

PLEASE RETURN TO:
City of Doral, Public Works Department
8401 NW 53rd Terrace
Doral, FL 33166

INSTRUMENT PREPARED BY:
Vanessa Madrid, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Folio Nos.: 35-3022-000-0090 and -0101

**RIGHT-OF-WAY DEED TO CITY OF DORAL
CONVEYS THE TITLE FOR ROADWAY PURPOSES
BY A LIMITED LIABILITY COMPANY**

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

THIS INDENTURE, made this 18 day of November, A.D. 2022, by and between **PARK 7777 NW 41st STREET OWNER LLC**, a Delaware limited liability company, whose mailing address is 100 Wilshire Blvd., 14th Floor, Santa Monica, CA 90401, party of the first part, and the **CITY OF DORAL**, a Florida municipality, and its successors in interest, whose mailing address is 8401 NW 53 Terrace, Doral, Florida 33166, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public roadway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

See Exhibit "A"

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public roadway and for all purposes incidental thereto.

It is expressly provided that if and when said roadway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

[SIGNATURE PAGE(S) TO FOLLOW]

Signed, Sealed and Delivered in

PARK 7777 NW 41st STREET OWNER LLC, a Delaware limited liability company

Lisa Diemer
Witness

Lisa Diemer
Witness Printed Name

Medauec D Kellum
Witness

Medauec D Kellum
Witness Printed Name

By: *Peter O. Kane*

Name: Peter O. Kane

Title: CFO

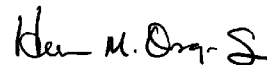
STATE OF Colorado)
~~FLORIDA~~) SS:
COUNTY OF Denver)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of July, 2022, by Peter O. Kane as the Authorized Representative of **PARK 7777 NW 41st STREET OWNER LLC**, a Delaware limited liability company, who is personally known to me or has produced _____ as identification, and acknowledged that he/she did execute this instrument freely and voluntarily for the purposes stated herein.

BETH A. SPEAK
Notary Public
State of Colorado
Notary ID # 19924008366
My Commission Expires 07-03-2024

Beth A. Speak
Print Name: Beth A. Speak
Notary Public, State of ~~Florida~~ Colorado
Commission #: 19924008366
My Commission Expires: 7-3-2024

The foregoing was accepted and approved on the 18 day of November, A.D. 2022.



City Manager

ATTEST: Connie Diaz,
Clerk of said Board

Approved as to form
and legal sufficiency

By: 

Connie Diaz, Clerk



City Attorney

EXHIBIT "A"

LEGAL & SKETCH OF RIGHT-OF-WAY DEDICATION

SKETCH TO ACCOMPANY LEGAL

March 8, 2022

EXHIBIT "A"

LEGAL DESCRIPTION:

A Portion of land described as EXHIBIT "A" lying over and across the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County Florida, being more particularly described as follow.

Commence at Southwest corner of said East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run South $89^{\circ}37'40''$ East along the South line of said East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, for a distance of 40.02 feet to a point 5.00 feet East of the projection of the East Right-of-Way Line of NW 79th Avenue; thence run North $01^{\circ}29'04''$ West for a distance 45.02 feet to a point 5.00 feet East of the East Right-of-Way Line of NW 79th Avenue and the Point of Beginning; thence run North $01^{\circ}29'04''$ West along a line 5.00 feet East and parallel to the East Right-of-Way of NW 79th Avenue for a distance of 561.71 feet to a point; thence run North $05^{\circ}21'11''$ East for a distance of 100.79 feet to a point 17.00 feet East of the East Right-of-Way Line of NW 79th Avenue; thence run $N01^{\circ}29'04''$ West along a line 17.00 feet East and parallel to the East Right-of-Way Line of NW 79th Avenue for a distance of 220.04 feet to a point of a circular curve that concave to the Northwest from which the center bears North $01^{\circ}33'24''$ West and having for its elements a central angle of $86^{\circ}57'01''$ and a radius of 17.00 feet; thence Northwesterly along said curve (whose chord of 23.40 feet bears North $48^{\circ}04'53''$ West) for an Arc distance of 25.80 feet to a point on the East Right-of-Way Line of NW 79th Avenue and 35.00 feet East of the West Line of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run South $01^{\circ}29'04''$ East along the East Right-of-Way Line of NW 79th Avenue for a distance of 897.75 feet to a point 45.00 feet North of the South Line of the East 1/2 of the Southeast 1/4 of said Section 22; thence run South $89^{\circ}37'40''$ East along a line 45.00 feet North and parallel to the South Line of the East 1/2 of the Southeast 1/4 of said Section 22 for a distance of 5.00 feet to the Point of Beginning. containing 7711.32 square feet more or less or 0.177 acres more or less.

