

MASTER DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into this 8th day of November, 2017, by and between CC Doral 4200, LLC, a Florida limited liability company (the "Developer") and the City of Doral, Florida, a Florida municipal corporation (the "City").

WITNESSETH:

WHEREAS, the Developer is the owner of the real property located within the boundaries of the City, the legal description of which is attached hereto and made a part hereof as Exhibit "A" (the "Property");

WHEREAS, the Property is currently designated "High Density Residential" on the City's Comprehensive Plan (as herein defined) Future Land Use Map and zoned Planned Unit Development ("PUD") pursuant to the Land Development Regulations (as herein defined);

WHEREAS, the Developer and the City mutually desire that the Property be developed with 250 multi-family dwelling units as permitted by the Comprehensive Plan and the Land Development Regulations (the "Project"); and

WHEREAS, the Developer and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish certainty as to the ultimate development of the Project, as provided pursuant to Chapter 68, Article V, Division 5 of the City's Land Development Code.

NOW, THEREFORE, in consideration of the conditions, covenants, and mutual promises hereinafter set forth, the Developer and the City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to the Agreement are hereby deemed a part hereof.
2. Definitions.
 - a. "Comprehensive Plan" means the City's comprehensive plan meeting the requirements of Chapter 163, F.S.
 - b. "Conceptual Development Plan and Site Plan" is that Development plan entitled "Doral 4200," prepared by MSA Architects, dated October 11, 2017, consisting of 28 sheets and approved by the City, as amended, comprised of a scaled and dimensioned site plan (with landscaping), elevation, and typical floor plans submitted for administrative approval and reviewed for consistency with the Project Approval.
 - c. "Developer" means the person undertaking the development of the Property, as defined in the preamble to this Agreement, or any successors or assigns thereof that (a) acquire an interest in any portion of the Property from the

Developer pursuant to sale or ground lease for the purpose of the development and resale or sublease and (b) is specifically assigned rights as Developer hereunder by the Developer pursuant to an express written assignment. This term does not include the future fee simple homeowners of any individual lot within the Development. Upon execution and recording of such assignment, the assignee will be deemed the Developer hereunder to the extent set forth in such assignment.

- d. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.; provided, however, that activities and uses set forth in Section 163.3221(4)(b), F.S., shall not constitute Development.
- e. "Development Permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- f. "Effective Date" is the latter of the date of execution of this Agreement by the Developer or the City, after site plan is approved.
- g. "Governing Body" means the board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government.
- h. "Land" means the earth, water, and air, above, below, or on the surface and includes and improvements or structures customarily regarded as land.
- i. "Land Development Regulations" means ordinances, rules, and policies in effect on the Effective Date, which have been enacted and implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of, or construction upon, Land.
- j. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, land development regulations, and rules adopted by a local government affecting the development of Land.
- k. "Local Government" means any county or municipality or any special district or local government entity established pursuant to law which exercises regulatory authority over, and grants development permits for, land development.

- l. "Pattern Book" is that master development plan entitled "Doral 4200," prepared by the Developer and approved by the City, dated _____ which regulates the nature of the streets and blocks and establishes the lots and building sites within the Property and governs the administrative review of the Conceptual Development Plan and Site Plan for the Project.
- m. "Project" means the development approved pursuant to the Project Approval.
- n. "Project Approval" is defined in Section 6 of this Agreement.
- o. "Property" is that certain 10.0-acre parcel of real property owned by the Developer, as more particularly described in Exhibit "A" attached hereto.
- p. "Public Facilities" means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health system facilities.
- q. "Utility" includes any person, firm, corporation, association, or political subdivision, whether private, municipal, county, or cooperative, which is engaged in the sale, generation, provision, or delivery of gas, electricity, heat, oil, water sewer service, telephone service, telegraph service, radio service, or telecommunication service.

3. Intent. It is the intent of the Developer and the City that this Agreement should construed and implemented so as to effectuate the purposes and intent of the parties and the purpose and intent of Chapter 68, Article V, Division 5 of the Land Development Code. The Developer acknowledges and agrees that this Agreement is not to be construed as a "Development Agreement" pursuant to Section 163.3221, Florida Statutes.

