

A portion of the SW 1/4 of Section 12, Township 55 South, Range 39 East, Dade County, Florida, being particularly described as follows:

Beginning at the most Southerly corner of DEVON-AIRE ESTATES SECTION FIVE, according to the Plat thereof recorded in Plat Book 107, at Page 15, of the Public Records of Dade County, Florida, said point lying on the Westerly right-of-way line of S.W. 122nd Avenue, as said Avenue is shown on said DEVON-AIRE ESTATES SECTION FIVE, said point also being the most Westerly corner of PINE MEADOW ESTATES, according to the Plat thereof, recorded in Plat Book 110, at Page 58, of the Public Records of Dade County, Florida; thence from the above established Point of Beginning run S 25°00'00" E along the said Westerly right-of-way line of S.W. 122nd Avenue for 43.02 feet to a point lying on the boundary line of DEVON-AIRE VILLAS SECTION EIGHT, according to the Plat thereof, recorded in Plat Book 111, at Page 8, of the Public Records of Dade County, Florida; thence run the following courses and distances along the said boundary line of DEVON-AIRE VILLAS SECTION EIGHT: S 65°00'00" W for 499.53 feet to a point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 200.00 feet and a central angle of 07°00'36" for an arc distance of 24.47 feet; N 27°04'20" W for 440.86 feet to a point lying on the boundary line of DEVON-AIRE VILLAS SECTION NINE, according to the Plat thereof, recorded in Plat Book 111, at Page 48, of the Public Records of Dade County, Florida; thence departing the said boundary line of DEVON-AIRE VILLAS SECTION EIGHT run the following courses and distances along the said boundary line of DEVON-AIRE VILLAS SECTION NINE: N 58°00'00" W for 450.64 feet; N 02°15'48" W for 229.83 feet; N 60°30'00" E for 182.49 feet; due North for 686.01 feet; N 29°55'36" E for 219.84 feet to a point of intersection with the Southerly right-of-way line of S.W. 112th Street, as said street is shown on DEVON-AIRE VILLAS SECTION FOUR, according to the Plat thereof, recorded in Plat Book 108, at Page 35, of the Public Records of Dade County, Florida, said point lying on a circular curve concave to the Northeast, said point bearing S 24°51'42" W from the center of said curve; thence departing the said boundary line of DEVON-AIRE VILLAS SECTION NINE run the following courses and distances along the said Southerly right-of-way line of S.W. 112th Street: Southeasterly along said curve to the left having for its elements a radius of 1121.35 feet and a central angle of 19°04'59" for an arc distance of 373.48 feet to the point of tangency; S 84°13'17" E for 141.91 feet to a point

EXHIBIT A