E.R. Brownell
& Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4857 SW 74th COURT MIAMI, FLORIDA, 33156
PHONE: 305-560-3000 FAX: 305-560-3870 worksaquet@erbrownell.com

DISTRICT SEVENTY NINE

Draw By:	AA	Job No.:	58136	Sketch No.:	SM-4207
Scale:	1" = 200'	Date:	03-08-22	Sheet:	1 OF 3

SKETCH TO ACCOMPANY LEGAL

GENERAL NOTES:

This Description and Sketch to Accompany Legal Description **does not represent a field boundary survey.**

Bearings are based on an assumed meridian, where the South line of the East 1/2 Southeast 1/4 of Section 22, Township 53 South, Range 40 East, bears South 89°37'40" East. All distances as shown are based on the US Survey foot.

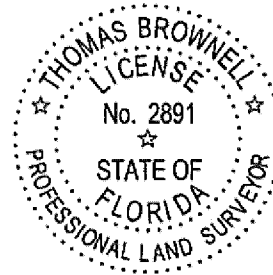
No title search has been conducted by nor was a title report provided to the surveyor. There may be easements, rights of way and/or other encumbrances affecting the Exhibit "A" area not disclosed hereon that a title report would evidence.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

Dated: March 8, 2022

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization No. LB 761



By: *Thomas Brownell*
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

This Description and accompanying Sketch consists of 3 pages and each page shall not be considered full, valid and complete unless attached to the others and is not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper on Sheet 2 of 3. Any additions or deletions to the description and accompanying sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.

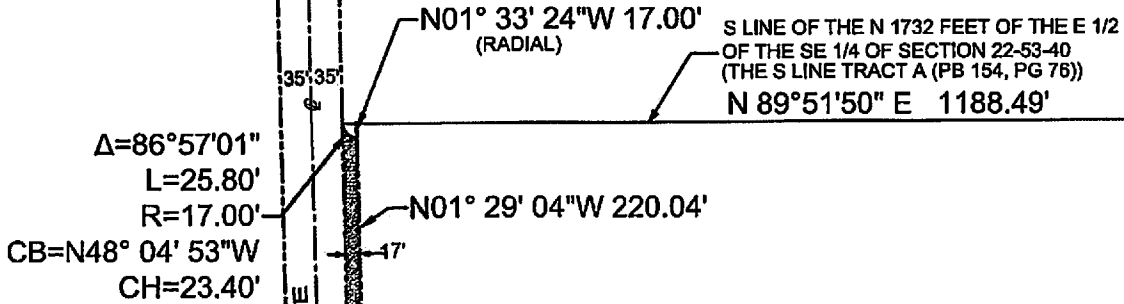
E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-660-3000 FAX: 305-660-3070 workrequest@erbrownell.com

DISTRICT SEVENTY NINE			
Draw By:	AA	Job No.:	58136
		Sketch No.:	SM-4207
Scale:	1" = 200'	Date:	03-08-22
		Sheet:	2 OF 3