4. Effective Date and Duration.

a. This Agreement shall become effective on the Effective Date. The Agreement shall be recorded in the public records of Miami-Dade County, Florida and shall run with the land and shall be binding on all parties and all persons claiming under it for an initial term of fifteen (15) years from the Effective Date (the "Term").

b. The expiration date of the Agreement shall be upon the expiration of the Term from the Effective Date (the "Expiration Date").

c. The time frames set forth in this Agreement shall be considered stayed and tolled for the time lost resulting from the pendency of any City initiated moratorium, litigation or challenges that materially limit the ability of the Developer to continue the development of the Project.

5. Permitted Development Uses and Building Intensities.

a. **Permitted Development Uses.** Concurrently with the adoption and acceptance of this Agreement, the Developer has proffered and the City has accepted and adopted the Pattern Book and the Conceptual Development Plan and Site Plan as the binding development criteria for the Property (collectively, the "Project Approval"). In granting the Project Approval, the City has determined and hereby concurs that the Project is consistent with the City's Comprehensive Plan and that the Project Approval accords with the Land Development Regulations. Upon execution of this Agreement and for the Term, the City confirms and agrees that the Property may be developed and used in the manner set forth in the Project Approval, the City's Comprehensive Plan, and the Land Development Regulations, subject to final site plan approval by the City Council as per Chapter 53 of the Land Development Code.

b. **Density, Building Heights, Setbacks and Intensities.** The maximum density, heights, setbacks, and intensities for any development on the Property shall be regulated by the Project Approval, where the Project Approval is silent, the Land Development Regulations, and the applicable provisions and designations in the Comprehensive Plan in effect at the time of site plan approval.

6. **Project Approval.**

a. The Project Approval, in accordance with the approved Project site plan, authorizes the development of a Project that currently contemplates a development program as specifically described in the Pattern Book. This development program consists of a maximum residential density of up to 250 multi-family dwelling units. The proposed development program contemplates four (4) five (5) story residential buildings, three (3) story parking garage, and a two (2) story club house. The development of the Property in conformity with this development program, as provided in the Pattern Book, is referred to herein as the "Project."

b. **Further Development Review.** This Agreement and the Project Approval establish the criteria upon which the Project shall be developed during the Term and set forth the sole and exclusive limitation upon the development of the Project. This site plan, as it applies to individual building sites, shall be designed to generally conform to the Project Approval and the applicable provisions of the Land Development Regulations and Comprehensive Plan. The administrative approval process shall not prohibit development of any site plan so long as the density of development and height of the structures within the development subject to the site plan is in substantial compliance with the Project Approval, the applicable provisions of the Land Development Regulations and Comprehensive Plan, and generally consistent with the terms contained in this Agreement.

c. On November 8, 2017, the City Council passed Resolution No. 17-208 approving the Site Plan for Doral 4200 subject to the conditions adopted by the City Council. It is understood by the Parties that major modifications of the Site Plan shall require City Council review and approval pursuant to Chapter 53 of the Land

Development Code. The execution of this Agreement shall not be construed as a contracting away of the City zoning rights and/or police powers.

d. Any Site Plan approved pursuant to the provisions of this Paragraph may be modified from time to time in accordance with Section 53-185(d) and Section 68-740 of the Land Development Regulations, as may be amended from time to time. Minor modifications to building placement, building style, and lot configuration may be approved administratively by the Director of the Planning and Zoning Department, or the executive officer of the successor of such Department as provided in the City of Doral Code.

In the event that the City's Planning and Zoning Director does not approve the site plan, the Director shall render his or her decision by notifying the Developer (or its assigns as to such portion of the Property) in writing by certified mail, overnight express delivery, or hand delivery. The Developer, or its assigns, has the right to appeal the administrative decision directly to the City Council for the City Council to determine whether the City's Planning and Zoning Director erred in his or her decision to deny the approval of the site plan based on conformance with this Agreement, the Project Approval, and the applicable provisions of the Land Development Regulations and Comprehensive Plan. The City agrees to process any appeal to the City Council on an expedited basis and, in the absence of a force majeure event, agrees to hear and decide on any appeal within sixty (60) days from receipt of a letter from the Developer requesting such hearing addressed to the City Clerk that appeals the decision of the City's Planning and Zoning Director. All costs associated with the appeal shall be the responsibility of the Developer.

e. Downzoning. For the Term of this Agreement, the City shall not downzone or otherwise limit the ability of the Developer to develop the Property in accordance with the Project Approval and nothing shall prohibit the issuance of further development orders and approvals in conformity with same. The parties hereby agree that, upon written notice by the Developer to the City that it intends to abandon the Project (or any portion thereof), the limitations on the City set forth in this Section 6 shall be waived as to the portion of the Project referenced in the written notice and, notwithstanding anything else to the contrary in this Agreement, the Developer shall have the right to develop the Property (or any portion thereof) in accordance with the then effective Comprehensive Plan and Land Development Regulations.

