

RESOLUTION No. 15-123

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR DOWNTOWN DORAL MXD KNOWN AS THE MXD PARCEL (THE "PROPERTY"), GENERALLY LOCATED ON THE EAST SIDE OF NW 87 AVENUE BETWEEN NW 52 STREET AND NW 53 TERRACE, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Tracy R. Slavens, Esq. Holland & Knight ("the Applicant") is requesting final plat for Downtown Doral MXD Downtown Mixed Use Development, as depicted in Exhibit "A", generally located on the east side of NW 87th Avenue between NW 52nd Street and NW 53rd Terrace, City of Doral, Miami-Dade County, Florida, as legally described in Exhibit "B"; and

WHEREAS, this application has been reviewed for compliance with the City of Doral Code and Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on June 15, 2015 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for Downtown Doral MXD Downtown Mixed Use Development, generally located on east side of NW 87th Avenue between NW 52nd Street and NW 53rd Terrace, City of Doral, Miami-Dade County, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

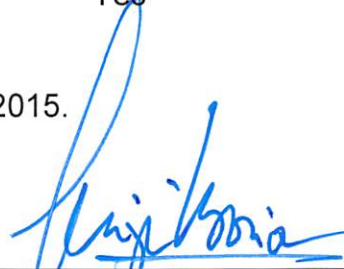
Section 3. Recordation. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Rodriguez who moved its adoption. The motion was seconded by Councilmember Fraga and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED this 15 day of June, 2015.



LUGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL
CITY ATTORNEY

EXHIBIT “A”

DOWNTOWN DORAL MXD

A REPLAT OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, AND 16 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____
SHEET 1 OF 7 SHEETS

KNOW ALL MEN BY THESE PRESENTS:

THAT DORAL B1 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, DORAL D1 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, DORAL D2 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, DORAL E1 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, DORAL E2 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, PARCEL B1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARCEL B2 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARCEL C1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARCEL C2 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DOWNTOWN DORAL RETAIL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THIS PLAT ENTITLED "DOWNTOWN DORAL MXD PLAT", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACTS 10 THROUGH 12 AND TRACTS 14 THROUGH 16 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 12.08 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACTS 4, 5, 7 AND 8 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 12.28 ACRES, MORE OR LESS.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT BY DASHED LINES ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THAT DORAL B1 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES:

KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER

SIGN _____

PRINT NAME _____

BY:

DIANNA RUSSO, VICE PRESIDENT
KOALA MIAMI REALTY HOLDING CO., INC.

SIGN _____

PRINT NAME _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

THAT DORAL D1 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES:

KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER

SIGN _____

PRINT NAME _____

BY:

DIANNA RUSSO, VICE PRESIDENT
KOALA MIAMI REALTY HOLDING CO., INC.

