RESOLUTION NO. 14 –97

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN VIEWPOINT OUTDOOR LLC, AND SDE MEDIA LLC; ACCEPTING INDEMNIFICATION AGREEMENT; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on July 8, 2009, Viewpoint Outdoor LLC ("Viewpoint") and the City of Doral (the "City") entered into a settlement agreement (the "City Settlement Agreement") to settle certain litigation as between them regarding billboard sign advertising rights and conditions; and

WHEREAS, pursuant to Section 17 of the City Settlement Agreement, Viewpoint may assign its rights and obligations subject to the City's consent; and

WHEREAS, in resolving a legal dispute between the principals of Viewpoint (case No. 48-2011-CA-011678-0), the Circuit Court of the 9th Judicial Circuit in and for Orange County approved a confidential settlement agreement (the "Viewpoint Settlement Agreement") that, in part, divided the assets of Viewpoint amongst the principals in accordance with the Asset Distribution Chart, attached hereto as Exhibit "A", which is incorporated herein and made a part hereof by this reference; and

WHEREAS, Santiago D. Echemendia ("Echemendia") is one of the two current principal of Viewpoint, and he is also the sole managing member of SDE Media, LLC, an active Florida limited liability company ("SDE"), the corporate entity which will receive the duly divided and assigned assets of Viewpoint as Echemendia's beneficiary of the Viewpoint Settlement Agreement; and

WHEREAS, in accordance with the Viewpoint Settlement Agreement, the Circuit Court of the 9th Judicial Circuit also approved the Assignment and Assumption

Agreement between Viewpoint and SDE (the "Assignment"), attached hereto as Exhibit "B", which is incorporated herein and made a part hereof by this reference; and

WHEREAS, SDE has represented and continues to represent to the City that SDE can fulfill all of Viewpoint's rights and obligations under the City Settlement Agreement; and

WHEREAS, to allay any concerns that City may have with regard to the Assignment, Echemendia, individually, and in his capacity as the sole managing member of SDE and on behalf of SDE, has offered the City an Indemnification Agreement, attached hereto as Exhibit "C", which is incorporated herein and made a part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. Each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein and made a part hereof by this reference.

Section 2. Acknowledgement. The confidential settlement of the lawsuit by and between the principals of the Viewpoint (Case No. 48-2011-CA-011678-0 in the 9th Judicial Circuit in and for Orange County) is acknowledged, and official notice is taken of that certain part of the Viewpoint Settlement Agreement known as the Asset Distribution Chart, which is attached hereto as Exhibit "A".

Section 3. Approval. The Assignment, attached hereto as Exhibit "B", is approved.

Section 4. Acceptance. The Indemnification Agreement and Covenant Not to Sue, attached hereto as Exhibit "C", is hereby accepted.

<u>Section 5.</u> <u>Implementation.</u> The City Manager and the City Attorney are hereby authorized to take such actions as may be necessary and appropriate to implement the purposes of this Resolution.

<u>Section 5.</u> <u>Effective Date.</u> This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was moved for adoption by Councilmember Rodriguez and seconded by Councilmember Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria
Vice Mayor Christi Fraga
Councilwoman Ana Maria Rodriguez
Councilwoman Bettina Rodriguez Aguilera
Councilwoman Sandra Ruiz

Yes
Yes

PASSED and ADOPTED this 9 day of July, 2014.

LUIGI BORIA, MAYOR

ATTEST:

BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND RELIANCE OF THE CITY OF DORAL:

WEISS, SEROTA, HELFMAN, PASTORIZA

COLE AND BONISKE CITY ATTORNEY

EXHIBITS

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799 Holland & Knight LLP | www.hklaw.com

Juan J. Mayol, Jr. 305 789 7787 juan.mayol@hklaw.com

May 21, 2014

RECEIVED

VIA HAND DELIVERY and ELECTRONIC MAIL

Mr. Julian H. Perez Planning and Zoning Director City of Doral 8401 NW 53rd Terrace, 2nd Floor Doral, FL 33166 City of Doral
Planning & Zoning Department

Detect.

Viewpoint

33100

SDE Media LLC's Request for Assignment Pursuant and ity Settlement Agreement dated July 9, 2009

Dear Mr. Perez:

Re:

Our firm represents SDE Media LLC ("SDE Media") and Santiago D. Echemendia, individually and as a co-managing member of Viewpoint Outdoor LLC ("VP"). This letter shall serve to respectfully request, on behalf of VP and SDE Media, the City's approval of the assignment of certain rights and obligations of VP to SDE Media pursuant to the Settlement Agreement between the City of Doral and VP dated July 8, 2009 ("City Settlement Agreement") and that certain settlement agreement between Santiago Echemendia and Harkley Thornton dated January 13, 2014.

According to Section 17 of the City Settlement Agreement, VP may assign its rights and obligations to an assignee provided (a) the assignment is in writing and a copy is provided to the City, (b) VP is not in default of the City Settlement Agreement, (c) such assignment is only made to an assignee that is able to fulfill all of VP's rights and obligations; (d) the City's approval is not unreasonably withheld, conditioned, or delayed; and (e) the City's approval is granted or withheld by the City Council, in writing within 60 days of the written request for approval of the assignment. A copy of the City Settlement Agreement is attached as Exhibit A to the proposed Assignment from VP to SDE Media, which is enclosed with this letter, and for which SDE seeks the City's approval.

VP is not in default of any of the terms or provisions of the City Settlement Agreement. SDE Media is an assignee whose owner has approximately seven (7) continuous years of experience in the outdoor advertising business and thus has the experience in the outdoor advertising business that fully qualifies SDE Media to fulfill VP's rights and obligations under the City Settlement Agreement. Indeed, as you may be aware, Mr. Echemendia, the managing member of SDE Media, is a co-managing member of VP and remains, along with Harkley R.

Mr. Julian Perez, Director May 21, 2014 Page 2

Thornton, an equal 50% owner of that entity (which is the assignor hereunder). Accordingly, this proposed assignment is, in effect, simply a splitting of the VP assets, rights and obligations between the former co-equal members of VP to their respective designated assignee entities, so that each can move forward and build-out the allocated billboard sign structures under the City Settlement Agreement.

Please also note that since approximately 2009, Mr. Echemendia has been the comanaging member and equal 50% owner of three other outdoor advertising related limited liability companies. Accordingly, as mentioned, SDE Media is amply qualified to fulfill VP's rights and obligations under the City Settlement Agreement. Finally, in order to meet the 60-day requirement, we kindly ask that this request be heard by the City Council in June 2014.

We respectfully request your favorable review of this application and look forward to City Council approval. Should you have any questions, comments, or require additional information, please do not hesitate to phone me at 305-789-7787.

Yours very truly,

HOLLAND & KNIGHT LLP

By:

Juan J. Mayor

JJM:sf

cc: Allen Pegg, Esq.

Santiago Echemendia, Esq.

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT ("Assignment") is entered into effective as of January 13, 2014, by and between VIEWPOINT OUTDOOR, LLC, a Florida limited liability corporation ("Assignor") and SDE Media LLC, a Florida limited liability company, as Assignee ("Assignee").

WITNESSETH:

WHEREAS, Assignor and the City of Doral, a Florida municipal corporation (the "City"), entered into that certain Settlement Agreement effective July 8, 2009 (the "Viewpoint/City Settlement Agreement"), a copy of which is attached hereto as Exhibit "A";

WHEREAS, pursuant to the Viewpoint/City Settlement Agreement, Assignor has the right to construct twelve (12) billboard sign structures containing up to three (3) LED faces (collectively, the "Permits"), subject to the terms and conditions of the Viewpoint/City Settlement Agreement;

WHEREAS, pursuant to the Viewpoint/City Settlement Agreement, Assignor has the right to assign to Assignee all of its rights, obligations and remedies to the Permits; provided that Assignee, as to the Permits, accepts the assignment of the Permits and agrees that with respect to such Permits, Assignee shall be bound by all rights (including but not limited to all relocations rights) and obligations of Assignor under the Viewpoint/City Settlement Agreement and by the terms and conditions of the Viewpoint/City Settlement Agreement; and

WHEREAS, Assignor desires to assign to Assignee those Permits described in Exhibit "B" hereto (collectively, the "Assigned Permits"), and will use good faith efforts to secure City Commission approval; and Assignee desires to accept the assignment of the Assigned Permits, subject to the terms and conditions of the Viewpoint/City Settlement Agreement; and

WHEREAS, the parties acknowledge that said assignments must be approved by the City.

NOW, THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

- 1. <u>Incorporation of Recitations</u>. The foregoing recitations are true and correct and are incorporated herein by this reference.
- 2. <u>City Commission Approval</u>. This Assignment is made pursuant to section 17 of the Viewpoint/City Settlement Agreement, which section provides, in part, as follows:

The rights and obligations of VIEWPOINT hereunder, and of any successor in interest, are fully assignable, as provided herein, and the assignee of all such rights and obligations shall become completely responsible for the fulfillment thereof. VIEWPOINT, or such successor in interest, shall be released from any further liability or obligation hereunder immediately upon any such assignment.

Dh

- a. Any assignment of the rights and obligations of this Agreement shall be in writing, with a copy provided to the CITY.
- b. No assignment shall be valid if VIEWPOINT, or the then current successor in interest, is in default of this Agreement at the time of such assignment. VIEWPOINT may only assign the rights and obligations hereunder to an assignee that is able to fulfill VIEWPOINT's rights and obligations herein.
- c. Any such assignment shall be subject to the approval of the CITY, which approval may not be unreasonably withheld, conditioned, or delayed. Such approval may be granted by the City Council and must be granted or withheld, in writing, within 60 days of the written request for approval of the assignment. If approval of the assignment is withheld, the CITY shall provide specific information in the written denial describing the basis for the denial.
- 3. <u>Assignment</u>. In accordance with the Viewpoint/City Settlement Agreement, Assignor does hereby assign, transfer and convey to Assignee, without representation or warranty, all of Assignor's right, title and interest in and to the Assigned Permits.
- 4. <u>Assumption</u>. Assignee hereby accepts the assignment of the Assigned Permits and hereby agrees that with respect to the Assigned Permits that Assignee (i) shall be bound by the terms and conditions of the Viewpoint/City Settlement Agreement, and (ii) shall accept all of the rights and obligations of the Assignor under the Viewpoint/City Settlement Agreement.
- 5. <u>Timing</u>. Within five (5) days from the date this Assignment is executed by both parties, Assignor shall submit this Assignment to the City and request City approval in accordance with the Viewpoint/City Settlement Agreement.
- 6. Governing Law; Binding Effect. This Assignment shall be governed by Florida law, and construed and enforced in accordance with, the laws of the State of Florida without regard to its conflict of law principles. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.
- 7. <u>Captions and Interpretation</u>. Captions and paragraph headings are included in this Assignment for convenience of reference only and shall not be used in the interpretation of this Assignment. Unless the context requires a contrary construction, the singular shall include the plural, and the masculine, feminine and neuter genders shall each include the others.
- 8. <u>Counterparts</u>. This Assignment may be executed in separate counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank; signature page follows]

1

IN WITNESS WHEREOF, this Assignment has been signed by Assignor and Assignee by their respective duly authorized representatives as of the date set forth above.

Signed sealed and delivered in the presence of: Witnesses: Print Name: By:

ASSIGNOR:

VIEWPOINT OUTDOOR, LLC, a Florida limited liability corporation

Name: Santiago D. Echemendia Title: Co-Managing Member

ASSIGNEE:

SDE Media, LLC, a Florida limited liability

company

Name: Santiago D. Echemendia

Title: Managing Member Date: May 21, 2014

[Signature page of Assignment and Assumption Agreement]

APPROVAL OF ASSIGNMENT AND ASSUMPTION AGREEMENT

The undersigned, on behalf of the City of Doral, a Florida municipal corporation ("City"), hereby approves, in accordance with the Viewpoint/City Settlement Agreement (as defined in the Assignment and Assumption Agreement to which this instrument is attached), the Assignment and Assumption Agreement by and between VIEWPOINT OUTDOOR, LLC, a Florida limited liability corporation, as Assignor, and SDE Media LLC, a Florida limited liability company, as Assignee, dated as of the __ day of January, 2014.

IN WITNESS WHEREOF, the undersigned has executed this Approval of Assignment and Assumption Agreement on behalf of the City.

CITY OF DORAL:

| | Ву: |
|--------------------------------------|---------------------|
| | Print Name: |
| | Title: City Manager |
| | Date: |
| | Attest: |
| | Print Name: |
| | Title: City Clerk |
| | Date: |
| | |
| | |
| Approved as to form and correctness: | |
| | |
| Print Name: | |
| Date: | |



EXHIBIT "A"

SETTLEMENT AGREEMENT BETWEEN THE CITY OF DORAL AND VIEWPOINT OUTDOOR, LLC.

THIS AGREEMENT is entered into this day of Juy, 2009, by and between VIEWPOINT OUTDOOR, LLC. ("VIEWPOINT"), a Florida limited liability corporation, its successors and assigns, whose address is 265 N.E. 24th Street, Suite 501, Miami, Florida 33137 and the CITY OF DORAL, a Florida municipal corporation, whose address is 8300 N.W. 53rd Street, Suite 100, Doral, Florida 33166 ("CITY"), as follows:

RECITALS

VIEWPOINT is a sign company that has presented applications to construct 35 billboard signs for commercial and non-commercial speech at various locations throughout the CITY; and

VIEWPOINT filed a lawsuit against the CITY in U.S. District Court, <u>VIEWPOINT. v.</u> City of Doral, Case No. 08-22541-CIV-JORDAN/McALILEY (the "Lawsuit"), challenging the constitutionality of the CITY's former and current sign ordinances; and

VIEWPOINT and the CITY each wish to avoid the continuing expense and risk of a lawsuit; and

VIEWPOINT has agreed to withdraw all previous applications and in exchange, the CITY shall grant VIEWPOINT all necessary permits and approvals within the jurisdiction of the CITY to allow VIEWPOINT to construct twelve billboard signs along the limited access highways within the city limits of the CITY; and

The CITY is entering into this Agreement as a compromise of a disputed claim and the CITY does not admit any liability; and

The parties agree that this is a settlement of a disputed claim as to the validity of the former sign ordinance and a disputed claim as to the right of VIEWPOINT to pursue applications under the former sign ordinance, and

VIEWPOINT and the CITY each have full authority to enter into this Agreement and have followed all necessary procedures and have obtained all necessary approvals and ratifications prior to execution of this Agreement; and

This Agreement has been duly noticed and has been approved at a public hearing; and

VIEWPOINT

2

Both parties consider it to be in their best interests and in the interests of the citizens and property owners of the CITY to approve this Agreement.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree each with the other as follows:

Section 1. Recitals. The recitals above are true and correct.

