

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 52 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION TWENTY-SEVEN (SECTION 27), TOWNSHIP FIFTY-TWO (TOWNSHIP 52 SOUTH), RANGE FORTY-ONE (RANGE 41 EAST), AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION TWENTY-SEVEN (SECTION 27) SIX HUNDRED NINETY-NINE AND ONE-TENTH (699.1) FEET TO A POINT ON THE EAST LINE OF GOLF DRIVE WEST, WHICH POINT IN THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; THENCE ON AN ANGLE OF NINETY-ONE (91) DEGREES FORTY-TWO (42) MINUTES TO THE LEFT TWO HUNDRED EIGHTY-TWO AND ONE-TENTH (282.1) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS EIGHT HUNDRED (800) FEET AND WHOSE CENTRAL ANGLE IS TWENTY-FIVE (25) DEGREES; THENCE ALONG SAID CURVE THREE HUNDRED FORTY-NINE AND SIX HUNDREDTHS (349.06) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT TWO HUNDRED FIFTY-NINE AND TWO HUNDREDTHS (259.02) FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS NINE HUNDRED (900 FT.) FEET AND WHOSE CENTRAL ANGLE IS FORTY-FOUR (44) DEGREES; THENCE ALONG SAID CURVE SIX HUNDRED NINETY-ONE AND FIFTEEN HUNDREDTHS (691.15) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT TWO HUNDRED TWELVE AND FIFTY-THREE HUNDREDTHS (212.53) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS THREE HUNDRED NINETY-FIVE (395 FT.) FEET AND CENTRAL ANGLE FORTY-NINE (49) DEGREES AND FIFTY FIVE (55) MINUTES; THENCE ALONG SAID CURVE THREE HUNDRED FORTY-FOUR AND TWELVE HUNDREDTHS (344.12) FEET TO THE POINT OF TANGENT; THENCE ALONG SAID TANGENT FIVE HUNDRED SIX AND EIGHTEEN HUNDREDTHS (506.18 FT.) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS FOUR HUNDRED (400 FT.) FEET AND A CENTRAL ANGLE EIGHT (8) DEGREES AND THIRTY-FIVE (35) MINUTES; THENCE ALONG SAID CURVE FIFTY-NINE AND SEVENTEEN HUNDREDTHS (59.17) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT FIVE HUNDRED TWENTY-THREE AND ONE HUNDREDTHS (523.01) FEET TO THE BEGINNING OF A CURVE TO THE LEFT, WHOSE RADIUS IS THREE HUNDRED FIFTY (350) FEET AND CENTRAL ANGLE ONE HUNDRED THIRTY-ONE (131) DEGREES AND THIRTY (30) MINUTES; THENCE ALONG SAID CURVE EIGHT HUNDRED THREE AND TWENTY-NINE HUNDREDTHS (803.29) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT ELEVEN AND SIX TENTHS (11.6) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS TWO HUNDRED FIFTY (250 FT.) AND CENTRAL ANGLE ONE HUNDRED FIFTY-FIVE (155) DEGREES AND THIRTY (30) MINUTES ; THENCE ALONG SAID CURVE SIX HUNDRED SEVENTY-EIGHT AND FIFTY-FIVE HUNDREDTHS (678.55) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT THREE AND SIX HUNDREDTHS (3.06) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS NINE HUNDRED (900) FEET, AND CENTRAL ANGLE THIRTY-SEVEN (37)