SIGN _____

PRINT NAME _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

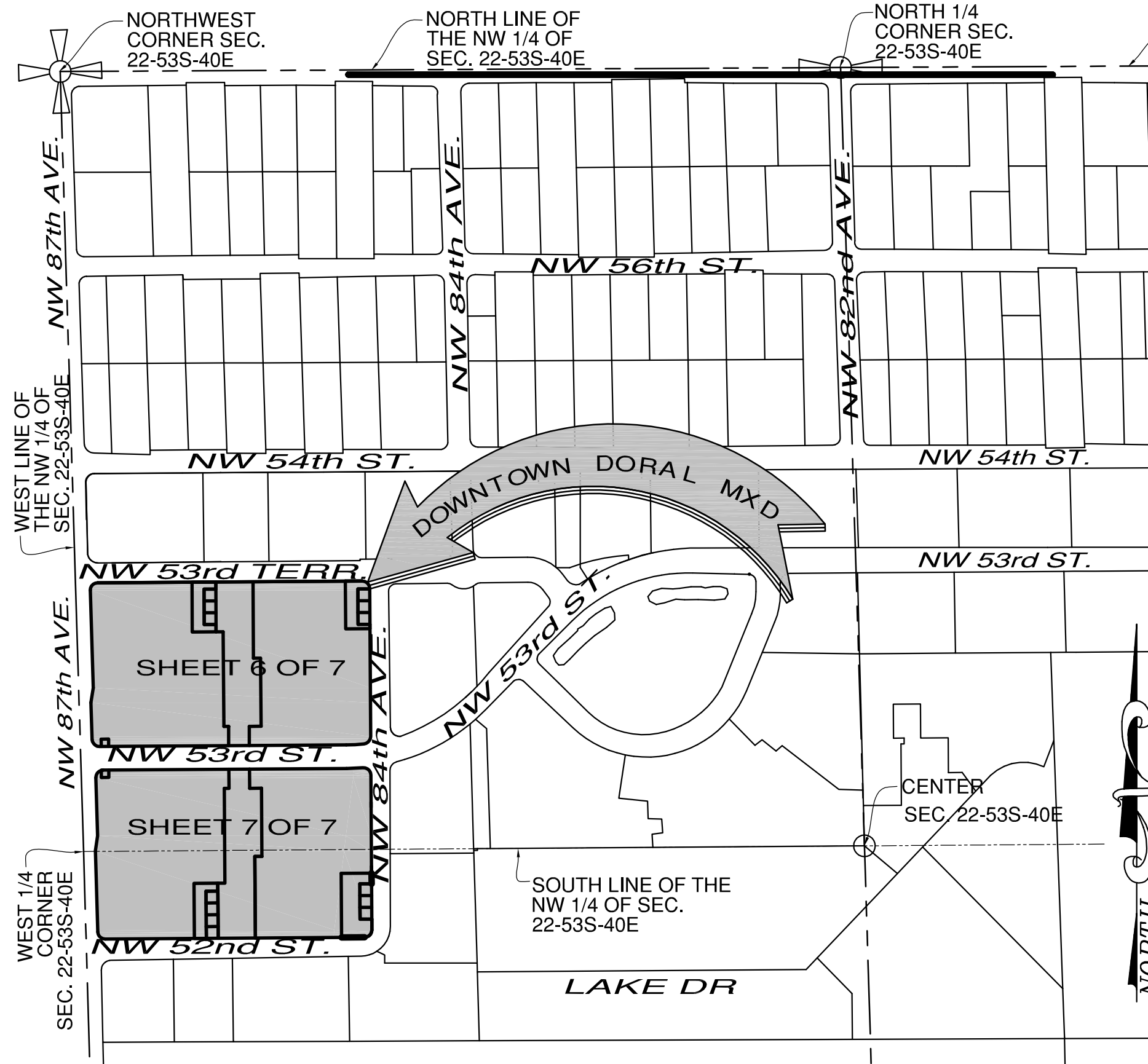
PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

LUDOVICI & ORANGE
CONSULTING ENGINEERS INC. LR 1012
329 PALERMO AVE CORAL GABLES, FLORIDA 33134
PHONE: (305) 448-1600 FAX: (305) 446-3876
NOVEMBER 2014



LOCATION SKETCH

A PORTION OF THE WEST 1/2 OF SECTION
22, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA

SCALE: NTS

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN WITNESS WHEREOF:

THAT DORAL D2 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES:

KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER

SIGN _____

PRINT NAME _____

BY:

DIANNA RUSSO, VICE PRESIDENT
KOALA MIAMI REALTY HOLDING CO., INC.

SIGN _____

PRINT NAME _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

CITY OF DORAL APPROVAL:

THAT THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT BY DASHED LINES ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

OWNER'S PLAT RESTRICTIONS:

THIS PLAT WILL NOT RESULT IN THE REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION No. _____ PASSED AND ADOPTED BY THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2014.

ATTEST:

CITY CLERK
CITY OF DORAL

BY:

MAYOR
CITY OF DORAL

DATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL, IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES THIS _____ DAY OF _____, A.D., 2014.