Section 2. <u>Construction of Signs</u>. VIEWPOINT shall be permitted to construct twelve (12) billboard sign structures, containing up to three (3) LED faces, (the "Viewpoint Signs") at locations within the current city limits of the CITY, subject to meeting applicable regulations not in conflict with this Agreement, in accordance with the following conditions:

a. The Viewpoint Signs shall be located within 150 feet of the edge of the limited access highways, more specifically, SR 826 (Palmetto Expressway); SR 836 (Dolphin Expressway); and The Florida Turnpike, and shall be placed so as to be primarily visible from the traffic lanes on the limited access highways.

b. The Viewpoint Signs shall have no more than two (2) sign faces.

c. The Viewpoint Signs must meet the Florida Department of Transportation ("FDOT") permitting requirements. The size, shape and height of the Viewpoint Signs shall be in accordance with the FDOT permitting requirements and shall not exceed FDOT limitations.

d. The shape of the Viewpoint Signs shall be back-to-back or "V" shape on a monopole base.

e. Viewpoint Signs may be illuminated with lighting that is consistent with standard lighting used in the industry; however, no sign shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device, or signal, nor shall the illumination interfere with drivers or shine directly onto adjoining property. The illumination shall not be provided by flashing lights, rotating lights or strobe lights.

f. No Viewpoint Signs on the structures shall emit noise.

g. Viewpoint Signs may not display words such as "Stop" or "Danger" in such a manner to appear to require stopping or to imply the presence of danger, nor may sign copy imitate official signs (such as stop signs, interstate signs, etc.).

h. For all LEDs, the message must remain static for at least 5 seconds.

- No part of the sign structure, excluding the lighting mechanisms, shall be within 10 feet of any property line adjacent to the highway.
- j. The zoning for each sign structure location must be commercial, industrial, or office, or meet the criteria of unzoned commercial/industrial property as that term is defined in Florida Statutes Section 479.01(23) (2008).
- k. Each sign face on a sign structure shall be completely covered when a message is posted. If the message is smaller than the sign face's dimensions, skirting or screening shall be used to cover the balance of the sign face.
- For security purposes, the ladder for each pole shall begin no lower than 15 feet from the ground.

Oliv

- m. Gateway Corridors. No Viewpoint Signs shall be constructed within 1000 feet of the following intersections, hereinafter referred to as the Gateway corridors:
 - i. Dolphin Expressway & Palmetto Expressway;
 - Dolphin Expressway & NW 87th Avenue;
 Dolphin Expressway & NW 107th Avenue;

 - iv. Palmetto Expressway & NW 25th Street;
 - v. Palmetto Expressway & NW 36th Street;
 - vi. Palmetto Expressway & NW 58th Street;
 - vii. The Florida Turnpike & NW 41st Street.
- n. Spacing Requirements.
 - i. No Viewpoint Sign shall be located within 1000 feet of another billboard sign on the same side of the limited access highway, facing in the same
 - ii. No Viewpoint Sign shall be located within 500 feet of the property line of platted lot utilized for a residential use, as that term is defined in the City of Doral Zoning Code.
 - iii. No Viewpoint Signs shall be located adjacent to the Florida Turnpike between NW 41st Street and NW 90th Street.

Damage or Destruction of Viewpoint Signs. All Viewpoint Signs must be Section 3. maintained in a safe manner and in compliance with FDOT requirements that were in existence at the time the Viewpoint Signs were built and the Florida Building Code. Any sign that must be replaced due to damage or destruction will be re-permitted, if necessary, for the same location.

VIEWPOINT shall not erect any sign advertising any Sign Content. establishment or business that could reasonably be characterized as providing adult entertainment, nor shall any sign contain sexually graphic materials, or contain any material that appeals to prurient interests. No sign shall contain any of the following: obscene language or language that describes sexual conduct; graphics that depict sexual conduct, human genitalia or buttocks which are not fully covered, or female breasts which are not covered below the top of the areola; or graphics which depict scenes or images which could reasonably be construed a being obscene or which appeal to prurient interests. There shall be no X-rated movies, X-rated products or X-rated services, tattoo parlors, bail bondsmen, massage parlor advertising, pawn shops, adult movie houses or adult entertainment centers placed upon any sign unless prior approval is obtained from the CITY. No advertising will be allowed to contain material which is immoral, lascivious, obscene, and indecent, in bad taste or violates community standards of decency. There shall be no alcoholic beverage advertising on any sign that is within one-quarter mile of a hospital or an elementary, middle or high school.

Compensation. Permitting fees shall be paid as follows: Section 5.

a. The permitting fee for each of the Viewpoint Signs is \$75,000 per Viewpoint Sign, which is non-refundable except as otherwise provided in Section 5(c). \$37,500 shall be due within 10 days of the issuance of the building permit or the FDOT tag, whichever is later. The remaining \$37,500 shall be due within 10 days of the issuance of a certificate of use and occupancy.

- b. For each Viewpoint Sign which is converted to an LED, the permitting fee for the LED conversion and/or construction shall be \$150,000, which is non-refundable except as otherwise provided in Section 5(c). \$75,000 shall be due within 10 days of the issuance of the building permit for the LED conversion. The remaining \$75,000 shall be due within 10 days of the issuance of a certificate of use and occupancy.
- c. Reduction in Permitting Fees. The permitting fees as set forth in this paragraph shall be reduced by 25% for every additional billboard sign permitted in the City which is not included in this Agreement, unless additional signs are permitted in the current City limits pursuant to an order by a court of competent jurisdiction. For example, if the City permits a total of 14 billboard signs in the City, the permitting fee for a Viewpoint Sign shall be reduced from \$75,000 to \$56,250. This provision shall apply retroactively to require the refund to Viewpoint of the amount required by the reduction in fees as set forth in this Section.
- d. Existing Billboard Signs. Section 6(c) shall not apply to the existing Clear Channel Outdoor, Inc. billboard sign located on the Palmetto Expressway North of 58th Street. Section 6(c) shall apply to all other billboard signs in the City. The parties agree that there are no other billboard signs in the current City limits.

Section 6. Approvals. The CITY shall process all necessary permits for the VIEWPOINT Signs in accordance with the amended sign ordinance as provided in Section 18 of this Agreement as follows:

- a. Viewpoint will submit an FDOT Form 575-010-04 (the "FDOT Form") to the City, which will be stamped on the date received. The City's signature on FDOT Form 575-010-04 shall constitute approval of the location of the sign, and no further approvals from the City shall be required for the location of the Viewpoint Sign. Viewpoint shall comply with all applicable building codes for construction and maintenance of the sign structures.
- All FDOT Forms shall be processed within 10 business days after submittal to the CITY for the approval of a location for a Viewpoint Sign,
- c. Together with the FDOT Form, VIEWPOINT shall provide the CITY with engineered drawings of the Viewpoint Sign structures, and a specific purpose survey of the property on which the sign is to be located, showing the proposed location for the sign structure.
- d. If the applicable building codes prohibit the location of a Viewpoint Sign after the FDOT form is approved by the CITY, Viewpoint shall have the right to submit a revised FDOT Form for another sign within 1000 feet of the original location, which revised FDOT Form will be deemed filed as of the date of the FDOT form for the original location.

Spec

- e. Building permits for the Viewpoint Signs shall be processed within 30 days of the City's receipt of a complete application. If an FDOT tag has not been issued, but is required in accordance with Chapter 479 of the Florida Statutes, the building permit shall be issued with a condition that construction of the Viewpoint Sign shall not commence prior to issuance of the FDOT tag, provided the application meets all other of applicable building codes for construction and maintenance of the sign structures.
- f. The sign structures shall be subject to the City's building permitting and inspection process for structures within the CITY. The parties further agree that the CITY's ordinances shall be applied in a reasonable manner to allow erection and maintenance of the sign structures, with the understanding that the intent of this provision is to provide rules to govern the ongoing relationship between the parties and the ongoing maintenance and repair of the sign structures, but it is not the intent of this provision that the CITY's ordinances be used to prevent the erection or maintenance of the sign structures or to prevent the furtherance of the intent of this Agreement.

Section 7. Section 6 Annexation. The City has a pending application to annex all of Section 6, Township 53 South, Range 40 East (the "Section 6 Annexation Area"). If the application to annex the Section 6 Annexation Area is approved, and the City decides, after review of a traffic analysis and aesthetic study, to allow additional billboard signs in the Section 6 Annexation Area, the City shall either

- a. Reimburse Viewpoint in accordance with Section 5(c) of this Agreement, unless additional signs are permitted within the Section 6 Annexation Area pursuant to an order by a court of competent jurisdiction; OR
- b. Viewpoint shall be allowed to construct billboard signs in the Section 6 Annexation Area under the same terms and conditions of Sections 2 through 6 of this Agreement, except that the total number of signs in the Section 6 Annexation will be dictated by the results of the traffic analysis and aesthetic study.

Section 8. Pending Litigation. In order to minimize the effect of the potential construction of the 35 signs originally applied for by VIEWPOINT under the CITY's then existing sign ordinance, the CITY and VIEWPOINT agree that permits for the Viewpoint Signs described herein are the only permits that shall be issued to VIEWPOINT and that the applications previously submitted shall be permanently withdrawn, with prejudice, within ten (10) days of the execution of this Agreement. VIEWPOINT agrees that neither VIEWPOINT, nor its shareholders, directors, officers, or employees, will, either directly or indirectly, pursue any challenge to the CITY's sign ordinance.

Section 9. Term. The initial term of this Agreement shall commence upon execution of this Agreement by both parties and shall continue until the date that is 20 years after the date of the issuance of the first building permit for a Viewpoint Sign. The Viewpoint Signs shall be permitted for a period of 20 years, and all permits and approvals shall be automatically renewed for an additional 20 years, provided VIEWPOINT is not in default hereunder, unless VIEWPOINT notifies the CITY otherwise, in writing. Upon expiration of the term, or renewal

Gen

term if applicable, of this Agreement, VIEWPOINT shall at its cost, remove the sign structures, unless agreed otherwise in writing between the CITY and VIEWPOINT.

Section 10. <u>Dismissal of Lawsuits.</u> Within five days after approval of this Agreement by Resolution of the City Council, or the execution of this Agreement by the City, whichever is later, VIEWPOINT shall dismiss any and all lawsuits VIEWPOINT has filed against the CITY, with prejudice. The Notice of Dismissal shall provide that neither party retains any claims against the other party except for any claim related to enforcement of this Agreement. At the time of dismissal of the lawsuits, VIEWPOINT shall pay the CITY's attorney's fees incurred in the defense of the lawsuit.

Section 11. <u>Authority.</u> This Agreement shall be binding upon the parties hereto, their successors and assigns. The parties agree that there are no third party beneficiaries of this Agreement. VIEWPOINT and the CITY each have full authority to enter into this agreement and implement this agreement for all applications, locations and signs referenced herein and have followed all necessary procedures for this Agreement to be legal and binding.

Section 12. <u>Default.</u> VIEWPOINT shall be in default if VIEWPOINT shall fail to pay any permitting fee or otherwise comply with the terms of this Agreement.

a. <u>Application</u>. Except as otherwise specifically described herein, the terms of this Agreement shall be applied separately to each completed Viewpoint Sign as if there were twelve separate agreements, one for each sign structure. Any default hereunder shall only be as to the sign structure to which the default applies and shall not affect the other sign structures.

b. <u>Content Default.</u> Notwithstanding the foregoing, Viewpoint shall have two (2) days to cure a default of Section 4 of this Agreement.

c. Notice of Default. The City shall provide notice of default to Viewpoint, upon which Viewpoint shall have 30 days to cure the alleged default. Viewpoint shall be in compliance with this Agreement if the actions necessary to cure the default are initiated within thirty (30) days of the notice by the City. The cure period shall be extended by mutual agreement of the parties.

d. <u>Reservation of Remedies</u>. After the third occurrence in any calendar year of a default as set forth in this paragraph, either party may pursue all available remedies, including, but not limited to, removal of the Viewpoint Signs or

specific performance of this Agreement.

e. Breach by City. Viewpoint shall provide notice of default to the CITY, upon which the CITY shall have 30 days to cure the alleged default. The CITY shall be in compliance with this Agreement if the actions necessary to cure the default are initiated within thirty (30) days of the notice by Viewpoint. The cure period shall be extended by mutual agreement of the parties. In the event of a breach by the CITY, and after Notice opportunity to cure as set forth in this paragraph, VIEWPOINT may pursue all available remedies, including, but not limited to, specific performance of this Agreement.

CHEY

V

Section 13. <u>Settlement of Claim</u>. VIEWPOINT understands that the only reason the CITY is allowing the construction of the Viewpoint Signs described herein is for the settlement of disputed claims under the former sign ordinance and that the CITY does not admit any liability in this Settlement Agreement.

Section 14. Most Favored Nation. In the event the City shall reach a settlement with any other billboard owner, Viewpoint may elect to be governed by all terms, conditions, covenants, and restrictions contained in that settlement agreement. If Viewpoint so elects to be governed, it shall give written notification of its election to the City Attorney or his/her designee within 60 days of Viewpoint's receipt of notification of such agreement. The election shall be effective as of the date of the election and shall not be retroactive.

Section 15. Public Policy. VIEWPOINT, its successors and assigns, and the CITY, will not take any legal action to contend that this Settlement Agreement is illegal, unconstitutional or void as against public policy and both parties agree to take all actions to insure the intent of this Agreement is carried out. VIEWPOINT, its successors and assigns, and the CITY further agree to waive any rights they have under any law, federal, state or local, to challenge the conditions contained in this Agreement.

Section 16. <u>Public Service Announcements</u>. Viewpoint will, if space is available on LEDs, provide public, educational, and government materials display to the City within the limits of the City of Doral. Viewpoint shall be entitled to remove the City's copy as locations are sold to full-paying advertisers.

