

2. LEGAL DESCRIPTION:

Parcel "A" in Lots 23 and 24, in Block 45, of ORCHARD SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 6, at Page 111, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at the NW corner of Lot 23, in Block 45, as shown on a Plat entitled "ORCHARD SUBDIVISION NO. 1" as recorded in Plat Book 6 at Page 111 of the Public Records of Dade County, Florida, run Easterly along the dividing line between Lots 22 and 23, in Block 45, as shown on aforesaid recorded Plat a distance of 150 feet to the NE corner of said Lot 23; thence run Southerly along the dividing line between Lots 23 and 2 and Lots 24 and 1 of said Block 45, a distance of 100.0 feet to the SE corner of said Lot 24, said point being on the N. line of W. 31st Street; thence run Westerly along the Southerly line of said Lot 24 or the Northerly line of said West 31st Street a distance of 45.34 feet to a point; thence run Northerly along a line deflection 90 to the right, said line being parallel to and 45.34 feet distant Westerly from the Easterly line of said Lots 23 and 24, a distance of 78.72 feet to a point; thence run NW along a line deflecting 45 to the left a distance of 5.06 feet to a point; thence run Westerly along a line deflecting 45 to the left along a line parallel to and 17.70 feet distant Southerly from the North line of said Lot 23 in Block 45, a distance of 34.08 feet to a point; thence run North along a line deflection 90 to the right a distance of 4.0 feet to a point; thence run Westerly along a line deflecting 90 to the left along a line parallel to and 13.70 feet distant Southerly from the North line of said Lot 23 a distance of 67.0 feet to a point on the E. line of Royal Palm Avenue; thence run Northerly along the Easterly line of Royal Palm Avenue or the Westerly line of said Lot 23 a distance of 13.70 feet to the point of beginning of the parcel of land herein described.