7. Maintenance of Common Areas. The common areas of the Property shall be maintained in a manner consistent with all applicable sections of the Doral City Code, including but not limited to, Sections 71-9 and 74-669. The common areas of the Property shall be maintained by the property owner and/or homeowners' association or series of reciprocal easement agreements, or combination thereof. The entity or entities responsible for such maintenance shall be determined by the Developer at their discretion, upon receiving input from the Director. Substantial amendments to the organizational structure and the maintenance provisions of the property owners' and/or homeowners' association, REA documents shall require and be provided for review by the City Manager or his/her designee to ensure that the

association maintains the assessment and lien rights to ensure that the Property is properly maintained.

8. Security During Construction. During construction of the Project, Developer shall provide security in accordance with Sections 5-24 through 5-28 of the City of Doral Code, with regard to those phases under construction, from 7:00pm to 7:00am, Monday through Friday, and 24 hours per day on weekends and holidays.

9. Public Services and Facilities: Concurrency. It has been determined that as of the date of the Project Approvals, pursuant to Chapter 59 of the City Code, the Project has been found to satisfy the concurrency requirements of the City as set forth in the City's Comprehensive Plan, including, but not limited to, school preliminary concurrency determination made by the Miami-Dade County Public Schools on January 17, 2017 (Exhibit "B"). The City reserves the right to conduct concurrency reviews and determinations at the time of approval of site plan for the Project and any modifications thereto, all as provided in Chapter 59 of the City Code. For purposes of concurrency review, it is hereby agreed that, throughout the Term of this Agreement, the City shall reserve and maintain available sufficient infrastructure capacities to serve this Project up to the full build-out contemplated by the Project Approval. All subsequent development orders or permits sought to be issued that are in general conformity with the Project Approval and this Agreement are hereby found to meet concurrency standards set forth in the Comprehensive Plan, as such standards may be amended from time to time and to be consistent with the Land Development Regulations, so long as the Developer develops the Property in general compliance with the terms and conditions contained within the Project Approval.

10. Safe Sight Distance Triangles. The Developer shall not install landscaping, entrance feature or fencing within the safe sight distance triangles at the Project access points or at the corners within the Property. The safe sight distance triangle clearance shall be enforced by a homeowners' or property owners' association.

11. Notification of Proximity to Commercial Uses and Operations Acknowledgement and Waiver. Each tenant, subtenant, lessee, and occupant [or purchaser], and their successors and assigns, are hereby advised and hereby acknowledges that the Premises are located in an area that is proximate to commercial uses and operation that generate traffic and noise throughout the day. As a result, each tenant, subtenant, lessee and occupant [or purchaser] may be affected by the light, noise, and automobile and truck traffic entering and exiting the area the commercial area during the daytime and nighttime. Furthermore, by acknowledging this notice, each tenant, subtenant, lessee and occupant [or purchaser], and their successors and assigns, hereby agrees to the following: (i) that they waive any objection and shall not object to the continued existence of the commercial uses and operations, and (ii) that they shall not request that governmental authorities impose any restrictions on the commercial uses south of the development along Doral Boulevard between NW 107 Avenue and NW 109 Avenue.

12. Access to Project. Entry gates may be installed at the Property access points. The entry gates shall open with the use of card readers, Knox call box, phone entry panel, or other similar secure access technology.

13. Vehicular Connection to NW 109th Avenue. The Developer shall provide a secure gated vehicular connection to NW 109 Avenue. Said connection shall be for resident access only.

