

SUBJECT PROPERTY: Commence at the Southwest corner of the SW ¼ of Section 35, Township 54 South, Range 40 East; thence N4°5'28"W, along the west line of the SW ¼ of the said Section 35, for a distance of 1,228.46' to the intersection thereof with the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal); thence N85°36'42"E, along the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal), for a distance of 257.63'; to a point on the E/ly right-of-way line of Limited Access highway, Florida State Road 826, the Northwest corner of Tract "8" of PALMETTO-KENDALL HEIGHTS, Plat book 70, Page 47 and the Point of beginning of the tract of land hereindescribed; thence continue N85°36'42"E, along the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal) and along the north boundary of the said Tract "8", for a distance of 1,373.98'; thence S4°32'13"E for a distance of 574.19'; thence N85°27'47"E for a distance of 9.8'; thence S4°32'13"E for a distance of 75'; thence N85°27'47"E for a distance of 13'; thence S4°32'13"E for a distance of 12.5'; thence N85°27'47"E for a distance of 99.05'; thence S4°32'13"E for a distance of 27.5'; thence N85°27'47"E for a distance of 262'; thence N4°32'13"W for a distance of 154'; thence N85°27'47"E for a distance of 172'; thence N4°32'13"W for a distance of 504.66' to a point on the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal) and a point on the N/ly boundary of the said Tract "B"; thence S86°3'14"E, along the S/ly right-of-way line of Canal C-2 and along the N/ly boundary of the said Tract "B" for a distance of 495.15' to a point which is located 35' west of, as measured at right angles to, the east line of the SW ¼ of the said Section 35 and a point on the west right-of-way line of S.W. 72nd Avenue; thence S4°5'53"E parallel to the east line of the SW ¼ of the said Section 35 and along the west right-of-way line of S.W. 72nd Avenue, for a distance of 1,042.83' to the beginning of a tangential circular curve; thence SW/ly along the said circular curve to the right having a radius of 25' through a central angle of 89°33'40" for an arc distance of 39.08' to a point which is located 53' north of, as measured at right angles to the south line of the SW ¼ of the said Section 35 and a point on the north right-of-way line of North Kendall Drive (S.W. 88th Street); thence S85°27'47"W, parallel to the south line of the SW ¼ of the said

Section 35 and along the north right-of-way line of S.W. 88th Street for a distance of 2,017.21' to its intersection with the NE/ly right-of-way line of Limited Access Highway, Florida State Road No. 826 and a point on the SW/ly boundary of the said Tract "B"; thence N87°15'14"W, along the NE/ly right-of-way line of the said State Road 826 and along the SW/ly boundary of the said Tract "B"; for a distance of 161.56'; thence N41°41'11"W, along the E/ly right-of-way line of the said State Road No. 826 and along the W/ly boundary of the said Tract "B", for a distance of 125.48'; thence N14°9'22"W, along the E/ly right-of-way line of the said State Road No. 826 and along the W/ly boundary of the said Tract "B", for a distance of 700'; thence N7°6'0"W, along the E/ly right-of-way of the said State Road No. 826 and along the W/ly boundary of the said Tract "B" for a distance of 364.47' to the Point of beginning.



for SDE

AND:

Commence at the Southwest corner of the SE ¼ of Section 35, Township 54 South, Range 40 East; thence N4°5'53"W, along the west line of the SE ¼ of the said Section 35 for a distance of 1,115.43' to the intersection thereof with the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal); thence S86°3'14"E, along the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal), for a distance of 35.35' to a point which is located 35' east of as measured at right angles to, the west line of the SE ¼ of the said Section 35, a point on the N/ly line of Tract "D" of PALMETTO-KENDALL HEIGHTS, Plat book 70, Page 47 and the Point of beginning of the tract of land herein described; thence continue S86°3'14"E, along the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal) and along the N/ly boundary of the said Tract "D", for a distance of 645.93' to its intersection thereof with the N/ly right-of-way line of the Florida East Coast Railway, a point on a circular curve whose center bears N71°30'47"W from said point and the most E/ly corner of the said Tract "D"; thence SW/ly along the NE/ly right-of-way line of the Florida East Coast Railway; along the SE/ly boundary of the said Tract "D" and along a circular curve having a radius of 2,814.93' through a central angle of 21°41'9" for an arc distance of 1,065.42' to a Point of tangency; thence S40°10'22"W, along the NW/ly right-of-way line of Florida East Coast Railway, tangent to the last described curve and along the SE/ly boundary of the said Tract "D" for a distance of 79.7'; thence S44°13'23"E, along the boundary of the said Tract "D", for a distance of 14.59'; thence S45°46'37"W, along the NW/ly right-of-way line of the Florida East Coast Railway and along the SE/ly boundary of the said Tract "D", for a distance of 13.05' to the point on the east right-of-way line of S.W. 72nd Avenue and a point which is located 35' east of, as measured at right angles to, the west line of the SE ¼ of the said Section 35; thence N4°5'53"W, along the east right-of-way line of S.W. 72nd Avenue, for a distance of 1,050.89' to the Point of beginning.

