

This Instrument Prepared by and Return to:

Juan J. Mayol, Jr., Esquire
Holland + Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

STORMWATER AND DRAINAGE COVENANT

THIS STORMWATER AND DRAINAGE COVENANT ("Covenant") is made and entered into effective as of this 22 day of January, 2014, by and between the City of Doral, Florida, a municipal corporation (the "City"), having an address at 8401 NW 53rd Terrace, Doral, Florida 33166, and Terra Doral Commons Residential, LLC, a Florida limited liability company, and Terra Doral Commons Commercial, LLC, a Florida limited liability company, (collectively, "Terra"), having an address at 2665 S. Bayshore Drive, Suite 1020, Miami, Florida 33133.

WITNESSETH:

WHEREAS, Terra is the owner of that certain parcel of land more particularly described on Exhibit "A," attached hereto and made a part hereof ("Doral Commons"); and

WHEREAS, The City is the owner of those certain Roadways rights-of-way, identified as NW 98 Place, NW 102 Avenue, and NW 104 Avenue (the "Roadways"); and

WHEREAS, Terra desires to place certain drainage improvements, as more specifically described in this Covenant, within the Roadways for purposes of draining stormwater from Doral Commons.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and are incorporated herein by reference.

2. DRAINAGE IMPROVEMENTS.

- a. Terra is seeking to install a stormwater drainage system under a portion of the Roadways in accordance with the applicable Miami-Dade County and South

Florida Water Management permits and regulations, to provide drainage and flowage of stormwater from Doral Commons through pipes running under the Roadways (the "Drainage Improvements"). Terra shall construct the Drainage Improvements under the Roadways consistent with the plans and specifications, which were prepared by Ford Engineering, Inc., dated March 22, 2013, and approved by the City on September 11, 2014, and which are more specifically detailed in Composite Exhibit B attached hereto (the "Plans"). Said Plans may be amended and approved by the City and Terra from time to time.

- b. Terra shall satisfy all State, County and City plan reviews, permitting and construction standards, including, but not limited to, limiting the location where drainage trenches can be installed and specifying the standards for drainage system construction in connection with the installation of the Drainage Improvements.
- c. Terra shall maintain the Drainage Improvements in good repair at all times, at its sole expense, and prevent the Drainage Improvements from becoming traffic and pedestrian hazards. In the event the Drainage Improvements cannot be repaired, Terra shall promptly submit plans and upon approval by the city and regulatory agencies, replace and install at its cost a new drainage system. Terra shall be entitled to enter the Roadways as necessary to perform necessary maintenance, subject to standard permit requirements. The City shall have the right, but not the obligation, to repair the Drainage Improvements upon giving Terra 30-days written notice of any necessary repairs, and Terra's failure to perform the repair within an additional 30-day period. The cost of repair shall be charged to and shall be reimbursed by Terra within 30-days of receipt of the invoice from the City.
- d. Terra shall have the right to enter the Roadways for the purpose of constructing and maintaining the drainage improvements. Terra shall secure necessary permits from the City to perform the work and shall notify the Public Works Department of its work schedule and work plans.

3. RESERVATION OF RIGHTS. The City reserves the right to enter upon the Roadways at any time for any municipal purpose, including, but not limited to, clearing accidents, maintaining the Roadways, and placement of telecommunication cables and equipment. The City, or its agents and licensees, and independent contractors, shall disturb the drainage improvements as little as possible to accomplish the municipal purpose, and shall make any and all repairs resulting therefrom.

4. CORRECTION OF UNSAFE CONDITION.

- a. The Drainage Improvements shall be maintained in a safe condition at all times by Terra. In the event the City determines that an unsafe or dangerous condition exists in the Roadways which is caused in whole or in part by the failure to maintain or to restore the Drainage Improvements, the City has the right, after giving Terra 30-days written notice, to cure, repair, correct or modify the

Drainage Improvements and the affected Roadways at Terra's expense.

- b. If the City determines that the unsafe or dangerous condition is of an emergency nature, which threatens public safety or damage to property, it may take immediate action to remedy the situation. The City shall give notice of the emergency condition and the corrective action to Terra as soon as is practicable.

5. INDEMNIFICATION AND HOLD HARMLESS. Terra shall indemnify, defend and hold the City harmless for any claim, investigation, settlement, judgment or expense, including reasonable attorney's fees and costs necessarily incurred, arising out of or relating to any claim for death or bodily injury, property damage, including damage to the right-of-way, or personal injury that is allegedly caused in whole or in part by the construction and maintenance, or the failure to maintain, the Drainage Improvements.