14. Roadway Improvements. The Developer hereby agrees to the following:

a. The Developer shall \$25,000.00 to the improvement of the intersection of NW 107 Avenue and NW 41 Street. b. Before the issuance of the final certificate of occupancy for the Project, the Developer shall construct or cause to be constructed a trolley bay with bus stop shelter adjacent to the Project along NW 107 Avenue, subject to approval by Miami-Dade County Transit and Public Works Department.

b. The Developer shall provide the required vehicle stacking from the guardhouse/card reader away from NW 107 Avenue and NW 109 Avenue to avoid impacting traffic flow. As the entrance along NW 109 Avenue will be for residents only, the minimum stacking distance for this entrance will be 50 feet. The final approval of the stacking requirements for both NW 107 Avenue and NW 109 Avenue is contingent upon the approval of a Queuing Analysis that shows that there will be no impact to the adjacent roadways.

c. The Developer shall fund \$25,000.00 toward the purchase of Adaptive Sign Control for the traffic signal at the intersection of NW 107 Avenue and Doral Boulevard.

d. The Developer shall reimburse the City for the cost of constructing the portion of the 109 Improvements immediately fronting the property, which the parties acknowledge is valued at one hundred thousand dollars (\$100,000.00).

15. Waiver of Art-in-Public-Places & Purchase of Trolley. The Developer is contemplating petitioning the City for a waiver of the Art-In-Public Places contribution, pursuant to Chapter 75 of the Land Development Code. If the petition is granted, the Developer has agreed to fund \$200,000.00 toward the purchase of a trolley to be used on a future route that services the Project. If the Council approves the purchase of the trolley in lieu of the required art-in-public places, the Developer shall pay in to the art-in-public places fund the difference between the required contribution and the trolley's cost. The Developer and the City agree that the issuance of any building permit shall not be delayed in any way due to a delay in the process of obtaining the art-in-public places waiver. Developer agrees to make whatever payment decided by the City Council, whether for a trolley, the art-in-public places contribution, or both, within ten days of said decision by the City Council.

16. Local Development Permits. The Property has not been the subject of any local Development Permits. The City may need to approve certain additional development permits in

order for the Developer to complete the Project in a manner consistent with the Project Approval, the Land Development Regulations, and the Comprehensive Plan:

- a. Site plan approvals;
- b. City and Miami-Dade County subdivision plat and/or waiver of plat approvals;
- c. City and Miami-Dade County Regulatory Economic Resources and Water and Sewer Departments water, sewer, paving and drainage, and other infrastructure permits;
- d. Covenant or Unity of Title acceptance or release of existing unities or covenants;
- e. Building permits;
- f. Certificates of occupancy; and
- g. Any other official action of the City and/or Miami-Dade County, Florida, having the effect of permitting the development of land.

17. Necessity of Complying with Local Regulations Relative to Development Permits. The Developer and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term, or restriction in effect on the Effective Date of this Agreement shall not relieve Developer of the necessity of complying with the regulations governing said permitting requirements, conditions, fees, terms, or restrictions as long as compliance with said regulations and requirements do not require the Developer to develop the Property in a manner that is inconsistent with the Project Approval.

18. Impact Fees. The City and Developer shall coordinate their efforts to derive the maximum benefits of any impact fee payments in favor of the Project and the City. Nothing in this Agreement shall be construed as a waiver by the Developer of its right to pursue impact fee credits for any and all work performed by the Developer for which impact fee credits can be awarded.

19. Reservation of Development Rights. For the Term, the City hereby agrees that it shall permit the development of the Project in accordance with the Project Approval, subject to conditions, the Land Development Regulations, the Comprehensive Plan, and the existing laws and policies as of the date of the Site Plan approval and/or modifications thereto. The expiration or termination of this Agreement, for whatever reason, shall not be considered a waiver of, or limitation upon, the rights, including, but not limited to, any claims of vested rights or equitable estoppels, obtained or held by the Developer to continue development of the Project in conformity with the Project Approval and all prior subsequent Development Permits or development orders granted by the City, including, but not limited to, those rights granted under the Comprehensive Plan and the Land Development Regulations, as in effect on the Effective Date or as subsequently amended.

The expiration or termination of this Agreement, for whatever reason, shall not be considered a waiver of, or limitation upon, the rights, including, but not limited to, any claims of vested rights or equitable estoppel, obtained or held by the Developer or its successors or assigns to continue development of the Project in conformity with the Project Approval and all prior

subsequent Development Permits or development orders granted by the City, including, but not limited to, those rights granted under the Comprehensive Plan and the Land Development Regulations, as in effect on the Effective Date or as subsequently amended.

