thence east along the centerline of SW 40 TERRACE to a point being the intersection of the centerlines of SW 40 TERRACE and SW 92 AVENUE, thence east along the centerline of SW 40 TERRACE to a point being along the centerline of SW 89 AVENUE, thence south along the centerline of SW 40 TERRACE to a point being +/- 26 feet west of the northwest corner of LOT 1 BLOCK 6 of LAKEVIEW MANORS (PB 61 PG 14), thence east to a point being the northwest corner of said LOT 1, thence east along the north lines of LOTS 1, 2, 3, 4, 5, 6, & 7 of LAKEVIEW MANORS (PB 61 PG 14) to a point being the northeast corner of said LOT 7, thence east to a point being the northwest corner of LOT 1 BLOCK 11 of TROPICAL HIGHLANDS SECOND ADDITION (PB 58 PG 88), thence east along the north lines of LOTS 1, 2, 3, 4, 5, 6, & 7 of BLOCK 11 of TROPICAL HIGHLANDS SECOND ADDITION (PB 58 PG 88) to a point being the northeast corner of said LOT 7, thence east +/- 54 feet to a point being along west line of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22 Township 54 Range 40, thence south +/- 247 feet along the west line of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22 Township 54 Range 40 to a point, thence east to a point being the southwest corner of LOT 3 BLOCK 2 of TROPICAL HIGHLANDS (PB 56 PG 47), thence east along the north lines of LOTS 3, 2, & 1 BLOCK 2 of TROPICAL HIGHLANDS (PB 56 PG 47) to a point being the northeast corner of said LOT 1, thence east to a point being the northwest corner of LOT 3 BLOCK 1 of TROPICAL HIGHLANDS (PB 56 PG 47) , thence east along the north lines of LOTS 3, 2, & 1 BLOCK 1 of TROPICAL HIGHLANDS (PB 56 PG 47) to a point being the northeast corner of said LOT 1, thence north +/- 283 feet along the east line of TRACT 2 W H KNIGHTS SUB REV (PB 34 PG 14) to a point, thence east along a line parallel to the centerline of SW 40 TERRACE to a point being along the west line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22 Township 54 Range 40, thence south +/- 317 feet along the west line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22 Township 54 Range 40 to a point, thence east +/- 687 feet to a point being along the east line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22 Township 54 Range 40, thence north along the east line of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22 Township 54 Range 40 to a point being +/- 23 feet west of the northwest corner of LOT 1 BLOCK 1 of GOTTLIEB SUB (PB 64 PG 34), thence east to a point being the northwest corner of said LOT 1, thence east along the north lines of LOTS 1, 2, 3, 4, 5, 6, 7, & 8 of BLOCK 1 of GOTTLIEB SUB (PB 64 PG 34) to a point being the northeast corner of said LOT 8, thence east +/- 41 feet to a point being along the west line of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 22 Township 54 Range 40, thence north +/- 125 feet along the west line of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 22 Township 54 Range 40 to a point, thence east to a point being the southeast corner of TRACT A of HESS-BIRD ROAD (PB 156 PG 96), thence southeasterly to a point being the southeast corner of said TRACT A, thence north to a point being the northeast corner of said TRACT A, thence north +/- 50 feet to a point being along the south line of Section 15 Township 54 Range 40, thence east along the south line of Section 15 Township 54 Range 40 to the POINT OF BEGINNING.