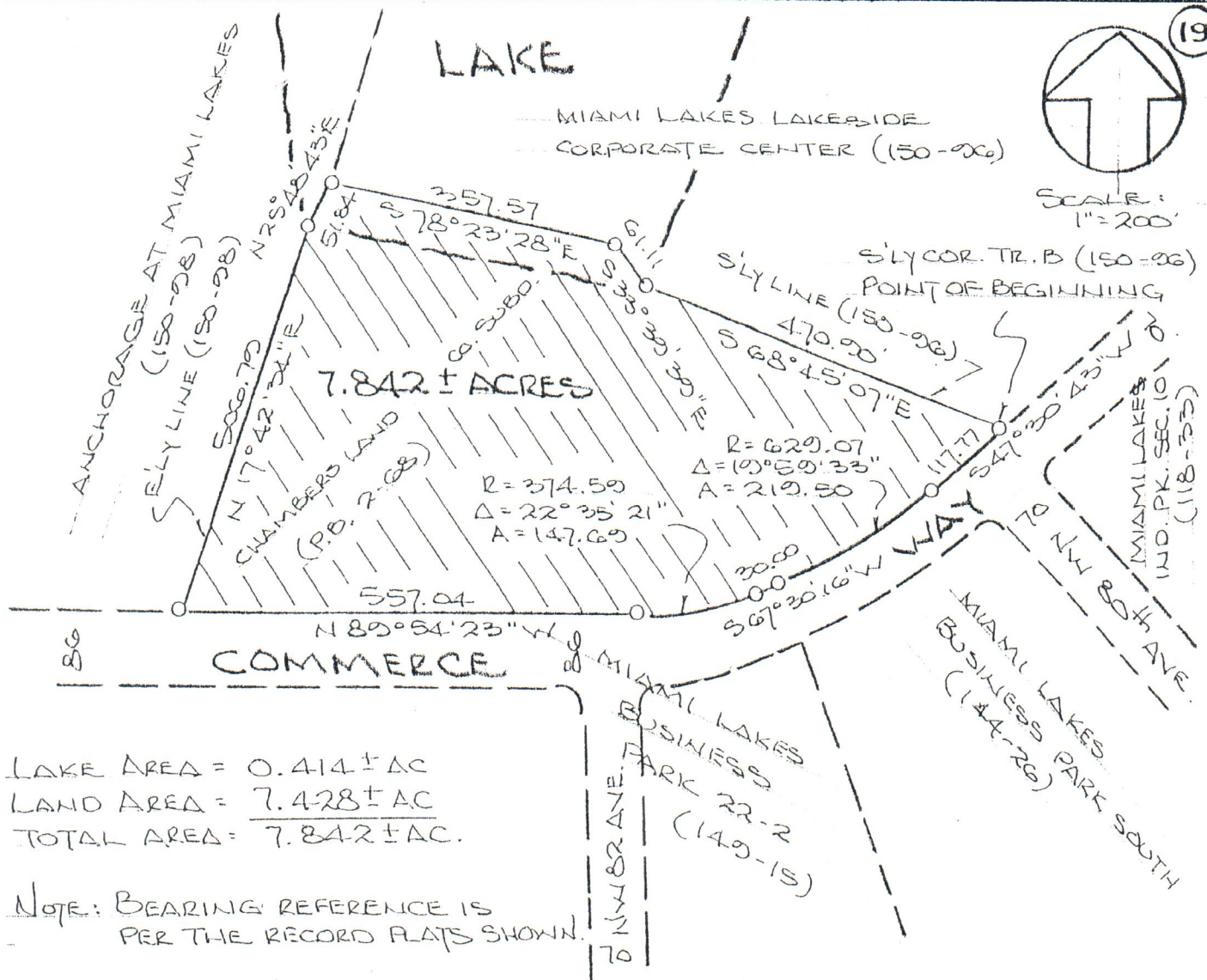


SCALE: 1"=200'



LAKE AREA = 0.414 ± AC  
 LAND AREA = 7.428 ± AC  
 TOTAL AREA = 7.842 ± AC.

NOTE: BEARING REFERENCE IS PER THE RECORD PLATS SHOWN.

**LEGAL DESCRIPTION:**

A portion of Chamber's Land Company Subdivision of the South 1/2 of Section 22, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 68 of the Public Records of Dade County, Florida, and being more particularly described as follows:

Begin at the most Southerly corner of Tract B, MIAMI LAKES LAKESIDE CORPORATE CENTER, as recorded in Plat Book 150 at Page 96 of the Public Records of Dade County, Florida; thence South 47 degrees 30 minutes 43 seconds West for 117.77 feet to a Point of Curvature; thence Southwesterly along a circular curve to the right, having a radius of 629.07 feet and a central angle of 19 degrees 59 minutes 33 seconds for 219.50 feet to a Point of Tangency; thence South 67 degrees 30 minutes 16 seconds West for 30.00 feet to a Point of Curvature; thence Southwesterly and Westerly along a circular curve to the right, having a radius of 374.59 feet and a central angle of 22 degrees 35 minutes 21 seconds for 147.69 feet to the Point of Tangency; thence North 89 degrees 54 minutes 23 seconds West for 557.04 feet; (said last five courses being coincident with the Northerly right-of-way line of Commerce Way shown on the plats of MIAMI LAKES INDUSTRIAL PARK SECTION TEN, MIAMI LAKES BUSINESS PARK SOUTH and MIAMI LAKES BUSINESS PARK 22-2, as recorded in Plat Book 118, at Page 33, Plat Book 144 at Page 26 and Plat Book 149 at Page 15 respectively all of the Public Records of Dade County, Florida; thence North 17 degrees 42 minutes 34 seconds East for 506.79 feet; thence North 25 degrees 48 minutes 43 seconds East for 51.84 feet; (said last two courses being along the boundary of the plat of ANCHORAGE AT MIAMI LAKES as recorded in Plat Book 150 at Page 98 of the Public Records of Dade County, Florida; thence South 78