20. Police Powers. Nothing herein shall be interpreted to be a waiver or unlawful delegation of the City's zoning authority or police powers. The City reserves the right to evaluate fully any and all applications and/or permits associated with the Project on the merits of said applications and/or permits. The Developer shall all times conform with the City's Code of Ordinance and all regulations applicable to the Project.

21. Binding Effect. The obligations imposed pursuant to this Agreement upon the Developer and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees, and assigns, and a copy of this Agreement shall be recorded in the Public Records of Miami-Dade County, Florida, at the sole cost and expense of the Developer, upon execution of this Agreement.

22. Governing Laws. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Developer and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement.

23. Notices. Any notices required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by recognized overnight courier, or mailed by certified or registered mail, return receipt requested, in a postage paid prepaid envelope, and addressed as follows:

If to City at:	City Manager City of Doral 8401 N.W. 53 rd Terrace Doral, Florida 33166
With a copy to:	City Attorney City of Doral 8401 N.W. 53 rd Terrace Doral, Florida 33166
If to Developer at:	CC Doral 4200, LLC 2020 Salzedo Street, 2 nd Floor Coral Gables, Florida 33134
With a copy to:	Joe Jimenez Codina Partners 2020 Salzedo Street, 2 nd Floor Coral Gables, Florida 33134

Notices personally delivered or sent by overnight courier shall be deemed given on the date of delivery and notices mailed in accordance with the foregoing shall be deemed given three (3) days after deposit in the U.S. Mail. Any party may change its notice address by providing written notice to the other parties of the new address as provided in this paragraph. The terms of this section shall survive the termination of this Agreement.

24. Severability. In the event any term or provision of this Agreement be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

25. Entire Agreement. This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the parties with respect to the subject matter hereof, and there are no other agreements, representations, or warranties other than as set forth herein.

26. Modification, Amendment, and Release. This Agreement may not be modified, amended, or released, except by written instrument signed by the City and the Developer (and/or its assigns, which may include, but not be limited to a Community Development District and/or master property owners' association with appropriate authority over the Property), provided that such modification, amendment, release has been approved by the City after public hearing.

27. Cancellation and Enforcement. Enforcement of this Agreement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Agreement. The prevailing party in any action or suit pertaining to or arising out of this Agreement shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both. The provisions of this section shall survive the termination of this Agreement.

28. Cumulative Remedies. Nothing contained herein shall prevent the Developer from exercising its rights and remedies it may have under law.

[SPACE INTENTIONALLY LEFT BLANK. SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

ATTEST

[Signature]
Connie Diaz, SMC
City Clerk
Manager _____

CITY OF DORAL, FLORIDA
A Florida municipal corporation
[Signature]
Edward A. Rojas
City Manager

This 19 day of March, 2018

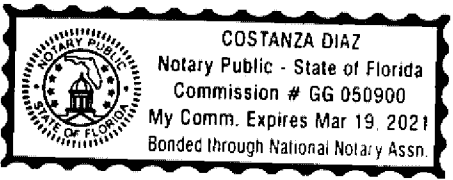
Approved as to form and legal
sufficiency for the sole use and
reliance of the City of Doral
[Signature]
Weiss Serota Helfman Cole & Bierman, PL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this March 19, 2018 by Albert Childress, who is personally known to me or who has
produced (type of identification) as identification.

My Commission Expires: 3/19/2021

[Signature]
Notary Public, State of Florida
COSTANZA DIAZ
Printed Name



DEVELOPER:

WITNESSES:

CC DORAL 4200, LLC, a Florida limited liability company

[Signature]
Signature
Jose M. Timmeret
Print Name

By: [Signature]
Name: Andy Burnham
Title: VP

[Signature]
Signature
Spencer Newman
Print Name

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

SS.