BY:

PRINT _____ SIGN _____
PROFESSIONAL SURVEYOR AND MAPPER # _____
STATE OF FLORIDA

CITY OF DORAL PLAT RESTRICTIONS:

THAT NW 52ND STREET, NW 84TH AVENUE, NW 53RD TERRACE, AND NW 53RD STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT TRACTS "A", "B", "C", "D", "E", "F", "G" AND "H" AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND LANDSCAPING. NOTHING HEREIN SHALL PREVENT ITS FUTURE DEDICATION TO THE PUBLIC.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 87TH AVENUE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT TRACTS "A", "B", "C", "D", "E", "F", "G" AND "H" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREAS, FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS, TRACT, LANDSCAPE, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, CERTIFIED THIS _____ DAY OF _____, A.D., 2014.

SIGNED: _____ DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS _____ DAY OF _____, A.D., 2014.

SIGNED: _____ DIRECTOR

SIGNED: _____ COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS PLAT ENTITLED "DOWNTOWN DORAL MXD PLAT" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON THE 10TH DAY OF OCTOBER, 2014 AND THAT THE PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH PART 1, CHAPTER 177, LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA SHOWN HEREON IS IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE CORAL GABLES, FLORIDA
33134 L.B. 1012

BY:

ARTURO A. SOSA
REGISTERED SURVEYOR AND MAPPER NO. 2629
STATE OF FLORIDA.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2014, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

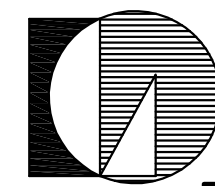
HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

DOWNTOWN DORAL MXD

A REPLAT OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, AND 16 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____
SHEET 2 OF 7 SHEETS



LUDOVICI & ORANGE
CONSULTING ENGINEERS INC., LB 1012
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134
PHONE: (305) 448-1600, FAX: (305) 446-3876
NOVEMBER, 2014

IN WITNESS WHEREOF:

THAT DORAL E1 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES: KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER

SIGN

PRINT NAME

SIGN

PRINT NAME

BY: _____
DIANNA RUSSO, VICE PRESIDENT
KOALA MIAMI REALTY HOLDING CO., INC.

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

THAT DORAL E2 PHASE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES: KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, ITS SOLE MEMBER

SIGN

PRINT NAME

SIGN

PRINT NAME

BY: _____
DIANNA RUSSO, VICE PRESIDENT
KOALA MIAMI REALTY HOLDING CO., INC.

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

RECORDING STATEMENT:

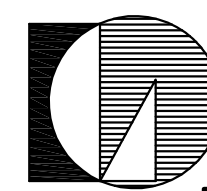
FILED FOR RECORD THIS _____ DAY OF _____ A.D., 2014, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

DOWNTOWN DORAL MXD

A REPLAT OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, AND 16 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



LUDOVICI & ORANGE
CONSULTING ENGINEERS INC., LB 1012
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134
PHONE: (305) 448-1600, FAX: (305) 446-3876
NOVEMBER, 2014

IN WITNESS WHEREOF:

THAT PARCEL B1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RAFAEL ROMERO, ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES: _____
PARCEL B1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGN

PRINT NAME

BY: _____
RAFAEL ROMERO, VICE PRESIDENT
PARCEL B1 PROPERTY, LLC

SIGN

PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RAFAEL ROMERO, VICE PRESIDENT OF PARCEL B1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

THAT PARCEL C1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RAFAEL ROMERO, ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES: _____
PARCEL C1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGN

PRINT NAME

BY: _____
RAFAEL ROMERO, VICE PRESIDENT
PARCEL C1 PROPERTY, LLC

SIGN

PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RAFAEL ROMERO, VICE PRESIDENT OF PARCEL C1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

THAT PARCEL B2 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RAFAEL ROMERO, ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES: _____
PARCEL B2 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGN

PRINT NAME

BY: _____
RAFAEL ROMERO, VICE PRESIDENT
PARCEL B2 PROPERTY, LLC

SIGN

PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RAFAEL ROMERO, VICE PRESIDENT OF PARCEL B2 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

THAT PARCEL B1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RAFAEL ROMERO, ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES: _____
PARCEL B1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGN

PRINT NAME

BY: _____
RAFAEL ROMERO, VICE PRESIDENT
PARCEL B1 PROPERTY, LLC

SIGN

PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RAFAEL ROMERO, VICE PRESIDENT OF PARCEL B1 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2014, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

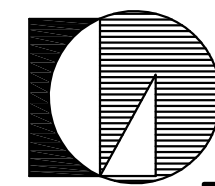
HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

DOWNTOWN DORAL MXD

A REPLAT OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, AND 16 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____
SHEET 4 OF 7 SHEETS



LUDOVICI & ORANGE
CONSULTING ENGINEERS INC., LB 1012
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134
PHONE: (305) 448-1600, FAX: (305) 446-3876
NOVEMBER, 2014

IN WITNESS WHEREOF:

THAT DOWNTOWN DORAL RETAIL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RAFAEL ROMERO, ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 2014.

WITNESSES: _____ DOWNTOWN DORAL RETAIL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME

PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RAFAEL ROMERO, VICE PRESIDENT OF DOWNTOWN DORAL RETAIL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

_____ NUMBER: (IF ANY) _____

MY COMMISSION EXPIRES: _____

CONSENT BY COMMUNITY DEVELOPMENT DISTRICT:

THAT DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S., HAVING A RIGHT AND INTEREST IN THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, PURSUANT TO THAT CERTAIN ORDINANCE NO. 08-77 DULY PASSED AND ADOPTED ON JULY 1, 2008, BY THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONS, EFFECTIVE JULY 8, 2004, THE NOTICE OF ESTABLISHMENT OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, DATED JULY 14, 2008, AND RECORDED ON JULY 16, 2008, IN OFFICIAL RECORDS BOOK 26482, PAGE 1879 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY AND CONSENT TO THIS PLAT AND JOINS IN THE FOREGOING DEDICATIONS.

IN WITNESS WHEREOF:

THAT SAID DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S., HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, AS ITS _____, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED BY ITS _____, ON THIS _____ DAY OF _____, 2014.

DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT,
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT
ORGANIZED PURSUANT TO CHAPTER 190, F.S.

ATTEST: _____

BY: _____

PRINT NAME / TITLE

PRINT NAME / TITLE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ AS _____ OF THE BOARD OF SUPERVISORS FOR DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ORGANIZED PURSUANT TO CHAPTER 190, F.S., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

NOTARY PUBLIC STATE OF FLORIDA: _____
SIGNATURE OF ACKNOWLEDGER

PRINT NAME OF ACKNOWLEDGER

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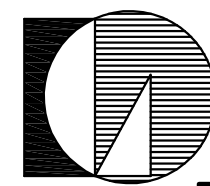
HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

DOWNTOWN DORAL MXD

A REPLAT OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, AND 16 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____
SHEET 5 OF 7 SHEETS



LUDOVICI & ORANGE
CONSULTING ENGINEERS INC., LB 1012
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134
PHONE: (305) 448-1600, FAX: (305) 446-3876
NOVEMBER, 2014

JOINER OF MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: WELLS FARGO BANK, NATIONAL ASSOCIATION ("MORTGAGEE") IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING EXECUTED BY PARCEL C2 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN FAVOR OF MORTGAGEE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$40,300,000, DATED JULY 24, 2014, RECORDED JULY 25, 2014 IN OFFICIAL RECORDS BOOK 29244, PAGE 4692, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ("MORTGAGE").

IN WITNESS WHEREOF:

THE SAID WELLS FARGO BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS BEHALF BY ITS _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS _____ THIS _____ DAY OF _____, A.D., 2014.