Section 17. Assignment of Agreement. The rights and obligations of VIEWPOINT hereunder, and of any successor in interest, are fully assignable as provided herein, and the assignee of all such rights and obligations shall become completely responsible for the fulfillment thereof. VIEWPOINT, or such successor in interest, shall be released from any further liability or obligation hereunder immediately upon any such assignment.

a. Any assignment of the rights and obligations of this Agreement shall be in writing, with a copy provided to the CITY.

b. No assignment shall be valid if VIEWPOINT, or the then current successor in interest, is in default of this Agreement at the time of such assignment. VIEWPOINT may only assign the rights and obligations hereunder to an assignee that is able to fulfill VIEWPOINT's rights and obligations herein.

c. Any such assignment shall be subject to the approval of the CITY, which approval may not be unreasonably withheld, conditioned, or delayed. Such approval may be granted by the City Council and must be granted or withheld, in writing, within 60 days of the written request for approval of the assignment. If approval of the assignment is withheld, the CITY shall provide specific information in the written denial describing the basis for the denial. The CITY hereby agrees that an assignment to any of the following shall not require

Gene

V

approval by the CITY and shall be valid without written approval: CBS Outdoor, Inc. its successors and wholly-owned subsidiaries; Carter Outdoor, its successors and wholly-owned subsidiaries, and ClearChannel Outdoor, Inc., its successors and wholly-owned subsidiaries. A copy of the documents assigning the rights and assuming the obligations under this Agreement shall be provided within 10 days of the execution of the documents.

Section 18. Relocation of Signs. The parties acknowledge that it is possible that VIEWPOINT may not be able to obtain all necessary approvals or permits for location(s) originally chosen by VIEWPOINT for placement of signs or that, after a sign is erected, the sign may need to relocated because of blockage from buildings or trees, other construction issues, or causes or circumstances beyond VIEWPOINT's control. In such an event, subject to meeting applicable regulations that are not in conflict with the terms of this Agreement, VIEWPOINT shall be entitled to obtain a permit for a different location within the area bordering a limited access highway as described in Section 2 of this Agreement and to locate the sign, if not already erected, or relocate a sign that has been already erected, on such different location. The alternative location shall be a substitute for, and not in addition to, the previous location and must comply with all applicable FDOT permitting requirements, including all spacing requirements and all provisions of this Agreement.

Section 19. Force Majeure. Failure by VIEWPOINT to perform any act required of VIEWPOINT hereunder on a timely basis shall not be deemed a breach or failure to perform by VIEWPOINT, if such failure is the direct result of, or due to, revolutions, insurrections, riots, wars, acts of enemies or of terrorism, acts of God, floods, national emergency, strikes, shortage or curtailment of material, labor, transportation, or utility services, or of any labor or production difficulty, state or federal recession or depression, or any cause beyond VIEWPOINT's control or without VIEWPOINT's fault or negligence (hereinafter referred to as "force majeure"). Any time for performance of any act by VIEWPOINT shall be extended by the duration of any force majeure. The permitting fees for any sign structure shall not be due for any month in which there is no advertiser on the sign structure due to force majeure. The term of this Agreement shall be extended for the number of months during which there is no advertiser on the sign structure due to force majeure.

Section 20. Sign Ordinance Redraft. The CITY will act in good faith to draft, consider, and adopt a new sign ordinance by January, 2010. Although VIEWPOINT will have no direct role in this process, the CITY agrees to consider VIEWPOINT's comments and suggestions in arriving at the final text. VIEWPOINT agrees to compensate its attorneys for assisting the CITY to redraft its sign ordinance to the extent such assistance is requested by the CITY. Such assistance shall not exceed twenty (20) hours of attorney billing. VIEWPOINT also hereby waives any and all objection that it might have had to any conflict of interest presented by this work. If the requirements for locating and permitting billboard signs set forth in the amended ordinance are less restrictive than this Agreement, the terms of the amended ordinance shall govern.

Section 21. Entire Agreement. This Agreement constitutes the entire Agreement between the parties relating to the subject matter hereof. It is the final expression of agreement between

8

the parties, thus, neither party shall be entitled to rely upon any conflicting oral representations, assurances, claims or disclaimers, made either prior to or simultaneous with the execution of this Agreement.

Section 22. Attorney's Fees and Costs. Each party shall bear its own attorney's fees and costs in completing the terms of this Agreement. In the event of a dispute hereunder, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.

Section 23. <u>Indemnification.</u> VIEWPOINT shall, at its expense, defend, indemnify, and hold harmless the CITY from any cost, claim, action, liability or damage, including attorney's fees, of any kind arising from any challenge by any third party to the terms of this Agreement or resulting from the signs. VIEWPOINT agrees to defend any such action and the CITY agrees to cooperate with VIEWPOINT in such defense. VIEWPOINT agrees to add the CITY as an additional insured on any insurance obtained with regard to the sign structures.

Section 24. Notice. All notices, demands, and any other communication provided for herein shall be given in writing and shall be personally delivered, sent by United States Certified Mail, or nationally recognized overnight mail carrier, return (or delivery) receipt requested, postage prepaid and sent to the address provided in the introductory paragraph of this Agreement. Provided, however, that any party may, from time to time, give notice to the other parties of some other address to which notices to such party shall be sent, in which event notices to such party shall be sent to such address. Notice shall be deemed to be effectively given hereunder when personally delivered with certificate or affidavit of service or with proof of delivery.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date written above.

Witness

VIEWPOINT OUTDOOR, LLC.

By:

Santiago D. Echemendia

Its: Member

CITY OF DORAL

Havilluva Research

(Please Print of Type Name)

By:

Wiewpoint OUTDOOR, LLC.

By:

Santiago D. Echemendia

Its: Member

CITY OF DORAL

By:

Wonne Soler, City Manager

9

Attest:

By Salvara Herrera City Clerk

Approved as to Form and Logal Sufficiency:

Gave

V

EXHIBIT "B"

Assigned Permits/Approvals

| PERMITS/APPROVALS | DESCRIPTION |
|--|---|
| Permits, including Local Gov't Approvals for relocation site (Med Plan, Folio #: 35-3022-001-1370) | Palmetto: Billboard sign structure located at 5350 NW 77th Court, Doral |
| Permits | Palmetto: Billboard sign structure located at 3050 NW 77th Court, Doral |
| Assignable Permits pursuant to Section 2 and 17 of the Viewpoint/City Settlement Agreement | Rights to construct four (4) additional billboard sign structures in the City of Doral, containing up to one (1) LED face, at locations within the current city limits of the City of Doral, subject to the conditions in the Viewpoint/City Settlement Agreement |
| Local Gov't Approvals | Palmetto: Doral Hospitality, Inc., located at 3959 NW 79th Avenue, Doral; Folio #: 35-3037-032-0020. |
| Local Gov't Approvals | Palmetto: Beach Club 3904 Corp. (formerly Eric Vidal Trs), located at: 7711 NW 46 th Street, Doral; Folio #: 35-3022-026-0340 |
| Local Gov't Approvals | Palmetto: AAAA Universe LLC located at 7800 NW 29th Street, Doral; Folio #: 35-3027-037-0010. |
| Local Gov't Approvals | Palmetto: Bottling Group LLC located at 7777 NW 41st Street, Doral; Folio #: 35-3022-000- 0101 |
| Local Gov't Approvals | Turnpike Luis and Maria Arias located at 11600 NW 34th Street, Doral; Folio #: 35-3030-031-0080 |
| Local Gov't Approvals | Turnpike Miami-Dade Community College located at 3800 NW 115th Avenue, Doral; Folio #: 35-3030-031-0040 |
| Local Gov't Approvals | Dolphin CSX Transportation, Inc., Folio #: 35-3054-000-0111 |
| Local Gov't Approvals | Dolphin: CSX Transportation, Inc., Folio #: 35-3055-003-0011, approximately 300 feet west of NW 98th Court |



RE:

FLORIDA DEPARTMENT OF TRANSPORTATION

Application for outdoor advertising sign permit

| To be completed by applicant: | | | | |
|--|--------|--|--|--|
| Name of Applicant or Company: Viewpoint Outdoor LLC | | | | |
| Sign is: ☐ existing ☐ proposed | | | | |
| County: Mlami-Dade Municipality, if applicable: Clty of Doral Highway Name & Number: Palmetto Expy / SR 826 | | | | |
| | | | | |
| Parcel ID#: 35-3022-001-1370 | | | | |
| To be completed by appropriate zoning official: | | | | |
| Designation of parcel on the Future Land Use Map: Industrial | | | | |
| Current zoning of parcel (from Land Development Regulations): Industrial | | | | |
| Copies of the applicable pages from the land use documents showing all allowable uses under the designations above must be submitted with this application. | isted | | | |
| Is location within city limits: 🖾 Yes 🗌 No 💮 If yes, name of city: Doral | | | | |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: | | | | |
| Name: Albert P. Childress Telephone #: (305) 593-6690 | | | | |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality parcel above: | | | | |
| Signature of Local Government Official Date | | | | |
| Albert P. Childress, Assistant City Manager Printed Name and Title | | | | |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permitable permitabl | t - | | | |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. | | | | |
| The outdoor advertising sign identified in this application: | | | | |
| | | | | |
| I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority. | | | | |
| March 14 2014 | | | | |
| Signature of Local Government Official Date | | | | |
| Albert P. Childress, Assistant City Manager Printed Name and Title | | | | |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising perm | lt | | | |

SUBJECT TO THE RELOCATION OF THE SIGN LOCATED AT 5350 NW 77TH COURT, AS PER SECTION 18 OF THE VIEWPOINT SETTLEMENT

application by the Department.

1

4

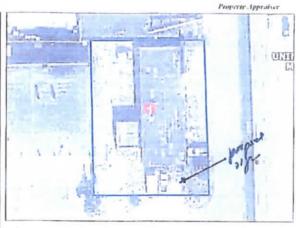
reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

MIAMI-DADE COUNTY OFFICE OF THE PROPERTY APPRAISER PROPERTY SEARCH SUMMARY REPORT

Carles Lopez-Cantera

| Property Infor | mation: | | |
|--|----------|--------------------------------------|--------------------|
| Folio | | 35-3022-001-1370 | |
| Property Addr | ess | 5300 NW 77 CT | |
| Owner Name(| s) | MED PLANTIC | |
| Mailing Addre | ss | 7200 NW 7 ST STE 100 MAM FL 33126 | |
| Primary Zone | | 7600 INTENSIVE USE | |
| Use Code | | 1813 OFFICE BUILDING - M BUILDING | ULTISTORY : OFFICE |
| Beds/Baths/Ha | II. | 0/0/0 | |
| Floors | | 2 | |
| Living Units | | 0 | |
| Adj. Sq. Footag | je | 6,252 | |
| Lot Size | | 13,975 SQFT | |
| Year Built | | 1971 | |
| Full Legal Description 22 53 40 .31 AC AFPORT GARDENS PB 48-41 LOT 119 LOT SIZE 13975 SO FT OR 20302-2416 0302 1 F/AAU 30-3022-001-1370 COC 25482-1555 03 2007 1 | | | |
| Assessment In | formatio | n: | |
| Year | | 2013 | 2012 |
| Land Value | | \$279,500 | \$335,400 |
| Building Value | | \$257,595 | \$296,173 |
| Market Value | | \$537,095 | \$631,573 |
| Assessed Val | ue | \$537,095 | \$631,573 |
| Benefits Infor | mation: | | |
| Benefit | Туре | 2013 | 2012 |



| 11 | Acrial | Photography 2012 |
|-------------------|-----------|------------------|
| Taxable Value Inf | ormation: | |
| Year | 2013 | 2012 |
| | | |

| Year | 2013 | 2012 | |
|--------------|-----------------------|-----------------------|--|
| | Exemption/ Taxable | Exemption/ Taxable | |
| County | S0/\$537,095 | \$0/\$631,573 | |
| School Board | \$0/\$537,095 | \$0/\$631,573 | |
| City | \$0/\$537,095 | \$0/\$631,573 | |
| Regional | \$0/\$537,095 | \$0/\$631,573 | |

Sale Information:

| Date | Amount | OR Book-Page | Qualification Code |
|------------|-------------|--------------|--|
| 10/16/2012 | \$600,000 | 28325-1763 | Quality example deed |
| 05/09/2012 | \$2,100 | 28123-4172 | Financial inst or -In Lieu of Forchsure- stated |
| 03/03/2011 | \$100 | 27641-3562 | Corrective, tax or QCD, min consideration |
| 03/01/2007 | \$1,300,000 | 25482-1555 | 2008 and prior year sales; Quality exam of deed |
| 03/01/2002 | \$535,000 | 20302-2416 | 2008 and prior year sales; Coal by exam of deed |
| 05/01/1992 | \$300,000 | 15509-4091 | 2008 and prior year sales, Qual by exam of deed |
| 11/01/1987 | \$500,000 | 13479-1767 | 2008 and prior year sales; Cual by example deed |
| 07/01/1991 | \$0 | 00000-00000 | Qual by exam of deed |
| 09/01/1971 | \$22,500 | 00000-00000 | 2008 and prior year sales: Qual by exam of deed |

Disclaimer:

The Office of the Property Appraiser and Masmo Date County are continually educing and updating the tay roll and GB data to reflect the latest property information and



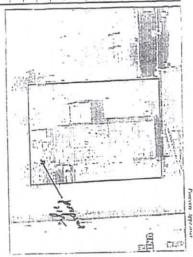
FLORIDA DEPARTMENT OF TRANSPORTATION

| RE. Application for outdoor advertising sign permit |
|---|
| o be completed by applicant: |
| lame of Applicant or Company: Viewpoint Outdoor LLC |
| ign is: |
| ounty Miami-Dade Municipality if applicable. City of Doral |
| lighway Name & Number. Palmetto Expy / SR 826 |
| ing location description: Approx 54 Natz of Nu 53 al 11 |
| arcel ID#: 35-3022-001-1370 |
| o be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| urrent zoning of parcel (from Land Development Regulations): Industrial |
| copies of the applicable pages from the land use documents showing all allowable uses under the designations l bove must be submitted with this application. |
| s location within city limits (Yes No If yes, name of city, Doral |
| Please provide the name and telephone number of the person the Department may contact if additional information is equired. |
| lame. Nathan Kogon. Telephone # (305) 593-6630 |
| certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the contymunicipality named above: |
| Signature of Local Government Official Date |
| lathan Kogon, AICP, Planning and Zoning Director |
| rinted Name and Title |
| IOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| he outdoor advertising sign identified in this application |
| ☐ Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. ☐ Is not in compliance with local ordinances, but is legally existing as a non-conforming sign ☐ Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority. |
| Signature of Local Government Official Date |
| Nathan Kogon, AICP, Planning and Zoning Director Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permi |