SKETCH TO ACCOMPANY LEGAL

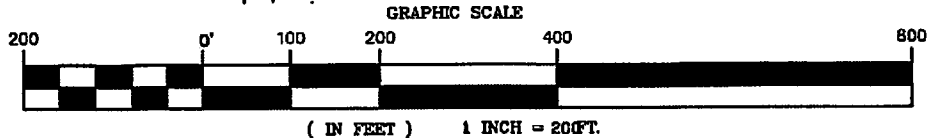
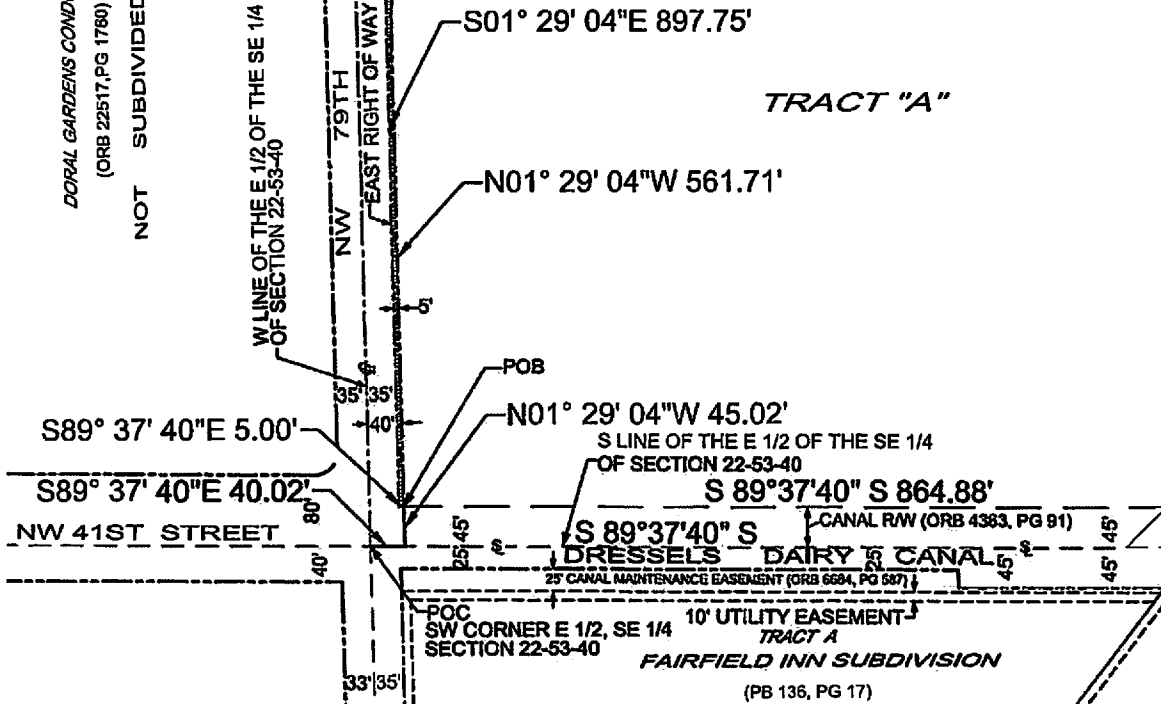
EXHIBIT "A"

TRACT "A"
MIAMI WEST BUSINESS PARK REPLAT
(PB 154, PG 76)



DORAL GARDENS CONDO
(ORB 22517, PG 1780)
NOT SUBDIVIDED

TRACT "A"



E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4857 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-880-3988 FAX: 305-880-3870 workrequest@erbrownell.com

DISTRICT SEVENTY NINE

Draw By:	AA	Job No.:	58136	Sketch No.:	SM-4207
Scale:	1" = 200'	Date:	03-08-22	Sheet:	3 OF 3

JOINDER BY MORTGAGEE

The undersigned, **Bank of America, N.A.** a national banking association, as Administrative Agent, and the Mortgagee under that certain Construction Mortgage, Assignment of Rents, Security Agreement and Fixture Filing executed as of November 30, 2021, by **Park 7777 NW 41st Street Owner LLC**, a Delaware limited liability company, whose address is 100 Wilshire Blvd., 14th Floor, Santa Monica, CA 90401, recorded in Official Records Book 32899, Page 586 in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing instrument, does hereby join in this Right-of-Way Deed for the purpose of subjecting the lien and operation of the above-described Mortgage to the terms of this instrument, which shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 26th day of July, 2022.

WITNESSES:

Bank of America, N.A., a national banking association, as Administrative Agent

Lilia Alcantar
Signature

Lilia Alcantar
Print Name

Signature

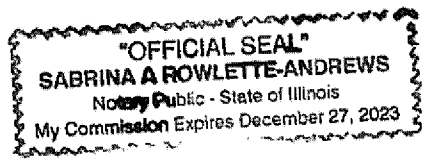
Print Name

By: [Signature]
Title: V.P.
Print Name: Ernesto Maturrano
Address: 110 N. WACKER DR #10
Chicago, IL 60603

STATE OF Illinois)
COUNTY OF Cook) ss:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of July, 2022, by Ernesto Maturrano as VP of Bank of America, N.A., a national banking association, on behalf of the Bank, who is personally known to me or who has produced Driver's License as identification.

