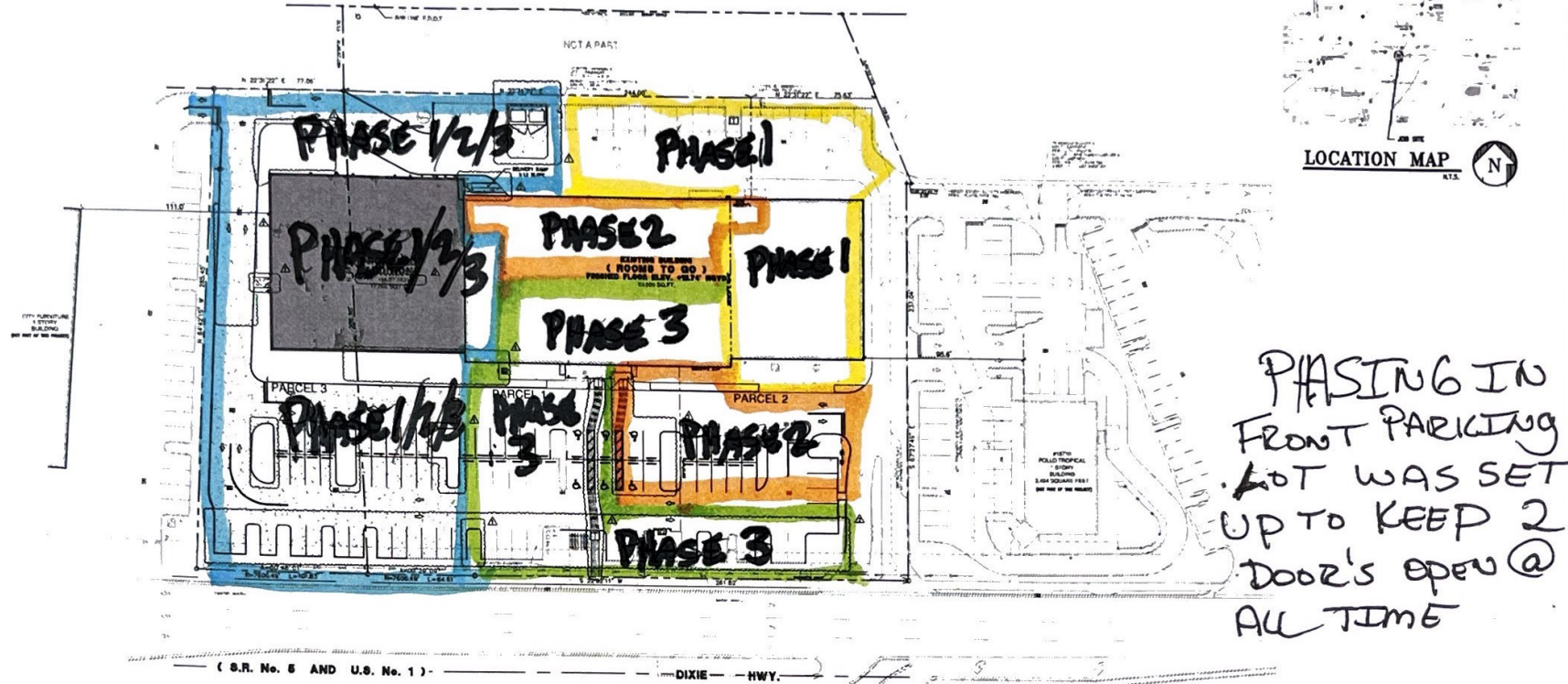


FLORIDA D.O.T.



(S.R. No. 5 AND U.S. No. 1)

DIXIE HWY.

LEGAL DESCRIPTION:

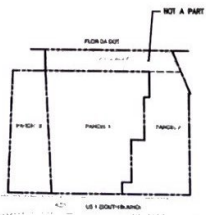
PARCEL 1 (CORNER LEASE - ROOMS TO GO FURNITURE SHOWROOM) All of Lot 4 and portions of Lots 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, Page 67 of the Public Records of Miami-Dade County, Florida, being particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence $88^{\circ}29'42''$ along the Southerly line of said Lot 4 for 282.02 feet to the Southwest corner of said Lot 4; thence $82^{\circ}21'27''$ along the Southerly line of said POINT WEST FOURTH ADDITION for 244.00 feet; thence $94^{\circ}27'30''$ for 80.82 feet; thence $82^{\circ}21'17''$ for 12.83 feet; thence $86^{\circ}27'45''$ for 100.00 feet; thence $82^{\circ}21'17''$ for 31.17 feet; thence $82^{\circ}27'46''$ for 38.00 feet; thence $82^{\circ}21'17''$ for 32.00 feet; thence $86^{\circ}27'46''$ for 28.00 feet to a point on the Southerly line of said POINT WEST FOURTH ADDITION; thence $82^{\circ}21'17''$ for 102.00 feet to a point of tangency of a circular curve to the right; thence in the right along-said curve having its radius of 2706.40 feet and a central angle of $22^{\circ}20'$ for an arc distance of 96.51 feet to the Point of Beginning.

PARCEL 2 (SOUTHERLY LANDS 8/12/1993 AMENDMENT TO LEASE) A portion of 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, Page 67 of the Public Records of Miami-Dade County, Florida; a portion of Lot 10 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 111, Page 58 of the Public Records of Miami-Dade County, Florida; and a portion of Tract 13 of PRIME SHANT SUBDIVISION of Section 8, Township 26 South, Range 46 East, according to the Plat thereof recorded in Plat Book 1, Page 4 of the Public Records of Miami-Dade County, Florida, all being particularly described as follows:

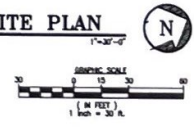
Beginning at the Southwest corner of Lot 10 of Block 6 of said POINT WEST FOURTH ADDITION; thence $86^{\circ}27'46''$ for 28.00 feet to a point on the Southerly right-of-way line of the Florida Department of Transportation Limited Access Corridor for 288.87 feet; thence $88^{\circ}59'10''$ for 54.13 feet to a point on the Southerly line of said Lot 10 of Block 6; thence $86^{\circ}27'46''$ using the said Southerly right-of-way line of the Florida Department of Transportation for 3.00 feet; thence $86^{\circ}27'46''$ for 227.04 feet to a point on the Southerly line of said Lot 10 of Block 6; thence $82^{\circ}21'17''$ for 32.00 feet; thence $86^{\circ}27'46''$ for 31.17 feet; thence $82^{\circ}21'17''$ for 102.00 feet to a point of tangency of a circular curve to the right; thence in the right along-said curve having its radius of 2706.40 feet and a central angle of $22^{\circ}20'$ for an arc distance of 96.51 feet to the Point of Beginning.

PARCEL 3 (TROPICAL FRONTRON CRESTY LANDS TO BE ADDED TO LEASE) Lot 5, Block 6, POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, page 67, of the Public Records of Miami-Dade County, Florida.



KEY PLAN N.T.S.

OVERALL SITE PLAN



CKE GROUP INCORPORATED
INCORPORATED
engineering • architecture • planning
interior design • construction management

18732
S. DIXIE HWY.
CUTLER BAY,
FLORIDA

ROOMS
TO GO

bd date: 11-08-22
permit:
owner date: 7-6-22

project no: 1789
scale: AS NOTED
date: 7-1-2022
drawn by: AG

C-0