WELLS FARGO BANK, A NATIONAL ASSOCIATION

WITNESS: _____ ATTEST: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____ PRINT NAME: _____

AND TITLE: _____ AND TITLE: _____ AND TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____ SS:
COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ AND _____ AS _____ AND _____

RESPECTIVELY, OF WELLS FARGO BANK, A NATIONAL BANKING ASSOCIATION, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED _____ AND _____ RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF _____:

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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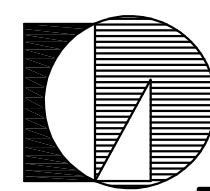
HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

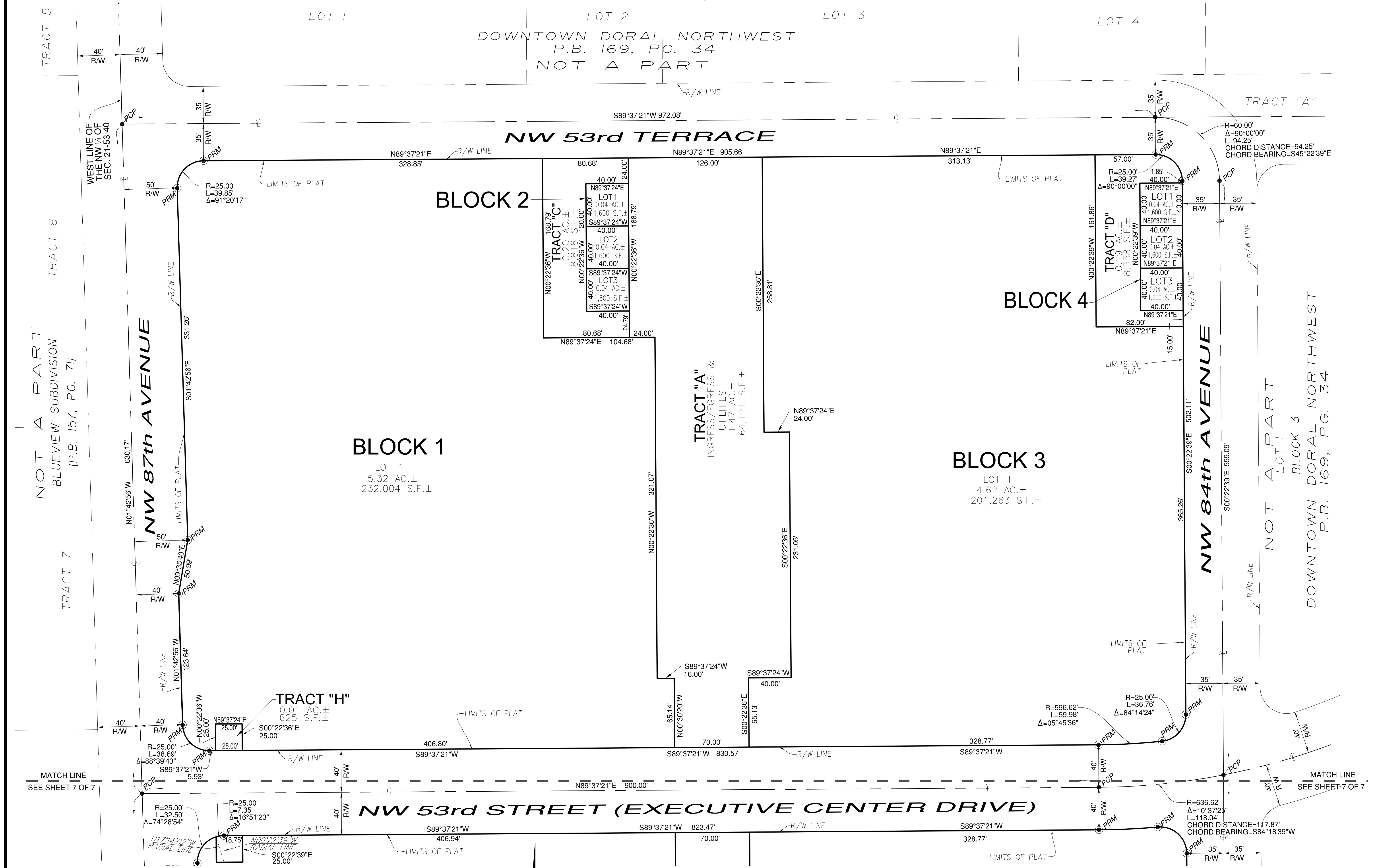
DOWNTOWN DORAL MXD

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P.B. _____ PG. _____