SUBJECT TO THE RELOCATION OF THE SIGN LOCATED AT 5350 NW 77TH COURT, AS PER SECTION 18 OF THE VIEWPOINT SETTLEMENT

/

| Eull Least Description | 22 53 40 41 AC | | : | | | |
|------------------------|--|-----------|-------------------|----------------------------|----------------|--|
| 9 | WARDER SPECIAL | | Tavalde Va | Eavable Value Informations | int | |
| | COLUMN SOLE 12872 SOLE | | Year | | 2013 | 2012 |
| | OR 20392-2416 0302 1 FAAU 39-3022-301-1370 | | | 0 | Esemption | Exemplian/ Taxable |
| | | | County | | 50/3537,095 | 7.005 2025031,573 |
| Assessment intormanna | | | | | - The Carrier | 2005 Sugar |
| Year | 2013 | 2012 | CHOOL DOUGH | 70 | 400000 | |
| Land Value | \$278.500 | 00F9103 | City | | \$00,500,7,006 | E05931 573 |
| Building Value | \$257,505 | 5206,173 | Regional | | 580'2C5\$70S | 17,085 50,5631,573 |
| Market Value | 5517,095 | 5631,573 | Sale Information: | nation: | | |
| Assensed Value | \$537,095 | \$631.573 | Date | Amount | OR Bunk-Page | Qualification Code |
| Benefits Information: | | | THE/51/11 | 5,000,000 | 28325-1763 | Qual by examic dued |
| Сынсій Турс | 2013 | 2012 | 036090412 | 52,100 | 20123-4172 | Fanacialist or in Lieu of Fandmaner stated |
| | | | 02002011 | 2100 | 270-11 3562 | Corrective, fax of QSD, min cansidezation |
| | | | 11.9011.91.17 | 11.5017.3012 21.300°000 | 26002-1655 | 2008 and proc year sales. Coul by example deed |
| | | | 02011/2002 | 55 15 JUDI | 20302-2416 | Zonth and prior year sales. Could by exproved doese |
| | | | 06-01219-2 | Catalontes | 19500-4091 | 2000 and prox year sales. Suplify expand dond |
| | | | Statistical t | 5500,000 | 13429-1707 | 20th and near year safers. |
| | | | | | | Card by extraval dodd |
| | | | 1561/10/20 | 30 | 00000 00000 | Qual by examini deed |
| | | | 12-111 Delta | 522,600 | GODDIN GDDDG | 2000 and prear year sales: Quality examnal deed |
| | | | - | | | |



Property Address
Conter Hame(s)

15-3022-031-1370 5309 NW 77 CT LEDFLANTIC

Mailing Address

Use Code

Primary Zone

7290 FAV 1 51 STE 100
KAAA FL 30126
7600 SHEDSSVE 18F
1013 GFFXJE BIN GARS - LAA TISTCHEY - OFFICE
1013 GFXJE

Beds/Baths/Half

O:THI

Full Legal Descript Year Built

Mj. Sq. Footage

0 6,252 13,975 SOFT 1971

Parial Photography 1017

ving Units

Property Intornations

PROPERTY SEARCH SUMMARY REPORT OFFICE OF THE PROPERTY APPRAISIR MEANIL-DADE CUUNTY

Lauring account of the series

FLORIDA DEPARTMENT OF TRANSPORTATION

| RE: | Application for outdoor advertising sig | n parmit | | | |
|---|--|---|-----------|-------------------------------------|--------------------|
| To be completed by | applicant: | | | | |
| | empany: Viewpoint Outdoor LLC | | | | |
| | dsting 🖾 proposed | | | | |
| County: Mismi-Dade | Municipality, if applicable: Cliv | of Doral | | | |
| | per: Palmetto/Expv / SR 826 | | | | |
| Disa lassilas dasadallas | n: Approx. 750' North of NW 36th St. / 3959 N | W 78th Ave. | | | |
| | | | | | |
| Parcal ID#: 35-3027-03 | 2-0020 | | | | |
| | appropriate zoning official: | | | | |
| Designation of parcel of | n the Future Land Use Map: Business | das Commental | | | |
| Current zoning of parce | ol (from Land Development Regulations): Cor | rapi Commercial | hin une | on under the d | osignations listed |
| Copies of the applical above must be submi | ble pages from the land use documents of the with this application. | | Dia crac | os unaur aro o | |
| is location within city fir | mile: Yes No If yes, name of city: | | aniact II | f edditional Info | metten is |
| Please provide the nan required: | ne and telephone number of the person the D | reparation may co | Jinace n | additional time | |
| Name: Albert P. Childre | | Telephone# | | | |
| plan adopted purguant | information reflects the designation of the particle chapter 163, Florida Statutes, and that i a | rcel as it is shown on authorized to sig | on the | current compre form on behalf | ehensive of the |
| county/municipality | 1 1 1 | March | 14 | 2014 | |
| Signature of Local Gov | heers Official | Date | , | 32.51 | |
| Albert P. Childress, | Assistant City Manager | | | | |
| Drinted Name and Title | 0 | e to constat of the | | lad autdoor ads | tartising narmit |
| NOTE: Form must be application by the Dep | completed not more than six (6) months prio eartment. | or to receipt of the c | compie | ted dutabor tid | Agratating permat |
| | ermission: Please complete the liems below not the eign compiles with all local government ermit lesued by the local government may be | | For a p | er form of writt proposed sign t | ocation, a |
| | ng sign identified in this application: | | | | |
| - 21 | West fresh to the state of board professione and | i has been or will b | oo Issue | ed the necessar | ry permits. |
| Is not in comp | oliance with local ordinances, but is regard ex pliance with local ordinances and is/would be | considered to be a | en lileg | ally maintained | structure. |
| | ni the governmental entity within whose jurisc acted in this section is made under my delega | ilction the ston des | scribed | herein is locate | ed and that |
| 100 | 10 an | March | 14 | 2014 | |
| Signature of Locul Go | vernment Official | Date | 1 | | |
| | Assistant City Manager | | | | |
| NOTE: Form must be application by the Dep | e completed not more than six (6) months pri | or to receipt of the | comple | aled outdoor ad | vertising permit |
| epphotosit by the boy | | | | | |
| SUB1 | ECT TO GATEWAY SPACING MOD | IFICATIONS AS | ND | | ١.٨ |
| EITH | ER THE EXPIRATION, CONDITIONAL | CANCELLATIO |)N | | the |
| OR W | ITHDRAWAL OF LOCAL GOVERNME | NT APPROVAL | | | (1) |
| FOR | FOLIO: 35-3022-000-0101 | | | | |
| | | | | / | <i>Y</i> |
| | | | | | |
| | | | | | , |
| | | | | / | 7/ |
| | | | | | Y |
| | | | | | |
| | | | | | |

5

The following criteria must be met in order to achieve the TND land use designation:

Site must be under single-ownership, cannot be located adjacent to Estate Density Residential areas and must be comprised of at least 40 contiguous gross acres;

Public parks must be provided on-site equal to at least 50 percent the City's parks level-of-service standard;

Civic uses, such as meeting halls, schools, day care centers and cultural facilities must comprise at least 2 percent of the developed area;

Business, office and light industrial uses not vertically mixed with residential cannot comprise greater than 50 percent of the gross land area; and

Site must have an internal public spine road system and be connected to a minimum of two (2) separate external public roads.

* Business - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102nd Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

* Office (O) – This category accommodates corporate, commercial and professional offices, hotels, medical buildings, and entertainment and cultural facilities. Five (5) percent of the floor area of Office parcels may contain retail and services uses. The maximum height allowed in this category is 14 stories and landscaped open space must comprise a minimum of 15% of a project site. Office parcels may be approved city-wide, including the mixed use opportunity areas, and must exhibit the same level of community design excellence and connectivity to surrounding areas as required in the DMU and CMU areas. The new City Land Development Code should establish office zoning categories that

MIAMIDADE

antantiladə.gov

Property Information Map



HOLD

Summary Details

| La Talla | 35-3027-032-6020 |
|----------|---------------------------|
| Traper, | 3959 TAV 79 AVE |
| 24-1 | Particular Section Assets |
| | THE SHEENGE, 100 |

Property Information:

| a a coliman | 7 |
|-------------------|------------------------|
| Description of an | PROPERTY STREET |
| THE RESERVE | CITA S |
| CLUC | DES HOTEL |
| Sorts Sattra | 70 |
| Element L | 1 |
| Lowery Units | 135 |
| Ac, Sq Footage. | 49.700 |
| L01 Fize | TACRES |
| Year Built | 1950 |
| | FAIRFIELD FIRE SUIT PH |
| | TH THE LOT BUZE |
| 2 17 | 7 Rt ACMLOR TERM |
| Date in | sales and a market in |
| | BUT OUT THEY |

Assessment Information:

| Year | 2009 | 2008 |
|------------------|-------------|------------|
| and Wallet | \$2,820,720 | 32,820,721 |
| Building Village | \$2,142,060 | 52,142,085 |
| Market Value | 54.952.780 | 34,302,760 |
| Assumed Visus | \$4,062,780 | 54,962,780 |

Taxable Value Information:

| Years | 2009 | 2008 |
|--------------|------------|-----------|
| | Appear | yel |
| Carry Street | Example | Exemption |
| | V # 100 | 1.8.00 |
| | 500 | 200 |
| | 14 10 11 | 14 862 78 |
| | 35 | |
| - × | 35 # 1 1 | 14.961 '1 |
| | \$11 | 1 |
| | - 1 Harris | 34 (62. 8 |
| 9 1 171 0 | 377 | 10 |
| | \$1 NO THE | 34 361 13 |

Sale Information:

| 4 10 |
|---------------|
| Euro Official |
| Earl OH |
| |
| 111 |
| |
| View |

FLORIDA DEPARTMENT OF TRANSPORTATION

575-070-0 RIGHT OF WAY OGC - 02/0

| RE: Application for outdoor soverthing high permit |
|---|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor LLC |
| Sign is: proposed |
| County: Mismi-Dade Municipality, if applicable: City of Dotal |
| Highway Name & Number: Palmetto/Expv / SR826 |
| Sign tocation description: Approx. 750' North of NW 38 th St. / 3959 NW 78 th Ave. |
| Parcel ID#: 35-3027-032-0020 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Business |
| Current zoning of parcel (from Land Development Regulations): Garridor Commercial |
| Copies of the applicable pages from the land use documents showing all allowable uses under the designations liste above must be submitted with this application. |
| Is tocation within city limits: 🛛 Yes 🗋 No 💮 If yes, name of city: <u>Dorat</u> |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: |
| Name: Nathan Kooon Telephone #: (305) 593-6630 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive blan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/graphicipality/pagned above: |
| Na Youn (W) - a/21/13 |
| Signature of Local Government Official Date |
| Nathan Kogon, AICP, Planning and Zoning Director Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| In compliance with all duly adapted local ordinances and has been or will be issued the necessary permits. List not in compliance with local ordinances, but is legally existing as a non-conforming sign. List not in compliance with local ordinances and la/would be considered to be an illegally maintained structure. |
| I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority. |
| Signature of Local Government Official Date |
| Nathan Kegen, AICP, Planning and Zoning Director Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| |

SUBJECT TO GATEWAY SPACING MODIFICATIONS

N

My Home Misira-Bade County, Florida

MIAMIDADE

Property Information Map untimetre de la companie de la compa



THE RESIDENCE OF DISCOUNTRY OF THE

Ü

Oldin

Summary Details

| | 35-3027-032-0020 |
|-------------|------------------------|
| Statistics. | 3959 IAV 73 AVE |
| 18 to 18 C | DORAL HOSPITALITY INC |
| | SUTE DE CREENSELT VID. |
| | : |

Property Information:

| fernan . | y minoritation. |
|-----------------|-------------------|
| | TANK DAY OFF |
| minuty 2000 | HEAVY |
| DUNG | 3521 HOTE: |
| Bons Batts | D.0 |
| E10013 | F |
| Staff frakt | 125 |
| Ad, Sit Footage | -9,700 |
| Lot Size | BACRES |
| Year Bust | 1950 |
| | BE BUS NN CTBERNY |
| Description | 10 CM |
| | 2020-250-7200 |

| rear: |
|-------------------------------|
| Limit Value \$2,820,720,52 |
| Building Value \$2,142,060 52 |
| Market Value 54,962,720,54 |
| Assumed Value \$4,962,760 54 |

| School Books | D- | Cartiff. | templeta | Man with a | Year: |
|--------------|----------------|----------|------------------|---|-------|
| 119.2 EHE 13 | 22 550 ES | 361.190 | TE2 296 19 | Applied Exemples of Turkling | 2009 |
| 51.962.79 | 7. 7. 7. | 34,962 3 | \$0 54 962 7% | Appent Exemption Turable Value | 2008 |

Sale Information:

| Artificial Sales | 17.70 |
|--------------------|----------------------------------|
| and the field that | Sales Sales Sales Sales |
| 22453-4538 | Sate Orta |
| 61,466,BEC | Sale Arraph |
| 0.2004 | Marc Cato |

FLORIDA DEPARTMENT OF TRANSPORTATION

| RE: Application for outdoor advertising sign permit |
|--|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor LLC |
| Sign is: ☐ existing ☑ proposed |
| County: Miami-Dade Municipality, if applicable: City of Doral |
| Highway Name & Number: Palmetto/Expy / SR 826 |
| Sign location description: Approximately 3601 North of NW 46th Street |
| Percai ID#: 35-3022-026-0340 360' (three horder secty 1+) |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| Current zoning of parcel (from Land Development Regulations): Industrial |
| Copies of the applicable pages from the land use decuments showing all allowable uses under the designations lis above must be submitted with this application. |
| Is location within city limits: Yes ☐ No If yes, name of city: Doral |
| Please provide the name and telephone number of the person the Department may contact if additional Information is required: |
| Name: Albert P. Childress Telephone #: (305) 593-6590 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I em authorized to sign this form on behalf of the county/premicipality named above: |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign compiles with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| Sin compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. It not in compliance with local ordinances, but is legally existing as a non-conforming sign. It not in compliance with local ordinances and istwould be considered to be an illegally maintained structure. |
| I certify that I represent the governmental polity within whose jurisdiction the sign described herein is located and that the determinalization of the process of the determination of the process of the determination of the process |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |
| NOTE: Form must be completed not more than six (6) menths prior to receipt of the completed outdoor advertising permit application by the Department. |
| SUBJECT TO THE EXPIRATION OR CONDITIONAL CANCELLATION OR WITHDRAWAL OF LOCAL. |
| GOVERNMENT APPROVAL FOR SAME FOLIO WITH A PROPOSED LOCATION OF 50' SOUTH |
| OF NW 46TH STREET |