6. INSTALLATION OF DRAINAGE IMPROVEMENTS. Terra shall install all Drainage Improvements pursuant to the Plans and to current code requirements for both stormwater quantity and quality to the extent required pursuant to applicable City of Doral and Miami-Dade County Codes.

7. SPECIAL ASSESSMENT LIEN. Any cost incurred by the City to maintain or repair the Drainage Improvements, either incident to an emergency action or upon the failure of Terra to maintain or repair the system after receipt of written notice by the City, or to correct a dangerous or unsafe condition, or any cost incurred by the City to defend or pay any claim, investigation, settlement, judgment or expense, including reasonable attorney's fees and costs necessarily incurred, arising out of or relating to any claim for death or bodily injury, property damage, including damage to the Roadways, or personal injury that is allegedly caused in whole or in part by the construction and maintenance, or the failure to maintain the Drainage Improvements shall constitute a lien against Doral Commons. The lien shall have the status and priority of a special assessment lien, and shall take precedence over mortgages on the property. The City shall have the right and the power to record the lien if the cost is not paid by Terra to the City within 30 days of issuing the invoice for costs and to thereafter enforce the lien by foreclosure and by any other lawful means.

8. DURATION OF RIGHTS AND OBLIGATIONS. The rights, powers and obligations under this Covenant shall run with the property for 30 years from the effective date and shall bind the successors, assigns and heirs of Terra after which time it shall be automatically extended for successive periods of ten (10) years unless an instrument has been recorded agreeing to release, amend, or modify this Covenant in whole, or in part, as provided below.

9. RIGHT-OF-WAY DEDICATIONS. The obligations, conditions, and statements agreed to by Terra pursuant to and contained in this Covenant shall supersede any future dedications of rights-of-way within Doral Commons.

10. RECORDING. This Covenant shall be recorded in the records of Miami-Dade County and Doral Commons shall be encumbered by this Covenant.

11. ASSIGNMENT, MODIFICATION, AMENDMENT, RELEASE. This Covenant may be assigned, modified, amended or released as to Doral Commons, or any portion thereof, by a

written instrument executed by the, then, owner(s) of all of the subject property, including joinders of all mortgagees, if any, provided that the same is also approved in writing by the City.

12. NOTICES. All notices given or required under this Covenant shall be deemed sufficient if sent by certified mail, return receipt requested, to the addresses of the Terra specified in this Covenant, unless Terra shall specify in writing different address for the giving of notices.

13. CONTRACTING OFFICER REPRESENTATIVE. For the purposes of this Covenant, the contracting representatives are as follows:

As to the City:	City of Doral 8401 NW 53 rd Terrace Doral, Florida 33166 Attention: Mr. Edward Rojas, City Manager
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As to Terra:	Terra Doral Commons Residential, LLC Terra Doral Commons Commercial, LLC c/o Mr. Adam Adler Terra Group 2665 S. Bayshore Drive, Suite 1020 Miami, Florida 33133
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Copy to:	Juan J. Mayol, Jr., Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3300 Miami, Florida 33131
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14. INSURANCE. Terra, its successors, assigns, and heirs, shall maintain throughout the period of this Covenant Comprehensive General Liability insurance, All Risk insurance, Commercial Liability Insurance, and coverage for legal liability for loss or damage to drainage improvements and the City's right-of-way arising from negligence of Terra's employees. During construction, Terra will maintain Builder's Risk Insurance and Worker's Compensation Insurance. The policies shall have minimum limits no less than \$1,000,000.00, and name the City as an additional insured.

15. SIGNATORY AUTHORITY. The officials executing this Covenant warrant and represent that they are authorized by their respective agency to enter into a binding Covenant.

16. COSTS AND FEES. In the event that either party is required to enforce this Covenant by court proceedings or otherwise, then the parties agree that to the extent permitted by applicable law, the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

17. ASSIGNMENT. All of the easements, covenants, conditions and obligations herein

contained shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. Terra shall have the right to assign its rights and obligations in this Covenant to one or more subsequent purchasers of the Doral Commons, provided, however, that upon any such assignment, any such assignee shall agree to be bound by the terms and conditions set forth in this Covenant.