All that certain parcel of land being a part of Section 35, Township 54 South, Range 40 East, bounded and described as follows:

PARCEL 1: Commence at the Southeast corner of the SW ¼ of Section 35, Township 54 South, Range 40 East; thence S85°27'47"W along the south line of the SW ¼ of said Section 35 for a distance of 760' to a point; thence N4°32'13"W at right angles to the south line of the SW ¼ of said Section 35 for a distance of 575' to the Point of beginning of the tract of land herein described; thence S85°27'47"W along a line parallel with the south line of the SW ¼ of said Section 35 for a distance of 302.2' to a point; thence N4°32'13"W for a distance of 75' to a point; thence S85°27'47"W for a distance of 9.8' to a point; thence N4°32'13"W for a distance of

245'; thence N85°27'47"E along a line parallel with the south line of the SW ¼ of said Section 35 for a distance of 312' to a point; thence S4°32'13"E for a distance of 320' to the Point of beginning.



for SDE

AND

Commence at the Southeast corner of the SW ¼ of Section 35, Township 54 South, Range 40 East; thence run S85°27'47"W along the south line of the SW ¼ of said Section 35 and also being along the centerline of North Kendall Drive (S.W. 88th Street) for a distance of 760' to a point; thence run N4°32'13"W along a line for a distance of 535' to the Point of beginning of the parcel of land herein described; thence run N85°27'47"E along a line for a distance of 71.85' to a point; thence run N4°32'13"W along a line for a distance of 154' to a point; thence run N85°27'47"E along a line for a distance of 172' to a point; thence run N4°32'13"W along a line for a distance of 504.66' to a point on the N/ly line of Tract "B" of PALMETTO-KENDALL HEIGHTS, Plat book 70, Page 47, the same being a point on the S/ly right-of-way line of Canal C-2 (Snapper Creek Canal) as shown on the said plat of PALMETTO-KENDALL HEIGHTS; thence run N86°3'14"W along the N/ly line of said Tract "B" and also being along the S/ly right-of-way line of the said Canal C-2 for a distance of 155.15' to a point; thence run N4°5'42"W along the N/ly line of said Tract "B" and also being along the S/ly right-of-way line of the said Canal C-2 for a distance of 6.6' to a point; thence run S85°36'42"W along the N/ly line of said Tract "B" and also being along the S/ly right-of-way line of the said Canal C-2 for a distance of 402.45' to a point; thence run S4°32'13"E along a line for a distance of 329.19' to the Northwest corner of the Federated Department Stores, Inc. Tract as the same is described in that certain deed dated May 24, 1960, filed for record May 25, 1960, in the office of the Clerk of the Circuit Court for Dade County, Florida, under Clerk's File No. 60R94108; thence run N85°27'47"E along the north line of the said Federated Department Stores, Inc. Tract for a distance of 312' to the Northeast corner thereof; thence run S4°32'13"E along the east line of the said Federated Department Stores, Inc. Tract for a distance of 320' to the Southeast corner thereof; thence run S85°27'47"W along the south line of the said Federated Department Stores, Inc. Tract for a distance of 289.2' to a point; thence run S4°32'13"E along a line for a distance of 12.5' to a point; thence run N85°27'47"E along a line for a distance of 99.05'; thence S4°32'13"E for a distance of 27.5'; thence N85°27'47"E for a distance of 190.15' to the Point of beginning.



for SDE