

EXHIBIT "A"

This property described as:

TRACT "A" OF, "FABULOUS DIAMONDS SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, AT PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, FORMERLY KNOWN AS:

TRACT "B" OF, "POINT ROYALE SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, AT PAGE 64 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LESS

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY CORNER OF SAID TRACT "B" AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 5 (U.S. NO. 1); THENCE RUN SOUTH 59°00'20" EAST FOR A DISTANCE OF 145.67 FEET; THENCE RUN SOUTH 52 °55'00" EAST FOR A DISTANCE 227.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 52 55'00" EAST FOR A DISTANCE OF 183.37 FEET, BEING AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWESTERLY FROM SAID INTERSECTION THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 8,277.49 FEET THROUGH A CENTRAL ANGLE OF 00°58'01" FOR A DISTANCE OF 139.68 FEET; THENCE NORTH 52°55'00 WEST FOR A DISTANCE OF 194.60 FEET, THENCE NORTH 37 °05'00 EAST FOR A DISTANCE OF 139.23 FEET TO THE POINT OF BEGINNING.

AND

TRACT "A" OF, "BEL AIRE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.