18. SUCCESSORS AND ASSIGNMENT. The rights and obligations created by this Covenant shall be binding upon and inure to the benefit of Terra and the City, their successors and assigns, and shall likewise burden each party according to the terms hereof. This Covenant may not be assigned, in whole or in part, without the prior written consent of all parties, and such written consent shall not be unreasonably withheld.

19. NON-WAIVER OF SOVEREIGN IMMUNITY. The City does not waive sovereign immunity, and shall not be liable for the payment of attorney's fees or prejudgment interest.

20. JURISDICTION AND VENUE. For the purposes of this Covenant, Florida law shall govern the terms of this Covenant. Venue shall be in Miami-Dade County, Florida.

21. ENFORCEMENT. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Covenant shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

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IN WITNESS WHEREOF, the parties have executed this Covenant on the date set forth hereinabove.

Signed, sealed and delivered in the presence of:

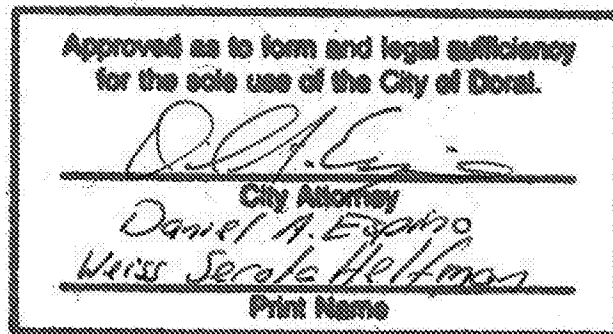
WITNESS:

CITY OF DORAL,
a Florida municipal corporation

Witness Jennifer Laffita
Printed Name

By: [Signature]
Name: EDUARDO A. ROJAS
Title: CITY MANAGER

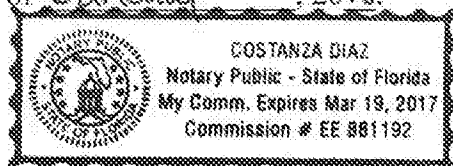
Witness Varina LaRosa
Printed Name



STATE OF)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Edward Rojas, as City Manager of the CITY OF DORAL, a Florida municipal corporation, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of January, 2015.



[Signature]
Notary Public
COSTANZA DIAZ
Typed, printed or stamped name of Notary Public

My Commission Expires:

WITNESS:

TERRA DORAL COMMONS RESIDENTIAL,
LLC, a Florida Limited Liability Company

Ramos
 Witness
Sandra Ramos
 Printed Name

By: *[Signature]*
 Name: *David Martin*
 Title: *Manager*

[Signature]
 Witness
Adrian Fuller
 Printed Name

STATE OF)
)SS
 COUNTY OF MIAMI-DADE)

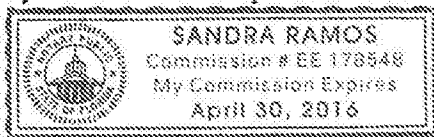
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by *David Martin*, the *Manager* of TERRA DORAL COMMONS RESIDENTIAL, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this *26* day of *November*, 20*14*

Ramos
 Notary Public

Sandra Ramos
 Typed, printed or stamped name of Notary Public

My Commission Expires:



WITNESS:

TERRA DORAL COMMONS
COMMERCIAL, LLC a Florida Limited
Liability Company

Ramos
Witness

Sandra Ramos
Printed Name

Witness

Adam Heller
Printed Name

By: [Signature]

Name: David Martin

Title: Manager

STATE OF)
)SS
COUNTY OF MIAMI-DADE)

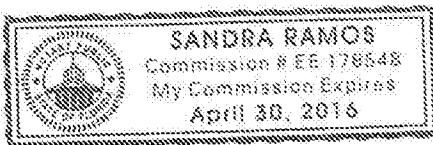
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David Martin, the Manager of TERRA DORAL COMMONS COMMERCIAL, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of November, 2014

Ramos
Notary Public

Sandra Ramos
Typed, printed or stamped name of Notary Public

My Commission Expires:



JOINDER BY MORTGAGEE

The undersigned, FDG Doral Commons, LLC, a Delaware limited liability company, the Mortgagee under that certain Purchase Money Mortgage and Security Agreement by Terra Doral Commons Residential, LLC, a Florida limited liability company, and Terra Doral Commons Commercial, LLC, a Florida limited liability company and recorded October 24, 2012 in Official Records Book 28327, at Page 2798, of the Public Records of Miami-Dade County, Florida; as affected by that Purchase Money Mortgage Modification Agreement recorded December 2, 2013 in Official Records Book 28932, at Page 848, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing instrument, does hereby join in this covenant for the purpose of subjecting the lien and operation of the above-described Mortgage to the terms of this instrument.