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited



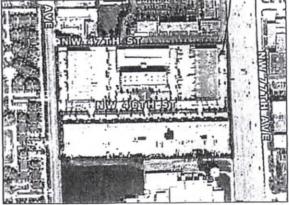
MIAMI-DADE COUNTY PROPERTY APPRAISER

Lazaro Solis

PROPERTY APPRAISER

bulos 1 216

| Property Infor | mation: | | |
|--------------------------|--|---|-----------|
| Follo | | 35-3022-026-0340 | |
| Property Addr | 065 | 7711 NW 46 ST 6 | |
| Owner Name(| s) | BEACH CLUB 3904 CORP | |
| Malling Address | | 2125 NW 79 AVE DORAL FL 33122 | |
| Primary Zono | | 7300 INDUSTRIAL - HEAVY NFG | |
| Una Cada | | 4118 LIGHT MANUFACTUR CONDOMINUM - COMMERC | |
| Beds/Baths/H: | ods/Baths/Half 0/0/0 | | |
| Floors | | 0 | |
| Living Units | | 1 | |
| Adj. Sq. Foots | ge | 5,925 | |
| Lot Size | | 0 SQFT | |
| Your Built 2001 | | | |
| Full Legal Des | PALMETTO WEST PARK CONDO UNIT 6 BLDG A UNDW .01727 INT N COMMON BLEMENTS OFF REC 19536-0076 COC 23811-1226 12 2004 1 | | 5 |
| Assessment I | nfornation: | | |
| Year | | 2013 | 2012 |
| Land Value | | SO | \$0 |
| Bullding Value | | \$0 | \$0 |
| Market Value | | \$958,120 | \$833,150 |
| Assessed Value | | \$916,465 | \$833,150 |
| Benefits Info | rmation: | | |
| Bonefit | Туре | 2013 | 2012 |
| Non- Homestead Cap | Assessment Reduction | \$41,655 | Si |



A

Aerial Photography 2012

| Year | 2013 | 2012 |
|--------------|-----------------------|-----------------------|
| | Exemption/ Taxable | Exemption/ Taxable |
| County | \$0/\$916,465 | \$0/\$833,150 |
| School Board | \$0/\$958,120 | \$0/\$833,150 |
| City | \$0/\$916,465 | \$0/\$833,150 |
| Regional | \$0/\$916,465 | \$0/\$833,150 |

| Saic mior | mannon. | | |
|------------|-------------|--------------|--|
| Date | Amount | OR Book-Page | Qualification Code |
| 11/13/2013 | \$1,180,000 | 28921-1447 | Qual by exam of deed |
| 11/16/2011 | \$0 | 27980-3187 | Corrective, tax or QCD, min consideration |
| 12/01/2004 | \$725,000 | 23811-1226 | 2008 and prior year sales; Qual by exam of doed |

Disclaimer:

School Board, City, Regional).

The Office of the Property Appraiser and Miaml-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.nsp.

Property information inquiries, comments, and suggestions entail: pawebmail@miamidade.gov

GIS inquiries, comments, and suggestions email: gistomianulable.gov

Generated on: Fri Feb 28 2014



FLORIDA DEPARTMENT OF TRANSPORTATION

675-070-0

| RE: | Application for outdoor adve | rtising sign permit | | |
|---|---|--|-------------------------|---|
| To be completed by | y applicant: | | | |
| Name of Applicant or | Company: Viewpoint Outdoor LLC | | | |
| Sign is: | existing proposed | | | |
| County: Mlami-Dade | Municipality, if applic | able: City of Doral | | |
| Highway Name & Nun | HUGI. FAIIIIONO/EADY/ GINGAS | | | |
| Sign location descripti | tion: 50' South of NW 48th St. | | | |
| Parcel ID#: 35-3022-0 |)26-0340 | | | |
| To be completed b | by appropriate zoning official: | | | |
| Designation of parcel | on the Future Land Use Map: Indus | del | | |
| Current roning of pan | cel (from Land Development Regula | lions): <u>Industrial</u> | | |
| Conles of the applic | pable pages from the land use documented with this application. | uments showing all allov | wable us | es under the designations liste |
| Is location within city | | me of city: <u>Doral</u> | | |
| Please provide the na required: | ame and tetephone number of the pe | rson the Department may | contact i | f additional information is |
| Name: Albert P. Child | dress | Telephone | e #: <u>(305)</u> | 593-6690 |
| I certify that the above plain adopted pursuar county/prunicipality | re information reflects the designation in to chapter 163, Florida Statutes, a lapled above: | n of the parcel as it is shown that I am authorized to | aign una | IOIIII OII BOIIGII OI GIO |
| Signature of Local Go | overnment Official | Date | • | |
| Printed Name and Ti | a, Assistant City Manager litle | | | |
| NOTE: Form must b application by the De | oe completed not more than six (6) mepartment. | onths prior to receipt of th | e comple | ted outdoor advertising permit |
| etatament Indicating | Permission: Please complete the it that the sign comples with all local permit issued by the local government | iovemmenisi requiremeni | mit anoth s. For a p | er form of written proposed sign location, a |
| The outdoor advertis | sing sign identified in this application: | | | |
| ls not in com | ance with all duly adopted local ordin npilance with local ordinances, but is npilance with local ordinances and is | tegally existing as a non-t twould be considered to b | e an illeg | g sign. ally maintained structure. |
| I certify that I represe the determination (a) | ent the governmental entity within with flected by his section is made under | my delegated shulonty. | | |
| Signature of Local G | Povernment Official | Date | - 1 | 940(1 |
| | s, Assistant City Manager | | | |
| | | conthe prior to receipt of the | he comple | eted outdoor advertising permit |

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

7

1

MIAMI-DADE COUNTY OFFICE OF THE PROPERTY APPRAISER PROPERTY SEARCH SUMMARY REPORT

Carlos Lopez-Cantera Property Appraiser

| Folio | | 35-3022-026-0 | 0340 | | | |
|------------------------|-------------|---|-----------------------|------------|--|--|
| Property Addr | nee | 7711 NW 46 S1 6 | | | | |
| Owner Name(: | | ERIC VIDAL TRS | | | | |
| Mailing Addres | | 7711 NW 46 ST | | | | |
| maning Addres | | DOPAL FL 33166 | | | | |
| Primary Zone 7300 N | | | NDUSTRIAL - HEAVY MFG | | | |
| Use Code | | 4118 LIGHT MANUFACTURING CONDOMINIUM COMVERCIAL | | | | |
| Beds/Baths/Ha | at | 0:0/0 | | | | |
| Floors | | 0 | | | | |
| Living Units | | 1 | | | | |
| Adj. Sq. Foota | ge | 5,925 | | | | |
| Lot Size | | 0 SQFT | | | | |
| Year Built | | 2001 | | | | |
| Full Logal Description | | UNIT 6 BLDG A UNDIV .01727 INT IN COMMON ELEMENTS OFF REC 19536-0076 COC 23811-1226-12-2004-1 | | | | |
| Assessment I | nformation: | | | | | |
| | | Current | Previous | Previous 2 | | |
| Year | | 2013 | 2012 | 2011 | | |
| Land Value | | 20 | \$0 | \$0 | | |
| Building Value | | 50 | \$0 | St | | |
| Market Value | | 5958,120 | \$833,150 | \$724,480 | | |
| Assessed Value | | \$916,465 | \$833,150 | \$724,480 | | |
| Benefits Infor | mation: | | | | | |
| | | Current | Previous | Previous 2 | | |
| Benefit | Туре | 2013 | 2012 | 2011 | | |
| Non- | Assessment | \$41,655 | SU | S | | |

| | | 1001 1 1 5-10 15 th |
|-------------|------------|---------------------|
| NW ASTAL ST | NW 477M ST | EL AVIE |

| V | |
|---|---|
| N | ` |

Aerial Photography 2012

| | | Current | Previous | Previous 2 | |
|------------|-----------|-----------------------|----------------------------------|---|--|
| Year | | 2013 | 2012 | 2011 | |
| | | Exemption/ Taxable | Exemption/ Taxable | Exemption/ Taxable | |
| County | | 50/\$916,465 | 50/5833,150 | \$0/\$724,480 | |
| School Bo | ard | \$0/\$958,120 | \$0/\$833,150 | SD/S724,480 | |
| City | | 50/\$916,465 | \$0/\$833,150 | \$0/\$724,480 | |
| Regional | | 50/\$916,465 | 50/5833,150 | S0/S833,150 S0/S724,48 | |
| Sale Infor | nation: | | | | |
| Date | Amount | OR Book-Page | Qualification | Qualification Code | |
| 11/16/2011 | \$0 | 27980-3187 | Corrective, tax consideration | Corrective, tax or QCD, min consideration | |
| 12/01/2004 | \$725,000 | 23811-1226 | | 2008 and prior year sales; Quality example deed | |

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually eating and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation Although this whole is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of the Property Appraiser and Miami-Dade County assumes no hability either for any errors, oursatons, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in rehance upon any information provided herein. See Miani-Dade County full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp.

Property information inquires, comments, and appestion central pawehnial a manufale pov

tilS inquires, comments, and suggestions email: gisa mianutale sov

Canerated on: Wed Oct 30 2013



575-070-04 RIGHT OF WAY

FLORIDA DEPARTMENT OF TRANSPORTATION

| RE: Application for cutdoor advertising sign permit |
|---|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor LLC |
| Sign is: 2 existing 2 proposed |
| County: Miami-Dade Municipelity, if applicable: City of Doral |
| Highway Name & Number: Palmatto/Expv / SR826 |
| Sign location description: <u>FOT South of NVJ 48th St.</u> |
| Parcel ID#: 35-3022-028-0340 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| Current zoning of percel (from Land Development Regulations): [adustrial |
| Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application. |
| Is location within city limits: 🖾 Yes 🗌 No 🌐 If yes, name of city: Darel |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: |
| Name: Nathan Konon Telephone #: (305) 593-6630 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted purposent to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the collegionant open named above: |
| Nathan Kogon, AICP, Planning and Zoning Director Printed Name and Title |
| NOTE: Form must be completed not more than shr (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the eigh compiles with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| Se in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. Lis not in compliance with local ordinances, but is legally edading as a non-conforming sign. Lis not in compliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority. |
| Nathen Kogon, AiCP, Planning and Zoning Director Printed Name and Title |
| NOTE: Form must be completed not more than air (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |

1



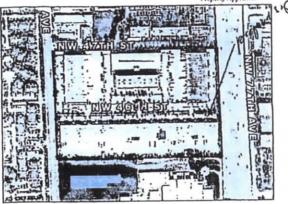
MIAMI-DADE COUNTY OFFICE OF THE PROPERTY APPRAISER PROPERTY SEARCH SUMMARY REPORT

Carlos Lopes-Cantera Property Approher

| Property Information: | | |
|-------------------------|--|--|
| Follo | 35-3022-026-0340 | |
| Property Address | 7711 NW 46 ST G | |
| Owner Name(s) | ERIC VIDAL TRS | |
| Malling Address | 7711 NW 46 ST DORAL FL 33166 | |
| Primary Zona | 7300 NDUSTRIAL - HEAVY MFG | |
| Use Code | 4118 LIGHT MANUFACTURING : CONDOMINUM - COMMERCIAL | |
| Beds/Baths/Half | 0/0/0 | |
| Floors | 0 | |
| Living Units | 1 | |
| Adj. Sq. Footage | 5,925 | |
| Lot Size | D SQFT | |
| Yoar Built | 2001 | |
| Full Logal Doscription | PALMETTO WEST PARK CONDO UNIT 6 BLDG A UNDV J1727 INT IN COMMON ELEMENTS OFF REC 19536-0076 COC 23811-1226 12 200-1 1 | |
| Assessment Information: | • | |
| | Current Provious Provious | |

| | Current | Provious | Provious 2 |
|----------------|-----------|-----------|------------|
| Year | 2013 | 2012 | 2011 |
| Land Value | so | \$n | \$0 |
| Building Value | SO | \$0 | \$0 |
| Market Value | \$958,120 | \$833,150 | \$724,480 |
| Assessed Value | \$916,465 | \$833,150 | \$724,480 |

School Board, City, Regional).



M

Acrial Photography 2012

| Taxable Va | due Infor | mation: | | |
|------------|-----------|-----------------------|---|-----------------------|
| | | Current | Provious | Previous 2 |
| Yoar | | 2013 | 2012 | 2011 |
| | | Exemption/ Taxable | Exemption/ Taxable | Exemption/ Taxable |
| County | | \$0/\$916,465 | \$0/\$833,150 | 50/\$724,480 |
| School Bo | ard | \$0/\$958,120 | S0/S833,150 | 50/5724,480 |
| City | | \$0/\$916,465 | \$0/\$833,150 | \$0/\$724,480 |
| Regional | | 50/\$916,465 | 50/5033,150 | 50/5724,480 |
| Sale Infor | mation: | | | |
| Dato | Amount | OR Book-Pag | e Qualification | Code |
| 11/16/2011 | \$0 | 27980-3187 | Corrective, tax or QCD, min consideration | |
| 12/01/2004 | \$725,000 | 23811-1226 | 2008 and prior | r year sales; Qual |

Disclaimer

The Office — the Property Approximated Michael Level wave accounting the values and updating the fact robuild Office to refle, the latest property antermation and Office of Section 1. Sec

Previous 2

Property information requires comments, and appertion, count providered a meanod of pos-

sily regarder, comments, and once their email rest anomalists ov-

formerated on: West Oct. 00: 101 i



678-070-04 RIGHT OF WAY

| RE: Application for outdoor advertising sign permit |
|---|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor I.J.G |
| Sign is: |
| County: Mlami-Dade Municipality, if applicable: City of Doral |
| Highway Name & Number: North 25th Street Palmatto |
| Sign location description: Approximately 880' North of N.W. 25th Street |
| Parcel ID#: 35-3027-037-0010 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| Current zoning of parcel (from Land Development Regulations): Industrial |
| Copies of the applicable pages from the land use documents showing all allowable uses under the designations liste above must be submitted with this application. |
| is location within city limits: 🖾 Yes 🗌 No 🌐 If yes, name of city: Doral |
| Please provide the name and telephone number of the parson the Department may contact if additional information is required: |
| Name: Albert P. Childress Telephone #: (305) 593-6890 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality parmed above: |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign compiles with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| ⊠is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. □is not in compliance with local ordinances, but is legally existing as a non-conforming sign. □is not in compliance with local ordinances and is/would be considered to be an lilegally maintained structure. |
| I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination effected in this section is made under my delegated authority. |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager |
| Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |

TO CATCHAY EDUCING MCCHEICATION

SUBJECT TO GATEWAY SPACING MODIFICATION AND EITHER THE EXPIRATION OF LOCAL GOVERNMENT APPROVAL FOR SAME FOLIO DATED 11/21/13 OR THE CONDITIONAL CANCELLATION OR WITHDRAWAL OF SAME

1 A

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited



| Folio | | 35-3027-037-0010 | | | |
|------------------------|-------------------------|---|--------------|--|--|
| Property Address | | 7800 NW 29 ST | | | |
| Owner Name(s) | | AAAA UNIVERSE LLC | | | |
| Malling Address | | 7800 NW 29 ST MIAM FL 33122-11 | 04 | | |
| Primary Zone | | 7000 INTENSIVE US | SE | | |
| Use Code | | 1111 STORE: RETAIL OUTLET | | | |
| Beds/Baths/Half | | 0/0/0 | | | |
| Floors | | 2 | 2 | | |
| Living Units | | 0 | | | |
| Adj. Sq. Footnga | | 167,564 | | | |
| Lot Sizo | | 592,634 SQFT | | | |
| Year Bullt | | 1994 | | | |
| Full Legal Description | | BLUE HERON LAKE HB 144-2 T-15487 TR A LOT SIZE 13.605 AC F/A/U 30-3027-000-0020 OR 19540-2059/19963-4227 020 5 3 8 OR 20160-4243 0201 5 F/A/U 30-3027-037-0010 COC 25801-2074 06 2007 2 | | | |
| Assessment Infor | mution: | | | | |
| Year | | 2013 | 2012 | | |
| Land Value | | \$11,260,046 | \$10,667,412 | | |
| Building Value | | \$7,439,954 | \$5,683,896 | | |
| Market Value | | \$18,700,000 | \$16,351,308 | | |
| Assessed Value | | \$17,986,438 \$16,351,3 | | | |
| Benefits Informa | tion: | | | | |
| Benefit | Туре | 2013 | 2012 | | |
| Non-Homestead | Assessment Reduction | 5713,562 | SI | | |

| | INIVATA STITLE GAVE | INWI 778 THE COVE | | 929 ES |
|-------------------|---------------------|-----------------------|-----|--|
| Tarable M | aluc Informat | /propos | ell | JIJA |
| Year | and informat | 2013 | | 2012 |
| | | Exemption/ Taxable | | Exemption/ Taxable |
| County | | \$0/\$17,986, | 138 | \$0/\$16,351,308 |
| School Box | ard | \$0/\$18,700,0 | 000 | \$0/\$16,351,308 |
| City | | \$0/\$17,986, | 13B | \$0/\$16,351,308 |
| Regional | | \$0/\$17,986,438 | | \$0/\$16,351,308 |
| Sale Information: | | | | |
| Date | Amount | OR Book-Page | Qu | allfication Code |
| 07/01/2007 | \$37,250,000 | 25801-2074 | | ral by verifiable & currented evidence |
| 03/01/2004 | \$12,500,000 | 22099-2613 | | al on DOS, but significant y chango since |

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuractes in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in refiance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at http://www.miamidude.gov/info/disclaimer.asp.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.pov

GIS inquiries, comments, and suggestions email: gis@miamidude.gov

Generated on: Fri Feb 28 2014

676-070-04 RIGHT OF WAY

| RE: Application for outdoor advertising sign permit |
|---|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor LLC |
| Stop is: |
| County: Miami-Dade Municipality, if applicable: |
| Highway Name & Number: Palmetto Expy / SR 826 |
| Sign location description: 1080' South of NW 46 th Street |
| Parcel ID#: 35-3022-000-0101 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| County and a second (from Land Development Regulations); Industrial |
| Current zoning of parces (from Land Development registration). Copies of the applicable pages from the land use documents showing all allowable uses under the designations liste above must be submitted with this application. |
| Is location within city limits: Yes No If yes, name of city: Doral |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: |
| Name: Albert P. Childress Telephone #: (305) 593-6690 |
| I certify that the above information reflects the designation of the parcal as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/muelcipality pursuant above: |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| ☑Is in compliance with all duly adopted tocal ordinances and has been or will be issued the necessary permits. ☐Is not in compliance with local ordinances, but is legally existing as a non-conforming sign. ☐Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination entitled in this section is made under my delegated authority. |
| Signeture of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |
| the state of the state of the state of the completed culdoor advertising permit |

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed cutdoor advertising permit application by the Department.

or off

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

Property Information:

PROPERTY SEARCH SUMMARY REPORT OFFICE OF THE PROPERTY APPRAISER MIAMI-DADE COUNTY

Carlos Lagered antera

| 9 | |
|---------|--------|
| T.c. da | EAV II |





Full Legal Description

IN 22 53-40 16 261 AC MIL
BEG 35FTW OF SW COR OF E1/2
OF SE1/A N35FT E365FT N61 .55FT
B322.02FT SLY ALG VM. PALL/EFT O
X-WAY 608.82FT CONT S 45 DEG
W481.15FT W ALG S/L OF SEC

Year Buill

Adj. Sq. Footage Living Units

703,655 SQFT 232,919 Bods/Baths/Half Use Code

0/25/0

PROCESSING

4132 LIGHT MANUFACTURING LIGHT MFG & FOOD

Mailing Address Owner Namo(s) Property Address

BOTTLING GROUP LLC

7777 WW 41 ST 35-3022-000-0101

Primary Zone

7600 MIBISMEUSE SOMERS NY 10589 1 PSPSIWAY

Actial Photography 2012

| Year | | 2013 | 2012 |
|-------------------|----------|-----------------------|-----------------------|
| | | Examption/ Taxable | Exemption/ Taxable |
| County | | \$0/\$13,800,000 | 50/513,000,000 |
| School Board | <u>а</u> | \$0/\$13,800,000 | 00000001.015/05 |
| City | | 000,008,012/02 | SC:\$13,800,000 |
| Regional | | \$0/513,600,000 | 0 \$0/513.800,000 |
| Sale Information: | ation: | | |
| Date | Amount | OR Book-Page | Qualification Code |
| 02/01/1999 | 03 | 18608-3666 | Quality examinor deed |

Disclaimer

Renefits Information:

Assassed Value Market Value **Building Value** Land Value

\$13,800,000

\$13 800,000 \$13,800,000

\$13,600,000 \$2,541,520 Assessment Information:

2013

2012

\$11,258,480 \$2,541,520

\$11,258,480

LOT SIZE 708329 SQUARE FEET OR 18608-3666 0299 5 F/A/U 30-3022-000-0101

CANAL RW

818.67FT TO POB LESS SASFT FOR

Bonofit

Type

2013

2012

The Office of the Property Appears and Manne-Dade County are continually editing and updating the Lex roll and deSdata to reflect the latest property information and GS positional accuracy. So warranties, expressed or implied are provided to data and the positional or thomatic accuracy of the data locum, as use, or its interpretation. Although the section is periodically optical the information flux position in reflect the data currently on the archamo-Dade County's systems of second for control responsional Manne-Dade County assumes to lackly collect for any decrease mark action rad on or action and taken to the estimated processors in an incommence of the action of the control of the estimation processors in the information and taken to the estimation of the action of the control of the estimation of the esti

Property information inquities comments and suggestion canad. po-

and suggestions could governmentate per

Har See 21 2015



575-070-04 RIGHT OF WAY OGC - 02/09

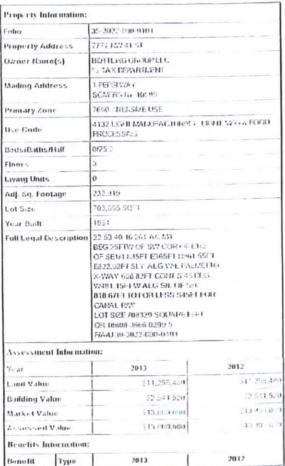
| RE: Application for outdoor advertising sign permit |
|--|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor LLC |
| Sign is: |
| County: Mlaml-Dade Municipality, if applicable: |
| Highway Name & Number: Palmetto Expy / SR 826 |
| Sign location description: 1080' South of NW 46" Street |
| Parcel ID#: 35-3022-000-0101 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| Current zoning of parcel (from Land Development Regulations): Industrial |
| Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application. |
| Is location within city limits: ⊠ Yes ☐ No If yes, name of city: Doral |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: |
| Name: Nathan Kogon Telephone #: (305) 593-6630 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above: |
| Nathan Kogon, AICP, Planning and Zoning Director Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| Is not in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. Is not in compliance with local ordinances, but is legally existing as a non-conforming sign. It not in compliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| I conflit that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority. |
| Signature of Local Government Official Date |
| Nathan Kogon, AICP, Planning and Zoning Director Printed Name and Tille |

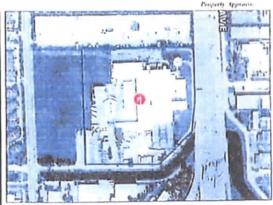
NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

N

MEAMI-DADE COUNTY OFFICE OF THE PROPERTY APPRAISER PROPERTY SEARCH SUMMARY REPORT

Carlos L.y. Cartos





| 1 | |
|------|-------------------------|
| . 11 | A test Photography 221. |
| 11 | |

| | ie Information | | |
|--------------|----------------|-----------------------|-----------------------|
| Year | | 2013 | 2012 |
| | | Examption/ Taxable | Exemption/ Taxable |
| County | | \$0/\$13,800.0 | 00 50% 13,000,000 |
| School Board | 1 | \$0.513,600,0 | do S0/\$13,800,000 |
| City | | 200513,800,0 | GD S1:\$1,1 a00,000 |
| Regional | | S1N5 13,600.0 | CO \$17513.00 - 000 |
| Sale Informa | ation. | | |
| Date | Amount | OR Book-Page | Qualification Gode |
| 02:01-1999 | 50 | 18605-3666 | Quality examined deed |

Destanter

11. Our out the Prop it: Appear and Manuschal Courts at continuous cape undepositional of Salar to telectric the late temperal information and following the Salar to the Architectric to the Court information and the Salar to the Architectric to t

P. post and another continued and it is two countries and inventors are

GP to a contest and a section and a section of

regretation fractions 1, 1911 c.

N

1/1



| | FLORIDA DEPARTMENT O | F TRANSPORTATION | RIGHT |
|--|---|--|--|
| RE: | Application for outdoor ad | vertising sign permit | NCS North Board Low |
| o be completed I | y applicant: | | |
| lame of Applicant or | Company: Viewpoint Outdoor LLC | | |
| Sign is: | existing proposed | | |
| County: Miami-Dade | | licable: Clly of Doral | |
| lighway Name & Nu | mber: Florida Turnplke / SR 91 | | |
| Sign location descrip | tion: 240' South of 34th Street / 116 | 00 NW 34" Street | 3333 |
| Parcel ID#: 35-3030- | 031-0080 | | |
| To be completed | by appropriate zoning official | l: | |
| Designation of parce | on the Future Land Use Map: Res | stricted Industrial | |
| - · · · · · · · · · · · · · · · · · · · | and Ifem I and Development Regu | itations): Restricted Industrial | t the designation flat |
| Copies of the appli | cable pages from the land use do mitted with this application. | ocuments showing all allows | ble uses under the designations list |
| Is location within city | | name of city: Doral | to a traditional information is |
| Please provide the r required: | name and telephone number of the | | |
| Name: Albert P. Chi | ldress | | #: (305) 593-6690 |
| certify that the aborder parameter county/municipality | Ilchen | tion of the percel as it is shown a, and that I am authorized to si | |
| | s, Assistant City Manager | | |
| NOTE: Form must application by the D | be completed not more than six (6) Department. | | completed outdoor advertising permit |
| | t Permission: Please complete th g that the sign complies with all loc permit issued by the local governr | | ilt another form of written For a proposed sign location, a |
| The ouldoor advert | ising sign identified in this applicati | ion: | the consequence of the |
| ∐is not in co | ilance with all duly adopted local or impliance with local ordinances, bu impliance with local ordinances and | d isAvould be considered to be | en illegally maintained structure. |
| | the | whose jurisdiction the sign de | scribed herein is located and that |
| the determination | sent the governmental entity within effected in this section is made unt | aci my dology | 2014 |

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* Institutional and Public Facility (IPF) - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

Public and non-profit Institutional projects, greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

- * Public Parks and Recreation (PPR) This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial, administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.
- * Private Parks and Open Space (PPOS) The PPOS category identifies private parks and open space areas, including private membership golf courses, cemeteries, and golf-oriented resorts. Privately owned golf courses open to the public are also contained in this category. Golf courses are allowed to have ancillary uses such as clubhouses, pro shops, other recreational facilities, administrative offices, maintenance facilities, meeting rooms, lounge, small gift shop, private restaurant (owner-operated only) and ballrooms. Golf-oriented resorts in this category may also include hospitality facilities reasonably related to the resort use such as health spas and hotel rooms. The floor area ratio for ancillary uses and hospitality facilities shall not exceed 0.25.