SHEET 6 OF 7 SHEETS

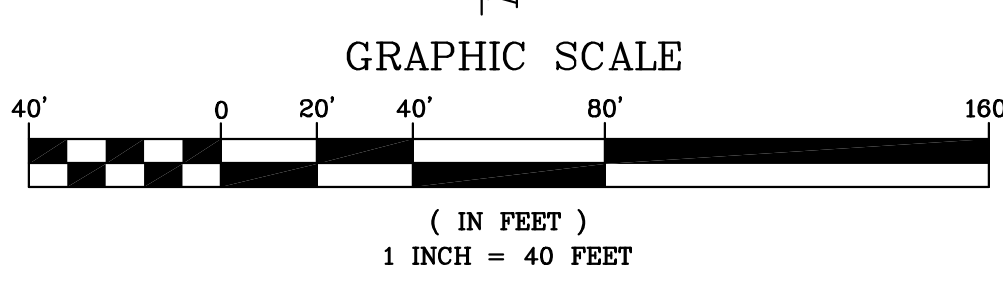


LUDOVICI & ORANGE
CONSULTING ENGINEERS INC., LB 1012
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134
PHONE: (305) 448-1600, FAX: (305) 446-3876
NOVEMBER, 2014



SURVEYOR'S NOTES AND LEGEND:
BEARINGS ARE BASED ON AN ASSUMED VALUE OF N89°37'21"E ALONG THE CENTERLINE OF NORTHWEST 52ND STREET.

- | | |
|--------------------------------------|--------------------------|
| ● PRM (PERMANENT REFERENCE MONUMENT) | S.F. SQUARE FEET |
| ● PCP (PERMANENT CONTROL POINT) | U.E. UTILITY EASEMENT |
| ⊙ CENTER LINE | R RADIUS |
| AC ACRES | L LENGTH OF CURVE |
| P.B. PLAT BOOK | Δ CENTRAL ANGLE OF CURVE |
| PG. PAGE | SEC. SECTION |
| R/W RIGHT-OF-WAY | |



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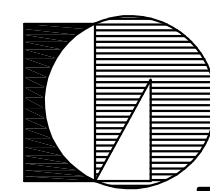
HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