[NOTARIAL SEAL]



Sabrina A. Rowlette Andrews
Print Name: Sabrina A. Rowlette Andrews
Notary Public, State of ~~Florida~~ Illinois
Commission #: 906260
My Commission Expires: 12/27/23

Plat Res. No. 22-008
Page 1 of 3

FINAL PLAT RESOLUTION No. 22-008

A RESOLUTION OF THE PLAT COMMITTEE OF THE CITY OF DORAL, FLORIDA, APPROVING THE RIGHT-OF-WAY DEDICATION ON BEHALF OF PARK 7777 NW 41 STREET ALONG NW 79 AVENUE, AS REQUIRED FOR THE DISTRICT 79 PLANNED UNIT DEVELOPMENT PROJECT, AND DEPICTED IN THE SKETCH AND LEGAL DESCRIPTION DEVELOPED BY E.R. BROWNELL & ASSOCIATES, INC.; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Park 7777 NW 41st Street Owner LLC (the Owner) submitted a Letter of Intent in connection with a right-of-way dedication along NW 79th Avenue as required for the District 79 Planned Unit Development project (the Project); and

WHEREAS, the Project consists of ±23.42 acres of land located north of NW 41st Street between NW 79th Avenue and the Palmetto Expressway in Doral, Florida, further identified by Folios Num. 35-3022-000-0090 and Num. 35-3022-000-0101; and

WHEREAS, the subject dedication is a requirement for the development of the Property in accordance with all applicable zoning regulations; and

WHEREAS, this dedication will reconcile the platted area with the Project boundaries, as modified and approved pursuant to Site Plan No. PLAN-2202-0011 and Tentative Plat No. T-24357; 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 with the Comprehensive Plan; and

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

Plat Res. No. 22-008
Page 2 of 3

NOW, THEREFORE, BE IT RESOLVED BY THE PLAT COMMITTEE AS DULY AUTHORIZED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, TO APPROVE PLATS AND OTHER MATTERS DELINEATED IN CHAPTER 83 OF THE CITY'S LAND DEVELOPMENT CODE, THAT:

Section 1. All rights of the City of Doral and the public in and to the same are hereby renounced and disclaimed.

Section 2. It is found that the action will serve a public purpose and benefit the public without violating private rights.

Section 3. The procedure utilized in the adoption of this resolution is expressly ratified and approved.

Section 4. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 5. This Resolution shall take effect immediately upon adoption.

Plat Res. No. 22-008
Page 3 of 3

The foregoing Plat Committee Resolution was offered by Carlos Arroyo who moved its adoption. The motion was seconded by Edna Sibila and upon being put to a vote, the vote was as follows:

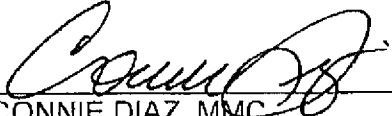
Carlos Arroyo	Yes
Rita Carbonell	Yes
Edna Sibila	Yes

PASSED AND ADOPTED this 3 day of November, 2022.



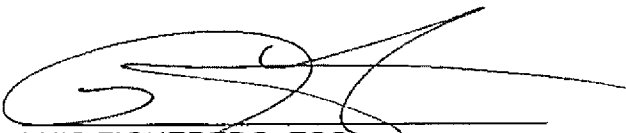
 CARLOS ARROYO, CFM
 PUBLIC WORKS DIRECTOR

ATTEST:



 CONNIE DIAZ, MMC
 CITY CLERK

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



 LUIS FIGUEREDO, ESQ.
 CITY ATTORNEY

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL

March 8, 2022

EXHIBIT "A"

LEGAL DESCRIPTION:

A Portion of land described as EXHIBIT "A" lying over and across the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County Florida, being more particularly described as follow.

Commence at Southwest corner of said East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run South $89^{\circ}37'40''$ East along the South line of said East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, for a distance of 40.02 feet to a point 5.00 feet East of the projection of the East Right-of-Way Line of NW 79th Avenue; thence run North $01^{\circ}29'04''$ West for a distance 45.02 feet to a point 5.00 feet East of the East Right-of-Way Line of NW 79th Avenue and the Point of Beginning; thence run North $01^{\circ}29'04''$ West along a line 5.00 feet East and parallel to the East Right-of-Way of NW 79th Avenue for a distance of 561.71 feet to a point; thence run North $05^{\circ}21'11''$ East for a distance of 100.79 feet to a point 17.00 feet East of the East Right-of-Way Line of NW 79th Avenue; thence run N $01^{\circ}29'04''$ West along a line 17.00 feet East and parallel to the East Right-of-Way Line of NW 79th Avenue for a distance of 220.04 feet to a point of a circular curve that concave to the Northwest from which the center bears North $01^{\circ}33'24''$ West and having for its elements a central angle of $86^{\circ}57'01''$ and a radius of 17.00 feet; thence Northwesterly along said curve (whose chord of 23.40 feet bears North $48^{\circ}04'53''$ West) for an Arc distance of 25.80 feet to a point on the East Right-of-Way Line of NW 79th Avenue and 35.00 feet East of the West Line of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run South $01^{\circ}29'04''$ East along the East Right-of-Way Line of NW 79th Avenue for a distance of 897.75 feet to a point 45.00 feet North of the South Line of the East 1/2 of the Southeast 1/4 of said Section 22; thence run South $89^{\circ}37'40''$ East along a line 45.00 feet North and parallel to the South Line of the East 1/2 of the Southeast 1/4 of said Section 22 for a distance of 5.00 feet to the Point of Beginning. containing 7711.32 square feet more or less or 0.177 acres more or less.