The foregoing instrument was acknowledged before me this 19th day of March, 2017, by Andy Burnham, as Vice President of CC DORAL 4200, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification, and acknowledged that she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires: 04/22/19

[Signature]
Notary Public, State of Florida
Maria Espino
Print Name



EXHIBIT A

Legal Description of the Property:

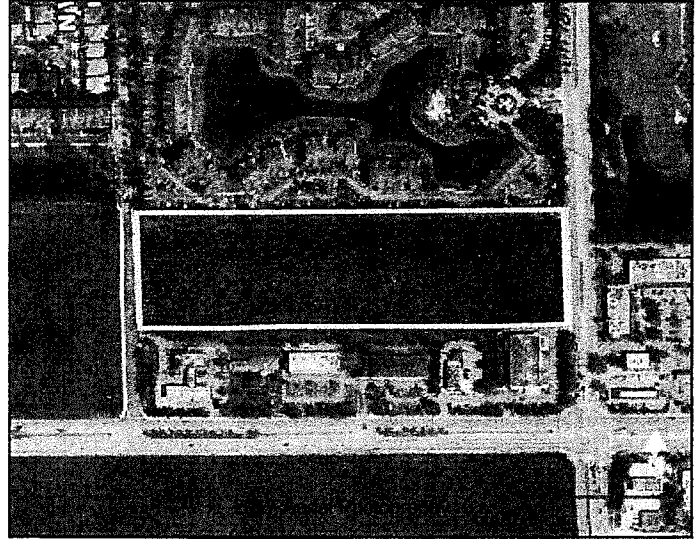


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/19/2018

Property Information	
Folio:	35-3019-001-0500
Property Address:	4200 NW 107 AVE Doral, FL 33178-0000
Owner	CC DORAL 4200 LLC
Mailing Address	2020 SALZED STREET STE 200 CORAL GABLES, FL 33134 USA
PA Primary Zone	8900 INTERIM-AWAIT SPECIFIC ZO
Primary Land Use	8981 CONTAINER NURSERY ABOVE-GR : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	417,304.8 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$7,161,050	\$7,161,050	\$6,253,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$7,161,050	\$7,161,050	\$6,253,000
Assessed Value	\$21,076	\$19,160	\$19,240

Benefits Information				
Benefit	Type	2017	2016	2015
Agriculture	Classified Value	\$7,139,974	\$7,141,890	\$6,233,760

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
19 53 40 9.58 AC M/L	
FLA FRUIT LAND CO SUB PB 2-17	
TRACT 55 LESS E25FT FOR R/W	
& LESS W30FT PER RES# 15-111 FOR R/W	
F/A/U 30 3019 001 0500	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,076	\$19,160	\$19,240
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,076	\$19,160	\$19,240
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,076	\$19,160	\$19,240
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,076	\$19,160	\$19,240

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/19/2017	\$11,000,000	30800-1038	Trustees in bankruptcy, executors or guardians

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

EXHIBIT "B"

**MIAMI-DADE COUNTY PUBLIC SCHOOLS
SCHOOL CONCURRENCY DETERMINATION DATED 5/22/17**



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

**Concurrency Management System
School Concurrency Determination**

MDCPS Application Number: SP3517050800306 Local Government (LG): Doral
 Date Application Received: 5/8/2017 8:35:02 AM LG Application Number: 2017010001 (154)
 Type of Application: Site Plan Sub Type: Public

Applicant's Name: Doral 4200
 Address/Location: Btwn 107 Ave & 109 Ave, North of NW 41 st
 Master Folio Number: 3530190010500
 Additional Folio Number(s):

PROPOSED # OF UNITS 250
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 250

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
71	EUGENIA B THOMAS K-8 CENTER (ELEM COMP)	-93	29	0	NO	Current CSA
71	EUGENIA B THOMAS K-8 CENTER (ELEM COMP)	200	29	29	YES	Current CSA Five Year Plan
72	EUGENIA B THOMAS K-8 CENTER (MID COMP)	-41	16	0	NO	Current CSA
72	EUGENIA B THOMAS K-8 CENTER (MID COMP)	0	16	0	NO	Current CSA Five Year Plan
6121	RUBEN DARIO MIDDLE	0	16	0	NO	Current CSA
6121	RUBEN DARIO MIDDLE	0	16	0	NO	Current CSA Five Year Plan
7241	RONALD W. REAGAN/DORAL SENIOR	-275	19	0	NO	Current CSA
7241	RONALD W. REAGAN/DORAL SENIOR	561	19	19	YES	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
6171	HENRY H FILER MIDDLE	200	16	16	YES	Adjacent CSA

*An Impact reduction of 24.18% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: MA3517050800306 Total Number of Units: 250
 Issue Date: 5/22/2017 3:22:10 PM Expiration Date: 5/22/2018 3:22:10 PM
 Capacity Reserved: Elementary: 29 / Middle: 16 / Senior: 19

MDCPS Administrator

MDCPS Authorized Signature