IN WITNESS WHEREOF, these presents have been executed this ____ day of _____, 2014.

WITNESSES:

FDG Doral Commons, LLC
a Delaware limited liability company

Maria Bello
MARIA BELLO

Print or Type Name

Jessica Alvarez
JESSICA ALVAREZ

Print or Type Name

By: [Signature]

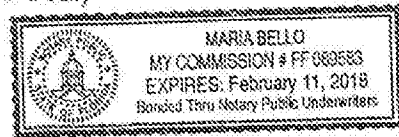
Print Name: Keith A. Tickell

Title: V.P.

Address: _____

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)



The foregoing instrument was acknowledged before me this 2nd day of December, 2014, by Keith Tickell, as the Vice President of FDG Doral Commons, LLC, on behalf of the limited liability company. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Maria Bello
Notary Public - State of Florida
Print Name MARIA BELLO

My Commission Expires:

EXHIBIT A**Doral Commons legal description:**

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 29 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 120.55 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 51.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH 01 DEGREES 43 MINUTES 29 SECONDS WEST ALONG A LINE 51.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 451.08 FEET; THENCE NORTH 03 DEGREES 11 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 158.71 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 729.99 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 2585.92 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 641.69 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 88.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 400.68 FEET TO A POINT OF CURVATURE; THENCE 408.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7863.07 FEET AND A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 24 SECONDS TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 401.37 FEET ALONG THE ARC OF SAID REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 7737.25 FEET AND A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 20 SECONDS TO POINT OF TANGENCY; THENCE NORTH 89 DEGREES 05 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 138.10 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 70.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 858.83 FEET; THENCE NORTH 77 DEGREES 56 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 51.20 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 81.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 285.84 FEET TO A POINT OF CURVATURE; THENCE 61.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 37 MINUTES 07 SECONDS TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM THAT PORTION OF LAND LYING WITHIN THE WEST

1316.23 FEET OF THE SAID SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 88.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 521.56 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 609.90 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 1452.64 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 535.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS NORTH 01 DEGREES 16 MINUTES 43 SECONDS EAST; THENCE 225.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7957.25 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 18 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 77.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 785.57 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 250.53 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 88.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 192.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 82.54 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 63.00

FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 312.56 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 337.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS SOUTH 00 DEGREES 34 MINUTES 10 SECONDS WEST; THENCE 272.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7843.50 FEET AND A CENTRAL ANGLE OF 01 DEGREES 59 MINUTES 19 SECONDS TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 77.56 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 7957.25 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 31 SECONDS; THENCE NORTH 01 DEGREES 44 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 657.23 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 727.88 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 1080.49 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 623.12 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS NORTH 88 DEGREES 15 MINUTES 35 SECONDS EAST; THENCE 63.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 23 MINUTES 50 SECONDS TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

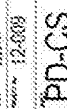
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 610.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 120.13 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 730.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 24.29 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 489.78 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 1219.63 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 714.24 FEET; THENCE SOUTH 01

DEGREES 44 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 609.91 FEET;
THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE
609.90 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE
SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 738.55 FEET TO THE
POINT OF BEGINNING.

LYING AND BEING IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY
OF DORAL, MIAMI-DADE COUNTY FLORIDA.

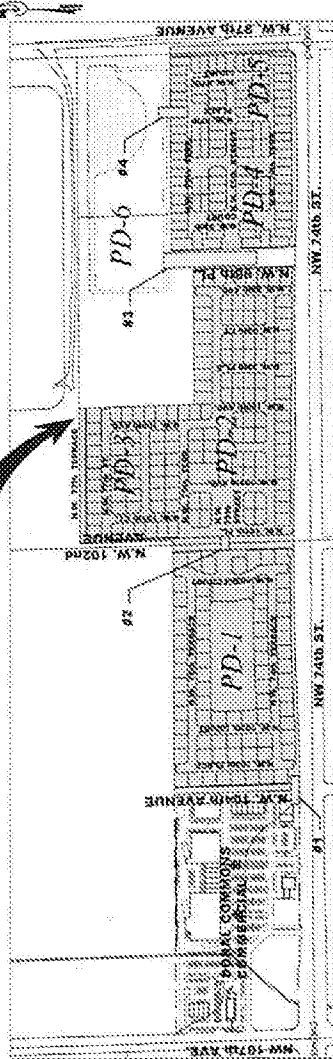
COMPOSITE EXHIBIT B

Description of Roadways:

[illegible]

12.5493

SUBJECT PROPERTY



LOCATION MAP

888-888-8888

ITEMS TO BE INCLUDED IN COMBAT					
	2000-2001	2002-2003	2004-2005	2006-2007	2008-2009
1	15	15	15	15	15
2	15	15	15	15	15
3	15	15	15	15	15
4	15	15	15	15	15
5	15	15	15	15	15
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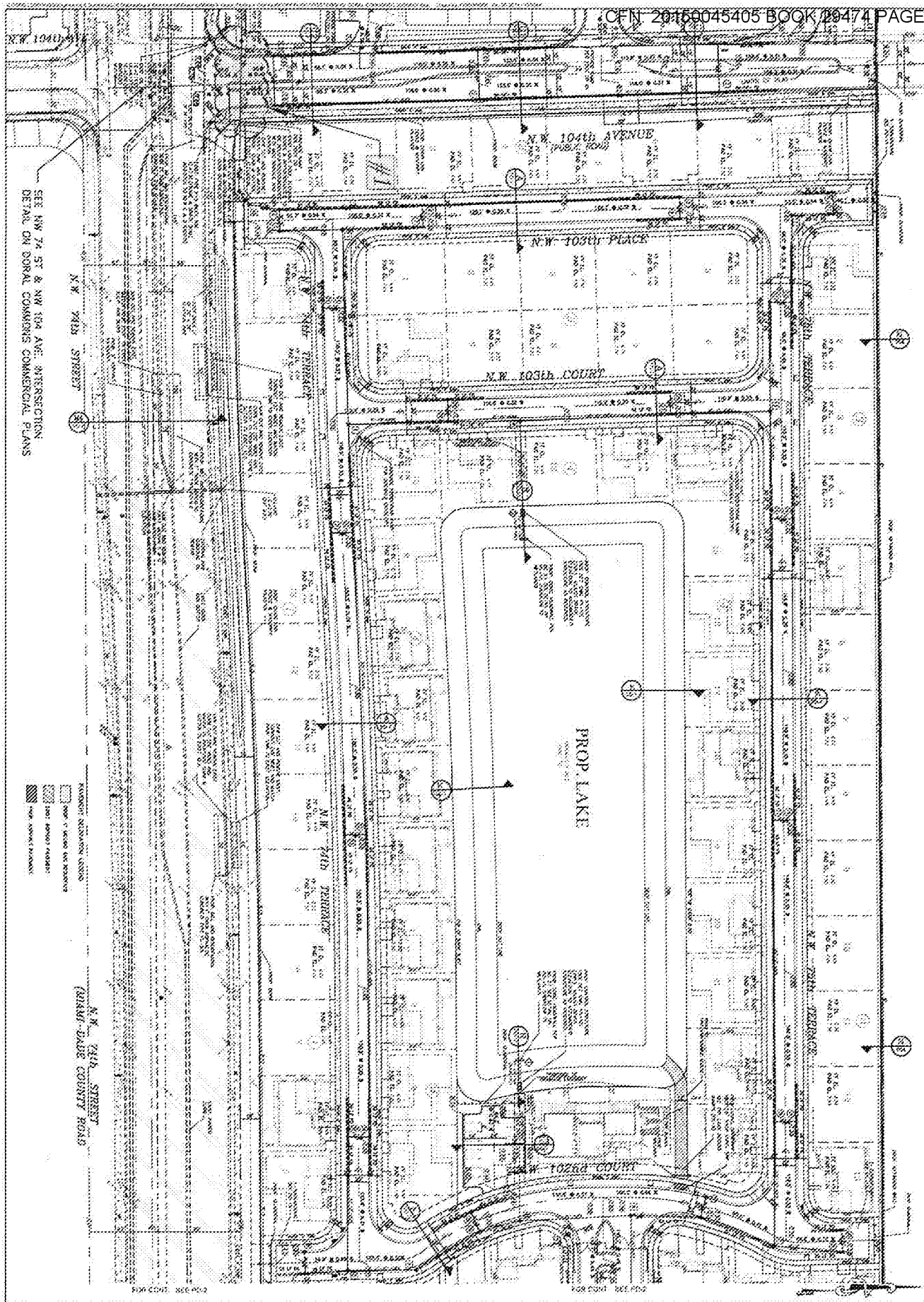
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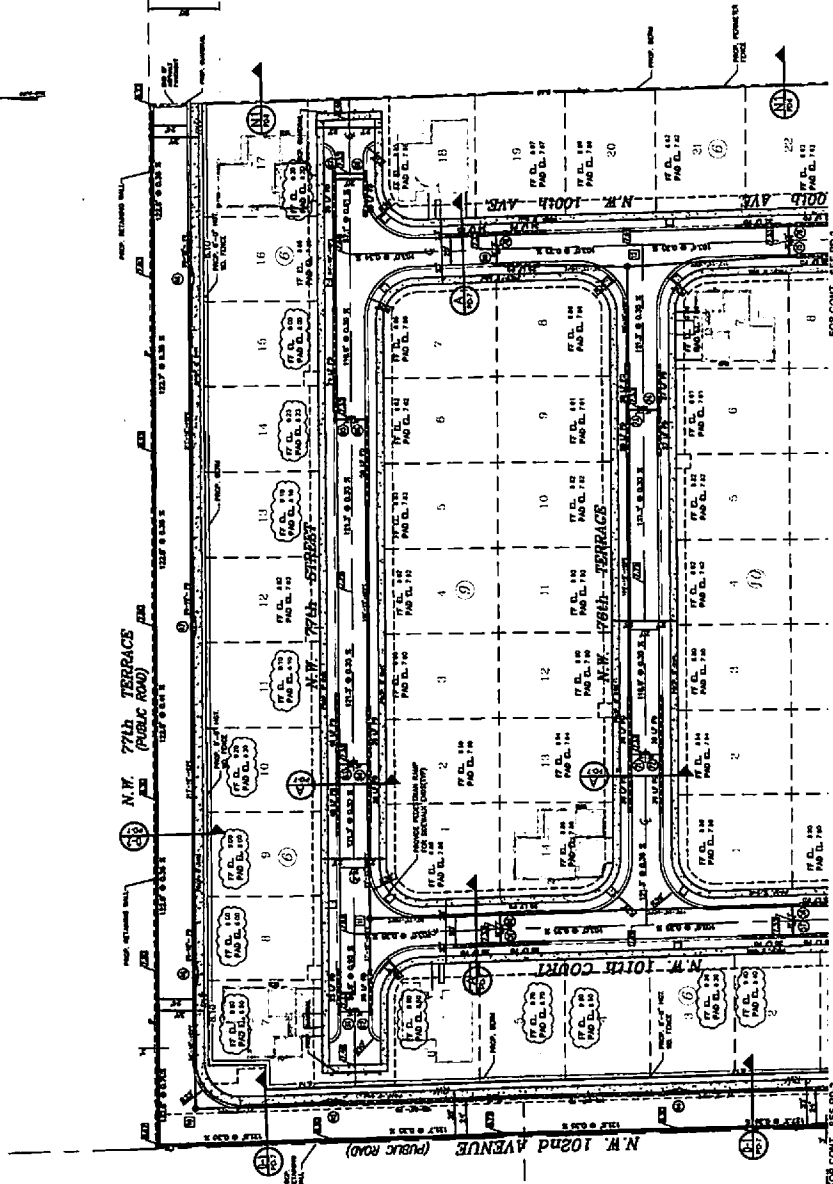
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DORAL COMMONS RESIDENTIAL		PAVING, GRATING & DRAINAGE PLAN	
PREPARED BY: TERRA DORAL COMMONS, LLC		DATE: 12/09	
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SCALE: 1" = 40'		DRAWN BY: 12/09	
CHECKED BY: 12/09		APPROVED BY: 12/09	
PROJECT LOCATION: 12/09		PROJECT DESCRIPTION: 12/09	
PROJECT OWNER: 12/09		PROJECT MANAGER: 12/09	
PROJECT ENGINEER: 12/09		PROJECT ARCHITECT: 12/09	
PROJECT LANDSCAPE: 12/09		PROJECT CIVIL: 12/09	
PROJECT ELECTRICAL: 12/09		PROJECT MECHANICAL: 12/09	
PROJECT PLUMBING: 12/09		PROJECT HVAC: 12/09	
PROJECT FIRE: 12/09		PROJECT SECURITY: 12/09	
PROJECT ACCESS: 12/09		PROJECT UTILITIES: 12/09	
PROJECT TELECOMMUNICATIONS: 12/09		PROJECT SPECIALTIES: 12/09	
PROJECT OTHER: 12/09		PROJECT TOTAL: 12/09	