DEGREES AND THIRTY (30) MINUTES; THENCE ALONG SAID CURVE FIVE HUNDRED EIGHT-NINE AND FIVE HUNDREDTHS (589.05) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT FIFTY-TWO AND TWENTY-EIGHT HUNDREDTHS (52.28 FT.) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, WHOSE RADIUS IS EIGHT HUNDRED FIFTY (850 FT.) FEET AND CENTRAL ANGLE SEVENTY-EIGHT (78) DEGREES AND NINETEEN (19) MINUTES; THENCE ALONG SAID CURVE ELEVEN HUNDRED SIXTH-TWO AND ONE-TENTH (1162.1) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT TWO HUNDRED SEVENTY-SIX AND FORTY-FOUR HUNDREDTHS (276.44) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS FOUR HUNDRED SIXTY (460) FEET AND CENTRAL ANGLE SIXTY-EIGHT (68) DEGREES AND ELEVEN (11) MINUTES; THENCE ALONG SAID CURVE FIVE HUNDRED FORTY-SEVEN AND FIFTY-FOUR HUNDREDTHS (547.54) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT TWENTY-FIVE AND SIXTH-EIGHT HUNDREDTHS (25.68 FT.) FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS FIVE HUNDRED FIVE (505 FT.) FEET AND CENTRAL ANGLE ONE HUNDRED THIRTEEN (113) DEGREES; THENCE ALONG SAID CURVE NINE HUNDRED NINETY-FIVE AND NINETY-SEVEN HUNDREDTHS (995.97 FT.) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT TEN AND TWO TENTHS (10.2) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS FOUR HUNDRED (400) FEET AND CENTRAL ANGLE OF FORTY-FOUR (44) DEGREES AND FORTH-NINE (49) MINUTES; THENCE ALONG SAID CURVE THREE HUNDRED THIRTEEN AND SEVEN THOUSANDTHS (313.007) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT THIRTY-NINE AND ONE HUNDREDTH (39.01) FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS FIVE HUNDRED NINETY-FIVE (595 FT.) FEET AND CENTRAL ANGLE FORTY-EIGHT (48) DEGREES, AND ELEVEN (11) MINUTES; THENCE ALONG SAID CURVE FIVE HUNDRED AND FIFTY- SIX HUNDREDTHS (500.56) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT; THENCE ALONG SAID TANGENT FIVE HUNDRED TWENTY-TWO AND NINETY-FOUR HUNDREDTHS (522.94 FT.) FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS THREE HUNDRED FIFTY (350 FT.) FEET AND CENTRAL ANGLE FORTY-SEVEN (47) DEGREES AND THIRTY (30) MINUTES; THENCE ALONG SAID CURVE TWO HUNDRED NINETY AND SIXTEEN HUNDREDTHS (290.16) FEET TO ITS POINT OF TANGENT; THENCE ALONG SAID TANGENT THREE HUNDRED THIRTY-ONE AND THIRTY-SEVEN HUNDREDTHS (331.37 FT.) FEET TO A POINT ON THE WEST LINE OF GOLF DRIVE EAST, AND ON THE SOUTH LINE OF SAID SECTION TWENTY-SEVEN (SEC. 27); THENCE FROM SAID POINT ON AN ANGLE OF NINETY-ONE (91) DEGREES AND FORTY-TWO (42) MINUTES), TO THE RIGHT, SIX HUNDRED EIGHT-THREE AND EIGHT-FIVE HUNDREDTHS (683.85) FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF THE WESTERLY ONE HALF (1/2) OF THE EAST GOLF DRIVE LYING SOUTHWESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF RIO VISTA CANAL AND NORTHERLY OF THE NORTH 167.27 FEET OF THE

CENTERLINE OF THE RIGHT OF WAY OF N.W. 119TH STREET (GRATIGNY ROAD), AS SHOWN ON PLAT BOOK 20, PAGE 35 AND PLAT BOOK 34, PAGE 37 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 27, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL IS NOW PART OF TRACT B OF WESTVIEW GARDENS APARTMENTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 155, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

LESS OUT PARCEL 1:

ALL THAT PART OF THE S.W. 1/4 OF SECTION 27, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST TANGENT TO THE NORTH LINE OF THE SOUTH 61.00 FEET OF THE S.W. 1/4 OF SAID SECTION 27, AND TANGENT TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST GOLF DRIVE AS SAID RIGHT-OF-WAY IS SHOWN IN SECTION 1 OF GOLF PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS OUT PARCEL 2:

THE SOUTH 61.00 FEET OF THAT PART OF THE S.W. 1/4 OF SECTION 27, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LYING BETWEEN GOLF DRIVE WEST AND GOLF DRIVE EAST, AS SHOWN ON THE PLAT OF GOLF PARK, SECTION 1, RECORDED IN PLAT BOOK 20, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID OVERALL PARCEL OF LAND CONTAINS 3,838,368 SQUARE FEET, MORE OR LESS, OR 88.117 ACRES, MORE OR LESS.