E.R. Brownell
& Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4327 SW 74th COURT MIAMI, FLORIDA, 33168
PHONE: 305-600-6000 FAX: 305-600-6070 workrequest@erbrownell.com

DISTRICT SEVENTY NINE

Draw By:	AA	Job No.:	55136	Sketch No.:	SM-4207
Scale:	1"=200'	Date:	03-08-22	Sheet:	1 OF 3

SKETCH TO ACCOMPANY LEGAL

GENERAL NOTES:

This Description and Sketch to Accompany Legal Description does not represent a field boundary survey.

Bearings are based on an assumed meridian, where the South line of the East 1/2 Southeast 1/4 of Section 22, Township 53 South, Range 40 East, bears South 89°37'40" East. All distances as shown are based on the US Survey foot.

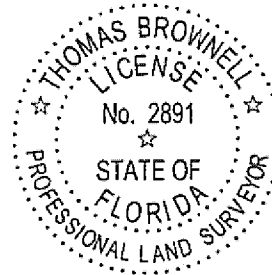
No title search has been conducted by nor was a title report provided to the surveyor. There may be easements, rights of way and/or other encumbrances affecting the Exhibit "A" area not disclosed hereon that a title report would evidence.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

Dated: March 8, 2022

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization No. LB 761



By: *Thomas Brownell*
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

This Description and accompanying Sketch consists of 3 pages and each page shall not be considered full, valid and complete unless attached to the others and is not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper on Sheet 2 of 3. Any additions or deletions to the description and accompanying sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4967 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-660-3666 FAX: 305-660-3470 workrequest@erbrownell.com

DISTRICT SEVENTY NINE			
Draw By:	AA	Job No.: 58136	Sketch No.: SM-4207
Scale:	1" = 200'	Date: 03-08-22	Sheet: 2 OF 3

SKETCH TO ACCOMPANY LEGAL

EXHIBIT "A"

TRACT "A"
MIAMI WEST BUSINESS PARK REPLAT
(PB 164, PG 76)

S LINE OF THE N 1732 FEET OF THE E 1/2
OF THE SE 1/4 OF SECTION 22-53-40
(THE S LINE TRACT A (PB 164, PG 76))
N 89°51'50" E 1188.49'

N01° 33' 24"W 17.00'
(RADIAL)

$\Delta=86^{\circ}57'01''$
L=25.80'
R=17.00'
CB=N48° 04' 53"W
CH=23.40'

N01° 29' 04"W 220.04'

N05° 21' 11"E 100.79'

S01° 29' 04"E 897.75'

TRACT "A"

N01° 29' 04"W 561.71'

DORAL GARDENS CONDO
(ORB 22517, PG 1760)
NOT SUBDIVIDED

W LINE OF THE E 1/2 OF THE SE 1/4
OF SECTION 22-53-40

NW 79TH AVENUE
EAST RIGHT OF WAY LINE

S89° 37' 40"E 5.00'

S89° 37' 40"E 40.02'

NW 41ST STREET

POB

N01° 29' 04"W 45.02'

S LINE OF THE E 1/2 OF THE SE 1/4
OF SECTION 22-53-40

S 89°37'40" S 864.88'

S 89°37'40" S CANAL R/W (ORB 4363, PG 91)

DRESSELS DAIRY CANAL

25' CANAL MAINTENANCE EASEMENT (ORB 6594, PG 587)

POC SW CORNER E 1/2, SE 1/4
SECTION 22-53-40

10' UTILITY EASEMENT
TRACT A
FAIRFIELD INN SUBDIVISION
(PB 136, PG 17)

GRAPHIC SCALE



(IN FEET) 1 INCH = 20FT.

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4987 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-550-5200 FAX: 305-550-5570 workrequest@erbrownell.com

DISTRICT SEVENTY NINE

Draw By:	AA	Job No.:	58136	Sketch No.:	SM-4207
Scale:	1" = 200'	Date:	03-08-22	Sheet:	3 OF 3