DESIGNED BY
 ENGINEERED BY
 DRAWN BY
 CHECKED BY
 DATE

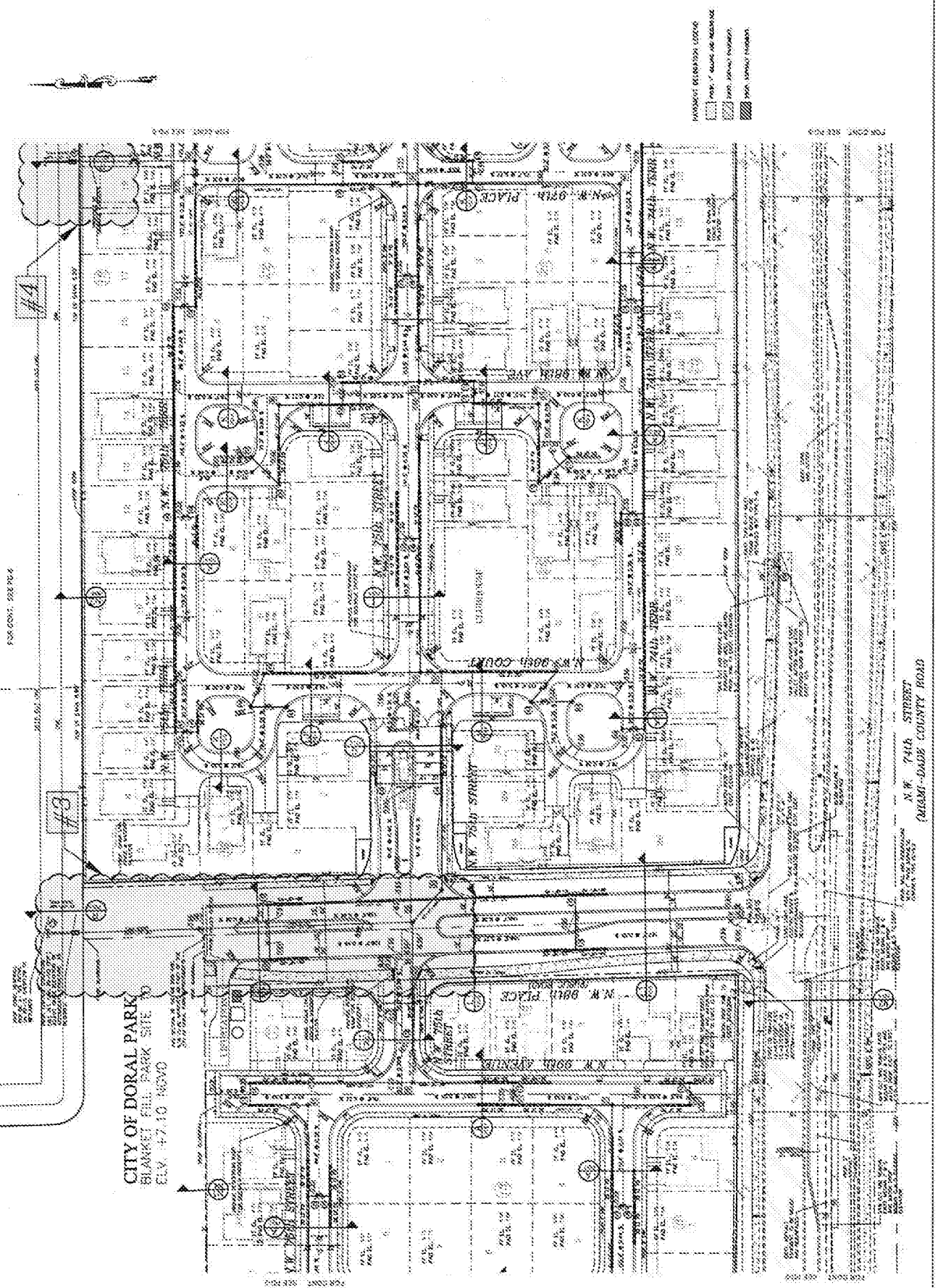
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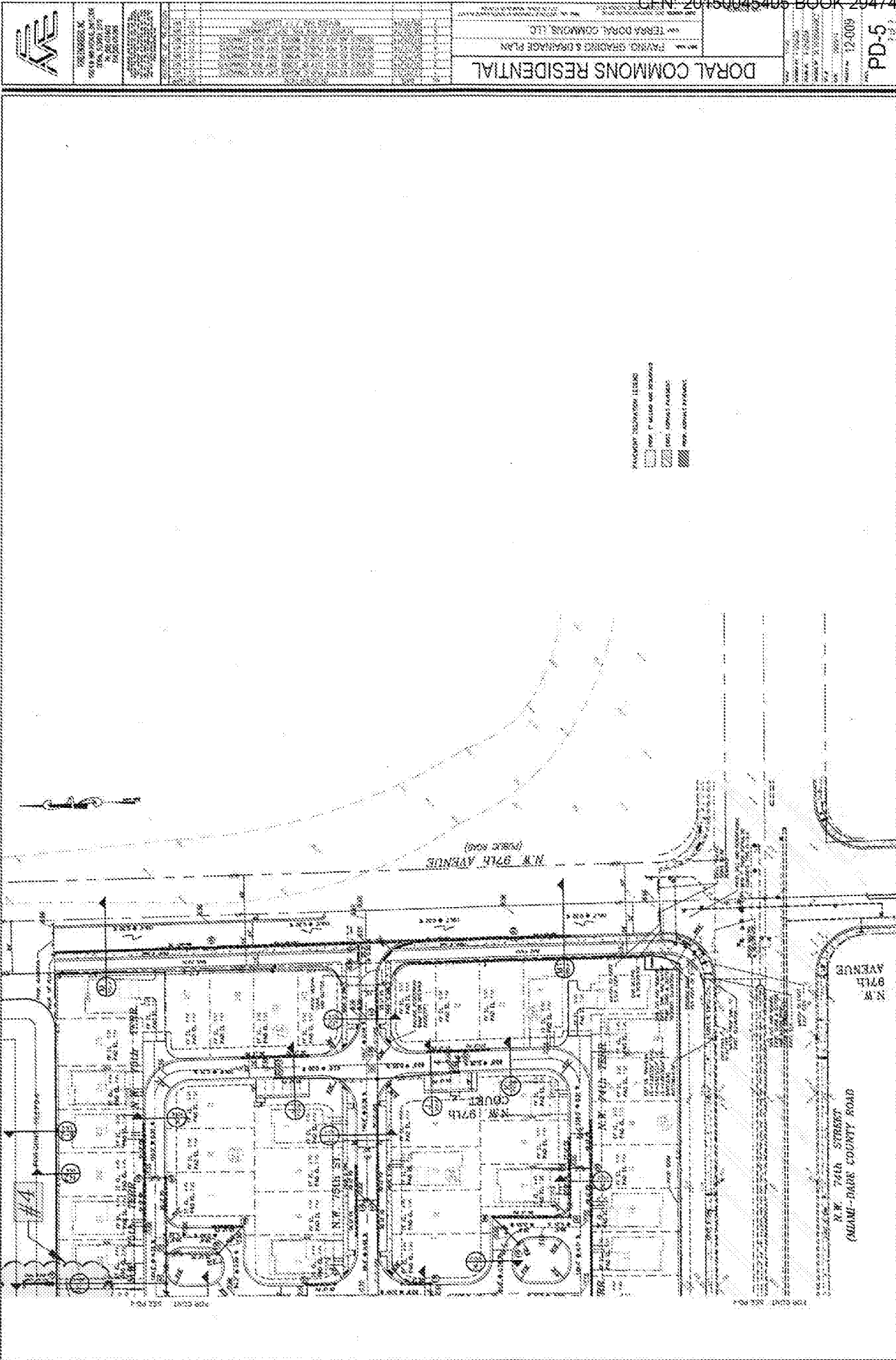
OWNER
 PROJECT
 LOCATION

PROJECT NO.
 SHEET NO.
 TOTAL SHEETS

DATE
 SCALE
 PROJECT NO.

PD-4
 12-009





DORAL COMMONS RESIDENTIAL

PAVING, SEADING & DRAINAGE PLAN

TERRA DORAL COMMONS, LLC

PD-5

12-009