My Home Miami-Dade County, Florida

MIAMIDADE

<u>जिल्ला का जिल्ल</u>ा

Property Information Map



Digital Orthophotography - 2007

This map was created on 1/5/2010 11:36:01 AM for reference purposes only Web Site ⊕ 2002 Mami-Dade County. All rights reserved





Summary Details:

| Folio No.: | 35-3030-031-00BD |
|--------------------|-------------------------|
| Property | 11600 NW 34 ST |
| Mailing Address | LUIS ARIAS &W MARIA |
| | 11600 NW 34 ST MIAMI FI |
| | 33178-1834 |

Property Information:

| Primary Zone | 7100 INDUSTRIAL | |
|----------------------|--|--|
| CLUC | 0037 WAREHOUSE OR STORAGE | |
| Beds/Batus | 0/0 | |
| Floors: | 2 | |
| Living Units: | 3 | |
| Arti Sq Footage: | 34,639 | |
| ot Size: | 67,086 SQ FT | |
| Year Built: | 1999 | |
| Legal Description | MIAMI INTL BUSINESS PARK SEC 2 PE 151-49 1-19866 LOT 1 BLK 4 LOT SIZE 67086 SO FT FAU 30-3030-001-0010 9011 0012 & 0060 | |

Assessment Information:

| Year: | 2009 | 2008 |
|-----------------|-------------|-------------|
| Land Value: | 51,811,322 | 51,811,322 |
| Building Value | \$2,365,840 | \$2,389,966 |
| Market Value | 54,177,162 | \$4,201,288 |
| Assessed Value: | 54,177,162 | 54,201,288 |

Taxable Value Information:

| Year: | 2009 | 2008 |
|------------------|--|--|
| Faxing Authority | Applied Exemptions Taxable Value: | Applied Exemption/ Taxable Value. |
| Regional | \$0/ \$4,177,162 | \$0/ \$4,201,288 |
| County | \$0! \$4,177,162 | \$0/ \$4,201,288 |
| City | \$0! \$4,177,162 | \$0/ \$4,201,288 |
| School Board | \$07 \$4,177,162 | \$0! \$4,201,280 |

Sale Information:

| Sale Date | 6/1999 |
|---------------------------------------|---------------------------|
| Sale Amount: | \$2,656,400 |
| Sale O/R | 18657-3580 |
| Sales Qualification Description | Sales which are qualified |

| FLORIDA DEPARTMENT OF | | ACS Works Coul |
|---|---|--|
| RE Application for outdoor adve | erlising sign permit | forer |
| To be completed by applicant: | | |
| Flame of Applicant or Company Viewpoint (1994) 664-1115 | | |
| Sign is: (1 existing [1] proposed | | |
| county Mismi-Dade Municipality it applies | icable: City of Doral | |
| Dighway Name & Number: Florida Turnpita | | |
| Sign location description 2/3' South of 34' Storet / 1160 | ID NVV 34 ^{III} Street | |
| Furce(1D# 15-3030-Q3) 0080 | | |
| | | |
| To be completed by appropriate zoning official: | | |
| Designation of parcel or the Future Land Ur & May: Rest | incled Industrial | |
| Current zoning of parcel (from Land Development Hegul | ations) Restricted industrial | The state of the s |
| Copies of the applicable pages from the land use do above must be submitted with this application. | cuments showing all allowab | de uses under the designations listed |
| is location within city limits [] Yes [10] Highs, it | iame of city: Doral | |
| Please provide the name and telephone number of the prequired: | erson the Department may cor | ntact if additional information is |
| Maine Plateur Englan | eleptione #. | (305) 593-6930 |
| Poently that the acove information reflects the designate plan adopted pursuant to chapter 163, Florida Statutes, county monepality named above. | on of the parcel as it is shown of and that I am authorized to sig | on the current comprehensive in this form on behalf of the |
| William Vilor | Date | |
| Signature of Local Government Official | 20110 | |
| Mathan Kogon, AICP, Planning and Zuning Director Ponted Name and Titls | | |
| NOTE: Form must be completed not more than siz (6) application by the Department. | months prior to receipt of the co | ompleted outdoor advertising permit |
| Local Government Permission: Plens, complete the statement indeciting that the sign complies with all local copy of the building permit issued by the local government. | governmental requirements | another form of written For a proposed sign location, a |
| The nutrious advertising sign dentited in this application | 0 | |
| Its in compliance with all duly adopted for all ordinates, but I be not in compliance with local ordinates, but I be not in compliance with local ordinates; and | mances and has been or will be | |
| the determination reflected in this section is made undo | whose jurisdiction the sign desc army delegated authority. | arbed herein is located and that |
| age ators of Local Government Official | Date | |
| Mathan Kogon, AICP, Planning and Zoning Direct Printed Name and Title | | |
| NOTE: Formmust be completed not non-francia (c) application by the Department. | months prior to receipt of the e | times galatievhs icolitus betalques |

N

My Home Miami-Dade County, Florida

MIAMIDADE

ത്രിക്കിലുമ

Property Information Map



PROPOSED

This map was created on 15/2010 11 36 at AD for reference purposes ont.

Wen life 3 2007 Mains Date County. All r. pt., reserved

-

Ollino

Summary Dotails:

| Folio No. | 35-3030-031-0080 |
|--------------------|------------------------------------|
| Property: | 11600 NW 34 ST |
| Minling Address | CUIS ARIAS 5W MARIA |
| | 11600 NW 34 ST MAMER 33178-1034 |

Property Information:

| Primary Zone | 7100 INDUSTRIAL | | |
|---------------------|--|--|--|
| crnc | 0037 WAREHOUSE OR STORAGE | | |
| Beits/Batte | 0/0 | | |
| Floors: | 2 | | |
| Leany Units | 3 | | |
| Arly Sq Footage | 34,639 | | |
| ot Size: | 07,086 SQ FT | | |
| Year Built: | 1999 | | |
| Legal Disciplion | MIAARINTI, BUSINESS PARK SEC 2 PE 151-49 L-198661 OT 1 BLK 4 LOT SIZE 67086 SQ FT FAU 30-3020-001-0510 5011 0012 Z 0060 | | |

Assessment Information:

| Year: | 2009 | 2008 |
|-----------------|-------------|-------------|
| and Value | 51,011,322 | \$1,811,327 |
| Building Value | \$2,365,840 | \$2,589,966 |
| Market Value | 54,177,162 | \$4,201,268 |
| Assessed Value: | \$4,177,162 | 34,201.205 |

Taxable Value Information:

| Year: | 2009 | 2008 |
|------------------|---|---|
| Lasing Authority | Applied Exemption/ Taxable Value | Applied Exemption: Taxable Value |
| Respond | \$0! \$4,177,162 | \$07 \$4,201,286 |
| County | 507 54,177,162 | \$0/ \$4,201,280 |
| Caty | 50) 54,177,162 | \$07 |
| School Board. | \$0! \$4,177,162 | \$0/ \$4,201,2## |

Sale Information:

| Sale Date | 6/1999 |
|---------------------------------------|-------------------------|
| Sale Amount. | \$2,656,400 |
| Sale O/R | 10007-3500 |
| Sales Qualification Description | Sales which are quarked |

| RE: Application for outdoor advertising sign permit |
|---|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor LLC |
| Sign is: |
| County: Mlami-Dade Municipality, if applicable: City of Doral |
| Highway Name & Number: Fiorida Turnpike / SR 91 |
| Sign location description: Approximately 1000' South of NW 41 Street / 3800 NW 115 Avenue |
| Percel ID#: 35-3030-031-0040 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Restricted Industrial |
| Current zoning of parcel (from Land Development Regulations): Restricted Industrial |
| Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application. |
| Is location within city limits: Yes □ No If yes, name of city: Doral |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: |
| Name: Albert P. Childress Telephone #: (305) 593-6690 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted <u>pursuant</u> to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality happed above: |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| ☑Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. ☐Is not in compliance with local ordinances, but is legally existing as a non-conforming sign. ☐Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected to this section is made under my delegated authority. |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |

JA -

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* Institutional and Public Facility (IPF) - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

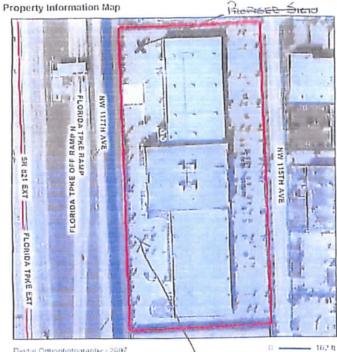
Public and non-profit Institutional projects, greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

- * Public Parks and Recreation (PPR) This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial, administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.
- * Private Parks and Open Space (PPOS) The PPOS category identifies private parks and open space areas, including private membership golf courses, cemeteries, and golf-oriented resorts. Privately owned golf courses open to the public are also contained in this category. Golf courses are allowed to have ancillary uses such as clubhouses, pro shops, other recreational facilities, administrative offices, maintenance facilities, meeting rooms, lounge, small gift shop, private restaurant (owner-operated only) and ballrooms. Golf-oriented resorts in this category may also include hospitality facilities reasonably related to the resort use such as health spas and hotel rooms. The floor area ratio for ancillary uses and hospitality facilities shall not exceed 0.25.

My Home Miami-Dade County, Florida

MIAMI·DADE

ന്നിന്നിലേകളാ



Digital Orthophotography - 2007

This map was created on 1/5/7010 11 38 55 AM for rel-

Web Site © 2002 Manne-Dade County, All rights reserved

Within 50 As

Close

Summary Details:

| Falia Na | 35-3030-031-0040 | |
|-------------------|--|--|
| Property | 3800 NW 115 AVE | |
| Mading Address | MIAMI DADE COMMUNITY SOLLEGE | |
| | 300 NE 2 AVE RM 1440 MIAMET 33121- | |

Property Information:

| Primary Zone | /100 INDUSTRIAL | |
|----------------------|--|--|
| CLUC | 3348 BPt | |
| Seds/Baths | 210 | |
| Floors | 3 | |
| Living Units: | 3 | |
| Adj Sn Footage | 273,144 | |
| Lot Size: | 10 ACRES | |
| Year Built | 2003 | |
| Legal Description | MAMEINTE BUSINESS PARK SEC 2 PB 151-49 T-19866 LOT 3 THRU 5 BLK 3 LOT SIZE 430928 SO FT FIXEU 30 3030 301 0010 0011 0012 K 3060 & 30 3030 031 3020 & 0040 | |

Assessment Information:

| Year: | 2009 | 2008 |
|-----------------|--------------|--------------|
| Land Value | \$6,032,992 | \$6,032,992 |
| Building Value: | 513.044.328 | \$13,044,326 |
| Market Value | 519.077.320 | \$19,077,320 |
| Assessed Value: | \$19,077,320 | \$19,077,320 |

Taxable Value Information:

| Year: | 2009 | 2008 |
|--------------|-----------------------|-----------------------|
| Farma | Applied Exemption/ | Applied Exemption/ |
| Authority | Taxable Value | Taxatre Mature |
| Regional | \$19,077,320. \$0 | \$19,077,320 \$0 |
| County | \$19.077,320 \$0 | \$19,077,370 \$0 |
| Dity | \$19,077,320 \$0 | \$19,077,320 \$0 |
| Senapi Board | 519,077,320. S0 | \$19,077,320 \$0 |

Sale Information:

| Sale Date | 4/2005 |
|--------------------------------------|---|
| Sale Amount | 50 |
| Sale O/R | 23203-3573 |
| Sates Qualdication Description | Sales which are disqualded as a tesult of examination of the deed |

mount or VA

| RE A | pplication for outdoor advertising sign permit |
|---|---|
| To be completed by app | licant: |
| Name of Applicant or Compa | any Viewpoint Cutdoor I.C. |
| Sign is [] existin | |
| County Miami-Dage | Municipality, if applicable. City of Doral |
| Highway Name & Number | Florida Turnpike / SR 91 |
| Sign location description: Ap | proximately 1000 South of NW 41 Street / 3800 NW 115 Avenue. |
| Parcel ID#: 35-3030-031-00- | |
| To be completed by app | propriate zoning official: |
| Designation of parcel on the | Future Land Use Map. Restricted Industrial |
| Current zoning of parcel (fro | m Land Development Regulations): Restricted Industrial |
| Copies of the applicable p above must be submitted | ages from the land use documents showing all allowable uses under the designations listed |
| Is location within city limits. | |
| Please provide the name an required: | ic Telephone number of the person the Department may contact if additional information is |
| Name: Nathan Kogon | Telephone II: (305) 593-6630 |
| I certily that the above infor- plan adopted pursuant to a county/municipality named Signature of Local Government | 111 |
| Printed Name and Title | anning and Zoning Director |
| NOTE: Form must be comparation by the Department | plated not more than $\sec(\theta)$ months prior to receipt of the completed outdoor advertising permit ant |
| statement indicating that the | silon: Please complete the items below. For may subrait another form of written e sign complies with all local governmental requirements. For a proposed sign location, a squed by the local government may be submitted. |
| | ridentified in this application: |
| Is not in compliance | th all duly adopted local ordinances and has been or will be assued the necessary parmits s with local ordinances, but is legally existing as a non-conforming legic. e with local ordinances and is/would be considered to be an illegally maintained structure. |
| Acertily that I represent the the determination reflected | governmental entity within whose jurisdiction the sign described berein is located and that in this section is made under my delegated outlibrity |
| Signature of Local Government | pent Official Date |
| Nathan Kogon, AICP, Pla Ponted Name and fittle | anning and Zoning Director |
| NOTE: Form must be com- | plated not more than an incoming prior to recept of the completed outdoor advertising permit |

N

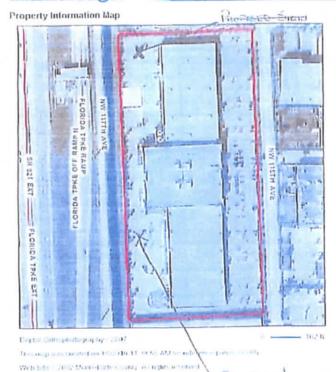
V

application by the Department

My Home Miami-Dade County, Florida

n-Dade County, Florida MIAMI-DADE

memberegov



When So As

9000

Summary Details:

| FORD NO. | 35-2029-031-0040 | |
|-------------------|--|--|
| Property | 3690 NAV 115 AVE | |
| Mading Address | MINIMI DADE CONMUNITY | |
| | 300 FE - AVE (0.5)440 MALSET 3347 F | |

Property Information:

| Primary Zone | FIGU INDUSTRIAL | |
|-------------------|--|--|
| CLUC | 304B BPI | |
| sicularitaths. | 180 | |
| Floors | 3 | |
| Living Units: |) | |
| Adj Sq Footage | 273.144 | |
| Lot Size. | 10 ACRES | |
| Year Built | 2003 | |
| cead Specifica | MANU BYTE BUSINESS PARK SEE 7 PR 163-45 1-19966 LOT 3 THRU 5 45,6 3 LOT SIZE 420928 SEE FT FRAC 33 2035 EXTOROGOMENTA 200 A 20 3030 031 2026 A 6040 | |

Assessment Information:

| Year; | 2009 | 2008 |
|--------------------|-------------|--------------|
| Land Value | \$6,032,592 | \$6,032,992 |
| du lding Value | 513 044,326 | 513 044 320 |
| Market Value | 519.077.320 | 549.077.320 |
| Accessored Moleson | 519 077 370 | \$19,077,324 |

Taxable Value Information:

| Year: | 2009 | 2808 |
|--------------|---------------|---------------|
| | Applied | Apparet |
| Towns 1 | Exemption | Licenter |
| collected. | Locatile | Taxastria |
| | Variou | Value |
| | \$18.077.320V | \$19,077,300 |
| -cedimina | 50 | 50 |
| (G. 777) | 519 077 320. | \$19 077 378 |
| | ž0. | 50 |
| P. 405 | \$19,077,320. | \$19,077,3350 |
| Say | 50 | \$0 |
| | 510.077 32 | 119.077.000 |
| STREET BEING | 50 | \$0. |