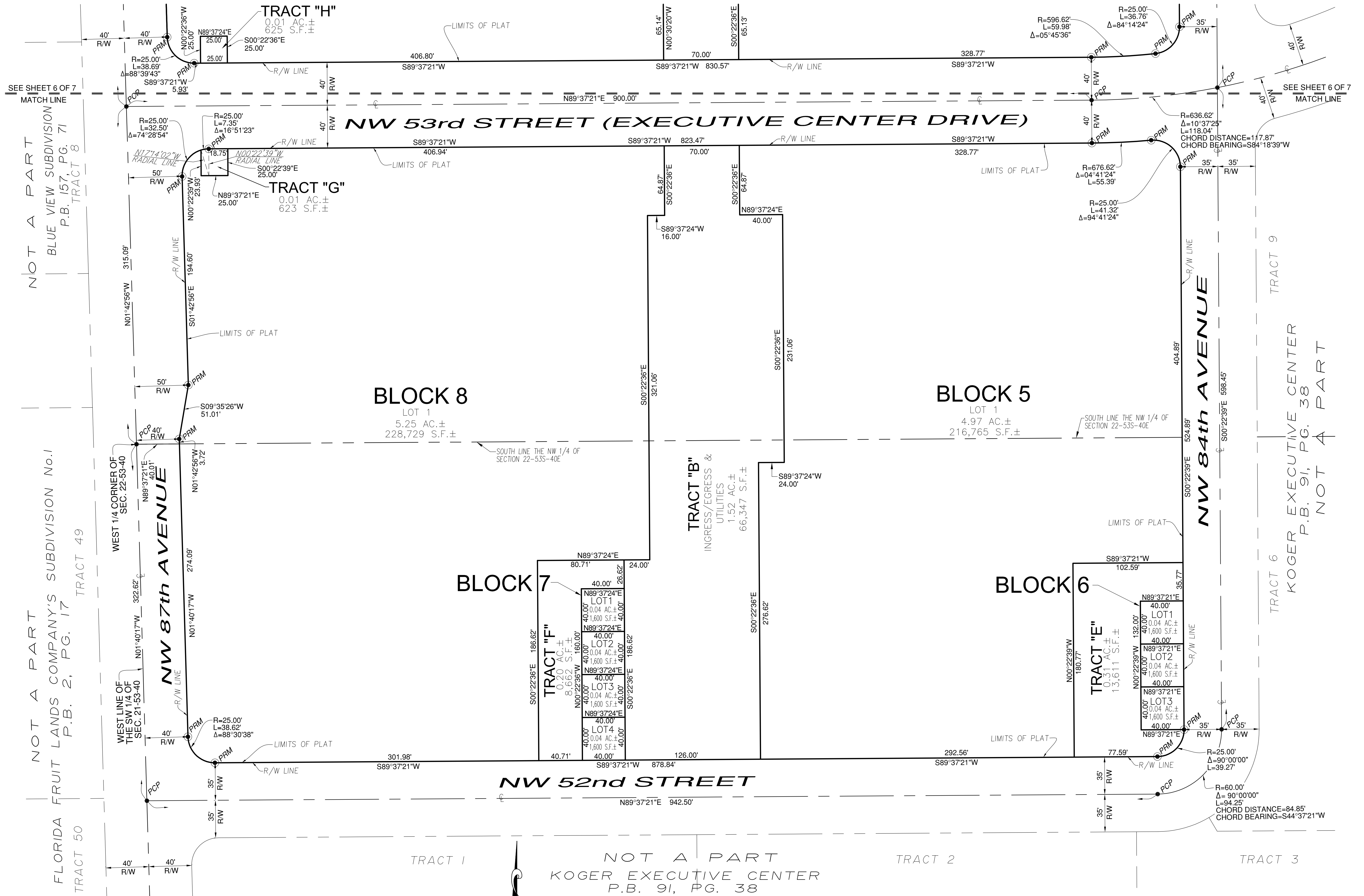
DOWNTOWN DORAL MXD

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P.B. _____ PG. _____
SHEET 7 OF 7 SHEETS



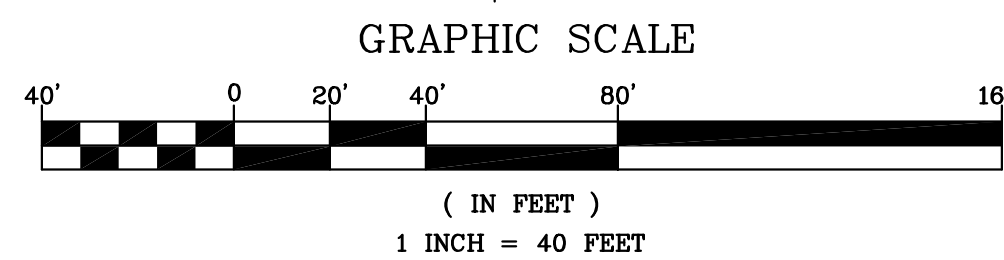
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HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK