

LEGAL DESCRIPTION

A portion of Section 23, Township 54 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

BEGINNING AT A POINT being the intersection of SW 40th Street and SW 74th Avenue also being the northwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 23 Township 54 Range 40, thence south along the centerline of SW 74th Avenue to a point being +/- 32 feet east of the southeast corner of LOT 3 TRACT 1 of PRIMA INDUSTRIAL PARK (PB 133 PG 8), thence southeasterly along the centerline of NW 74th Avenue to a point on the centerline of the SEABOARD AIR LINE RAILROAD, thence southwesterly along the centerline of the SEABOARD AIR LINE RAILROAD to a point being along the west line of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 23 Township 54 Range 40, thence south to a point being along the north line of GATEWAY SUB SEC 1 (PB 129 PG 46), thence east to a point being the southeast corner of LOT 3 TRACT 1 of WESTON WAREHOUSES (PB 122 PG 72), thence north along the west line of the FLORIDA EAST COAST RAILWAY MIAMI BELT LINE to a point along the north line of Section 23 Township 54 Range 40 also being the centerline of SW 40th Street, thence west to the POINT OF BEGINNING.