Sale Information:

| Salu Date | 4/2005 |
|-------------------------------------|--|
| Sale Amount | 30 |
| Sale G.R. | 23293-3573 |
| Sates Duablication Jaconation | Sales where are dequabled as a result of positionalism of the threat |
| Viev | v Adestroux Sales |

http://gisims2.miamidade.gov/myhome-printmap.asp?mapurl=http://gisims2.miamidade.gov/output...=1/5/2010



676-070-04 RIGHT OF WAY

| RE: Application for outdoor advertising sign permit |
|---|
| To be completed by applicant: |
| Name of Applicant or Company: Viewpoint Outdoor I.LC |
| Sign is: existing proposed |
| County: Miami-Dade Municipality, if applicable: City of Doral |
| Highway Name & Number: Dolphin Expy / SR 836 |
| Sign location description: 500' South of NW 93 Court & NW 12 Street / Railroad |
| Parcel ID#: 30-3054-000-0111 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| Current zoning of parcel (from Land Development Regulations): Industrial |
| Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application. |
| Is location within city limits: 🛛 Yes 🗌 No 💮 If yes, name of city: Dona) |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: |
| Name: Albert P, Childress Telephone #: (305) 593-6690 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality parcel above: |
| Signature of Lodal Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Tille |
| NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| ☑Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. ☐Is not in compliance with local ordinances, but is legally existing as a non-conforming sign. ☐Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| I certify that represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority. |
| Signature of Local Government Official Date |
| Albert P. Childress, Assistant City Manager Printed Name and Title |

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

1

AA

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

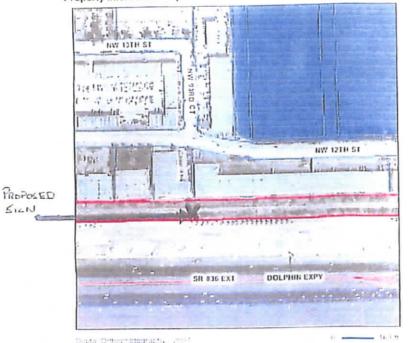
SILN

My Home Miami-Dade County, Florida



ത്തിന്റെയും

Property Information Map



This thigh was digited on 15 2010, 12 10 01 PM to reference purposes only Web Site 1980? Manie Dade County An option of reserved

Summary Details:

| nka Na | 39-3054-000-0111 | |
|-------------------|---|--|
| Property | | |
| Maling Address | CSX TRANSFORTATION INC. TAX DEPARTMENT (1910) SIGNATOR STREET JACKSONVILLE FL. 32202-0000 | |

Property Information:

| riopei | ty milotimitton. |
|----------------------|---|
| Pumary Zone | |
| SLUG | 3062 RAILROAD ASSESSMENT |
| Beds/Baths | 3/0 |
| Floors |) |
| Living Units |) |
| Ad Sq Footage |) |
| Lot Size | 2 |
| Year Bull | 0 |
| zegai Description | 53.54.40.6.62.AC.SAL ROW IN LOT 4 GET WEEN 53-54-40 PER DB 4357-101.OR 15774-1300.0886.5 FJAU 30-3051-000-0111 |

Assessment Information:

| NEORMATION NOT | AVAII | ABI | F |
|----------------|-------|-----|---|
|----------------|-------|-----|---|

Sale Information:

| Sate Date | 12/1991 |
|---------------------------------------|---|
| Sale Amount | \$0 |
| Sale OfR | |
| Sales Qualification Description | Sales which are assual fed as a result of examination of the deed |
| View | Additional Sales |





STS-CTO-04 HIGHT OF WAY

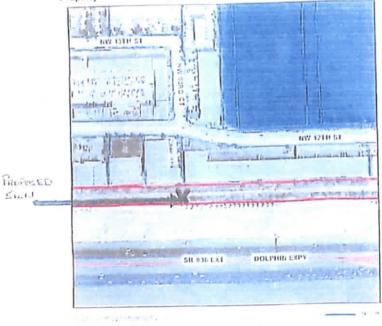
| RE: | Application for outdoor | advertising sign pen | mit | |
|---|--|--|--|--|
| To be completed by | y applicant: | | | |
| Name of Applicant or (| Company: Viewnoint Quidour I | ıc | | |
| Sign is: | existing Disproposed | | | |
| County: Mismi-Dade | Municipality, If | epplicable: <u>City of Don</u> | 1 | |
| Highway Name & Nun | nber: Delahin Expy / SR 838 | | | |
| Sign location descripti | on: 500 South of NAV 93 Court | & NW 12 Street / Rei | mad | |
| Parcel ID#: 30-3064-0 | 00-0111 | | | |
| To be completed b | y appropriate zoning offic | dal: | | |
| Designation of parcel | on the Future Land Use Map: | Industrial | | |
| Current zoning of pare | cel (from Land Development Re | egulations): <u>(ndustrial</u> | | |
| Copies of the application above must be subm | able pages from the land use sitted with this application. | documents showing | all allowable uses (| inder the designations list: |
| Is location within city i | imits: 🖾 Yes 🗌 No 🏻 If ye | es, name of city: <u>Doral</u> | | |
| Please provide the na required: | me and telephone number of t | he person the Departn | nent may contact if ad | ditional information is |
| Name: Nathan Kogon | | 1 | elephone #: <u>(305) 59</u> | 3-6830 |
| I certify that the above plan adopted pursuan county/http://cipality.ne | e information reflects the design It to chapter 163, Floride Statut arged above: | nation of the percel as les, and that I am suth | it is shown on the our orized to sign this form | rent comprehensive n on behalf of the |
| Signature of Local Go | verfirment Official | | 2413 | |
| Printed Name and Titl | | | | |
| NOTE: Form must be application by the Day | e completed not more than six partment. | (6) months prior to-rec | eipt of the completed | outdoor advertising permit |
| statement indicating ti | ermission: Please complete hat the sign complies with all to ermit issued by the local gover | ocei governmental requ | drementa. For a prop | erm of written osed sign location, a |
| The outdoor advertish | ng sign identified in this applica | ntion: | | |
| Tils not in com | nce with all duly adopted tocal o pliance with tocal ordinances, b pliance with tocal ordinances a | ut is legally existing a | s a non-conforming siz | In. |
| the determination refi | nt the governmental entity with acted in this section is made us welcomer Official | in whose jurisdiction the control of | to sign described here hostly. | in is located and that |
| Nathan Kogon, AtC Printed Name and Tit | P. Pienning and Zoning Dir to | ector | | |
| NOTE: Form must be application by the Dep | e completed not more than six partment. | (8) months prior to rec | elpt of the completed | outdoor advertising permit |

My Home Miami-Dade County, Florida



<u>जानाजीनान्त्र</u>ा

Property Information Map



Accepted the second that some officers of

Summary Details:

| circ No | 30+3054-000-0111 |
|------------------|---|
| Property. | |
| Malang Artine | CBX DRAWSFORTATION THE LET ANCHEN LATTE WATER STREET JACKSON OF THE JEON 1998 |

Property Information:

| Prenary Zone | |
|---------------|---|
| CLUC. | and RAILROAD ASSESSMENT |
| Bed: Baths | TO |
| Floats. |) |
| invertiet. | 3 |
| Ad Sq Featage | 3 |
| cot Size | 1 |
| Year this | |
| at-i) | Tare 1.40 in or AC SAC SEW 011 11 A 01 TWEFT STO 4.41 THE DIS 4257 101 CR 1-774 10 A 1000 5 ART 10 A051-000-0113 |

Assessment Information:

NEORMADIN NOT AVAILABLE

Sale Information:

| Sate Date | 12/1001 |
|-------------|---|
| Sale Amount | \$0 |
| Sine Ont | |
| 3 | page when an a secret of earl motion of the deed |
| Viev | Additional Sales |

1919 11

| RE: | Application for outdoor advertising sign permit |
|--|--|
| To be completed t | y applicant: |
| | Company: Viewpoint Outdoor LLC |
| Sign is: | existing proposed |
| County: Mlami-Dada | Municipality, if applicable: City of Doral |
| Highway Name & Nu | mber: <u>Polphin Expy / SR 838</u> ion: <u>Approximately 300' West of NW 98 Court / Railroad</u> |
| Sign location descript Parcel ID#: 30-3055- | |
| | by appropriate zoning official: |
| | on the Future Land Use Map: Industrial |
| | rel (from Land Development Regulations): <u>Industrial</u> |
| Copies of the applic | pable pages from the land use documents showing all allowable uses under the designations list mitted with this application. |
| Is location within city | limits: ☑ Yes ☐ No If yes, name of city: <u>Dorat</u> |
| Please provide the n required: | ame and telephone number of the person the Department may contact if additional information is |
| Name: Albert P. Chil | dress Telephone #: (305) 593-6690 |
| I certify that the above plan adopted pursue county/municipality | re information reflects the designation of the parcel as it is shown on the current comprehensive into chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the lamed expore: |
| | March 14 2014 |
| Signature of Local G | overnment Official Date |
| Printed Name and T | a, Assistant City Manager |
| application by the D | |
| etotomont Indication | Permission: Please complete the items below. You may submit another form of written that the sign complies with all local governmental requirements. For a proposed sign location, a permit issued by the local government may be submitted. |
| The outdoor adverti | sing sign identified in this application: |
| ☐ls not in cor | ance with all duly adopted local ordinances and has been or will be Issued the nacessary permits. npliance with local ordinances, but is legally existing as a non-conforming sign. npliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| i certify that I represented the determination of | ent the governmental entity within whose jurisdiction the sign described herein is located and that illeged by this section is made under my delegated authority. |
| Signature of Local | Soverment Official Date |
| | s, Assistant City Manager |
| NOTE: Form must application by the D | be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit epartment. |

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

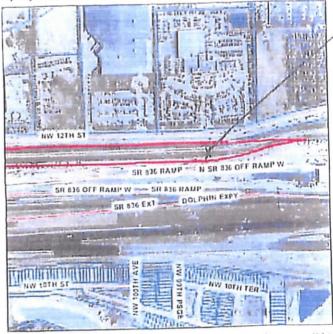
- * Office and Residential (OR) Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Industrial This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.
- * Restricted Industrial (RI) Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

My Home Miami-Dade County Florida



गारिगारिसरीभर्गण

Property Information Map



Digital Concentragraphy - 2007

This map was created on 15/2010 12 51 26 PM for reference paracters of 6

Web Site 9 2002 Warm-Date County, All representatived

PROPOSED SIGN

Summary Details:

| Falc No. | 30-3055-003-0011 |
|-------------------|--|
| Property | |
| Maling Address | CSX TRANSPORTATION NO FAX DEPARTMENT (USTO SOD WATER STREET LACKSONVILLE FE 32202-4000 |

Property Information:

| Primary Zone | |
|-----------------------|---|
| CLUC | 0062 RAILROAD ASSESSMENT |
| Beds/Eaths | 3/0 |
| Floors | 0 |
| Living Linits | 0 |
| Adj Sq Footage | 3 |
| -01 Size | 2 |
| Year Built | 0 |
| Latini Description | 53 54 40 6 2 AC COATES SUB PB 24-74 TRS 1 THRU 32 S A - RW PER DB 4357/101 OR 15774-1300 0886 5 F/A/U 30-3051-003-0011 |

Assessment Information:

INFORMATION NOT AVAILABLE

| Sale | In | orma | tion: |
|------|----|------|-------|

| Sale Date | 12/1991 |
|---------------------------------------|---|
| Sale Amount | 50 |
| Sale CIR | |
| Sales Qualification Description | Sales which are disquarted as a result of examination of the deed |
| Vies | v Additional Sales |



clot.

575-07E-01 INGITI OF WAY OGC = 02K/9

| RE: Application for outdoor advertising sign permit |
|---|
| To be completed by applicant: |
| Name of Applicant or Company: <u>Viewpoint Outdoor LLC</u> Sign is: ☐ existing ☑ proposed |
| County: Miami-Dade Municipality, if applicable: City of Dotal |
| Highway Name & Number: Dolphin Expy / SR 836 |
| Sign location description: Approximately 300' West of NW 98 Court / Railroad |
| Parcel ID#: 30-3055-003-0011 |
| To be completed by appropriate zoning official: |
| Designation of parcel on the Future Land Use Map: Industrial |
| |
| Current zoning of parcel (from Land Development Regulations). Interest and allowable uses under the designations listed Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application. |
| Is location within city limits: Yes No If yes, name of city: Doral |
| Please provide the name and telephone number of the person the Department may contact if additional information is required: |
| Name: Nalhan Kogon [felephone #: (305) 593-6630 |
| I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to displan 163, Florida Statutes, and that I am authorized to sign this form on behalf of the communicipality named above: Signatble of Abotal Government Official Date |
| Nathan Kogon, AICP, Planning and Zoning Director |
| Printed Name and Title NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit |
| application by the Department. |
| Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted. |
| The outdoor advertising sign identified in this application: |
| The outdoor advertising sign identified in this application. It is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits. It is not in compliance with local ordinances, but is legally existing as a non-conforming sign. It is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure. |
| I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority. |
| Signature of Local Government Official Date |
| Nathan Kogon, AICP, Planning and Zoning Director Printed Name and Title |

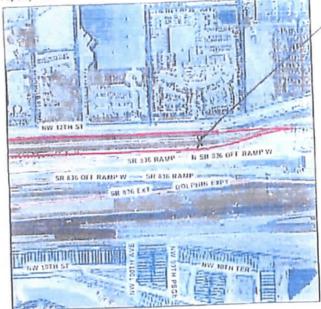
NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

My Home Miami-Dade County, Frenda

IVIIAMI-DADE

mamidadagoy

Property Information Map



to the way that is together that the second of

to the land Marrier to Landy Named Court I

TROPOSED SIGN

Summary Details:

| ecia inco | 30-3055-003-0011 |
|-------------------|---|
| Districtly | |
| Maling Andress | USA TRANSPORTATION TO TANCE FACTORIES TOWATER STREET ACKESTIVIES TOOM 4000 |

Property Information:

| Sinnary Zenn | |
|----------------|---|
| _(,t)C | ASSESSMENT |
| Beats Baths | 0.0 |
| Finds | 1 |
| wind tinds | 1 |
| Ad, Sq Factore | 7 |
| . nt 5/20 | 2 |
| Went Built | 3 |
| Josephin. | 63 54 40 6 2 AC CONTER SUB FB 24.74 THIS 1 THE J 32 8 1 GWY PER OB 4357/107 DR 15774-1300 DBM 5 FWY U 30-2051-003-0011 |

Assessment Information:

CRMATION NOT AVAILABLE

Sale Information:

| 50 |
|---|
| |
| |
| Saids Alich Att |
| propulated to a least of propulation of the dead |
| Additional Sales |
| |

(HELL)