ORDINANCE No. 2026-18

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FOURTH AMENDMENT TO THE DOWNTOWN DORAL MASTER DEVELOPMENT AGREEMENT AND MODIFICATIONS TO THE DOWNTOWN DORAL URBAN REGULATIONS (PATTERN BOOK); PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CM Doral Development Company LLC ("Applicant"), the master developer of Downtown Doral, submitted an application requesting approval of:

1. A Fourth Amendment to the Downtown Doral Master Development Agreement ("MDA"), pursuant to Sections 163.3225 and 163.3237, Florida Statutes;
2. Modifications to the Downtown Doral Urban Regulations ("Pattern Book"); and

WHEREAS, the Downtown Doral MDA was originally approved by the City Council on August 22, 2006, and recorded in Official Records Book 24968, Page 2689, Public Records of Miami-Dade County, Florida; and

WHEREAS, the MDA has been amended by that certain First Amendment to Master Development Agreement dated May 4, 2012, and recorded in Official Records Book 28099 at Page 1 in the public records of Miami-Dade County, Florida, and Second Master Development Agreement dated October 24, 2016, and recorded in Official Records Book 30287 at Page 843 in the public records of Miami-Dade County, Florida; and

WHEREAS, the Master Development Agreement was further modified by that certain Notice of Administrative Approval of Minor Modifications dated March 22, 2018, and recorded in Official Records Book 30911 at Page 7 in the public records of Miami-

Dade County, Florida, as well as by a Third Master Development Agreement dated April 22, 2022 and recorded in Official Records Book 33174 at Page 4651 in the public records of Miami-Dade County, Florida; and

WHEREAS, the Applicant proposes to amend the Master Development Agreement to provide additional flexibility in the implementation of the Downtown Doral development program in response to changing market conditions while maintaining consistency with the City's Comprehensive Plan and Chapter 163, Florida Statutes; and

WHEREAS, the proposed Fourth Amendment to the MDA includes, among other modifications:

- Increasing the maximum permitted building height to the maximum allowable by the Federal Aviation Administration (FAA) and the Miami-Dade County Department of Aviation (MDAD);
- Eliminating the limitation that only 100,000 sf of Office use could be converted to Residential use, and specifying that any use may be converted to Residential development entitlements up to 35 dwelling units per gross acre;
- Revising Paragraph 5 of the MDA to reflect previously approved entitlement transfers associated with retail development pursuant to the Land Use Equivalency Matrix;
- Adding “Hotel” as a permitted use within Downtown Doral; and
- Allowing the conversion of up to 100,000 square feet of Office development entitlement to the Hotel use; and

WHEREAS, the Applicant also requests modifications to the Downtown Doral Pattern Book to incorporate approximately 1.84 acres currently located within the

Downtown Doral South DMU into the Downtown Doral Urban Regulations and establish development standards applicable to the proposed residential neighborhood; and

WHEREAS, on August 12, 2026, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed Fourth Amendment to Master Development Agreement and modification to the Pattern Book for Downtown Doral DMU as required by state law and local ordinances; and

WHEREAS, on September 9, 2026, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed Fourth Amendment to Master Development Agreement and modification to the Pattern Book for Downtown Doral DMU as required by state law and local ordinances; and

WHEREAS, the City Council finds that the requested amendments are consistent with the City's Comprehensive Plan, the City of Doral Land Development Code, the Downtown Mixed Use (DMU) regulations, Chapter 163, Florida Statutes, and the public health, safety, and welfare.

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

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Approval of Fourth Amendment. The Mayor and City Council hereby approves the Fourth Amendment to the Downtown Doral Master Development Agreement attached hereto as Exhibit "A", subject to the conditions contained therein.

Section 3. Approval of Pattern Book Modifications. The City Council hereby approves the amendments to the Downtown Doral Urban Regulations (Pattern Book), attached hereto as Exhibit "B", incorporating the South Transfer Property and the associated development regulations.

Section 4. Severability. If any section, subsection, clause or provision of this Ordinance is held invalid, the reminder shall not be affected by such invalidity.

Section 5. Effective Date. This Ordinance shall become effective as provided by law.

The foregoing Ordinance was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Vice Mayor Cabral upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED on FIRST READING this 12 day of August, 2026.

PASSED AND ADOPTED on SECOND READING this 9 day of September, 2026.

CHRISTI FRAGA, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

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

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as strikethrough.

EXHIBIT “A”

Joe Jimenez
305.905.5302
Joe@jmz-group.com

November 3, 2025

VIA ELECTRONIC DELIVERY

Michelle M. Lopez
Director, Planning & Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

RE: Downtown Doral DMU – Letter of Intent
Application Modification to the Master Development Agreement and Pattern Book and Road Vacation.

Dear Ms. Lopez

Please accept this letter of intent on behalf of CM Doral Development Company LLC, the Developer ("Developer") of the Downtown Doral Downtown Mixed Use (DMU) project, for a public hearing zoning application for approval of the following requests:

- Fourth Amendment to Master Development Agreement dated August 22, 2006, and recorded in Official Records Book 24968 at Page 2689 in the public records of Miami-Dade County, Florida, as amended by that certain First Amendment to Master Development Agreement dated May 4, 2012, and recorded in Official Records Book 28099 at Page 1 in the public records of Miami-Dade County, Florida, and Second Amendment to Master Development Agreement dated October 24, 2016, and recorded in Official Records Book 30287 at Page 843 in the public records of Miami-Dade County, Florida (the "Second Amendment"), and modified by that certain Notice of Administrative Approval of Minor Modifications dated March 22, 2018, and recorded in Official Records Book 30911 at Page 7 in the public records of Miami-Dade County, Florida and as further amended by the Third Amendment to Master Development Agreement dated April 22, 2022, and recorded in Official Records Book 33174 at Page 4651 in the public records of Miami-Dade County, Florida (the "Third Amendment") and (collectively, the "Master Development Agreement"), in accordance with Sections 163.3225 and 163.3237 of the Florida Statutes. See Exhibit "A" hereto; and

- Modification of the Downtown Doral DMU Urban Regulations (the "Pattern Book") approved pursuant to Ordinance No. 2006-18, as last amended by City of Doral Ordinance 2012-8 to include that certain ±1.84

acre parcel of land currently part of the Downtown Doral South DMU, located south of NW 51 Terrace and between NW 87 Avenue and NW 85 Avenue, and as further identified by folio no. 35-3022-000-0017 (the "South Transfer Property"). See Exhibit "B" hereto.

- City abandonment of NW 52nd Terrace.

I. Background

The Downtown Doral DMU Pattern Book and Master Development Agreement (collectively, the "Project Approvals") originally approved a development of up to 2,840 dwelling units; 213,895 square feet of retail/commercial gross leasable area; 1,509,901 square feet of office gross leasable area, 100,000 sf of municipal/civic space (which may be converted to office) and an 800 student station school (the "Original Downtown Doral Development Program"). The Project Approvals have been amended from time to time in response to changing market conditions, which include an expanded development program and the addition of certain land.

The purpose of this application, in part, is to amend the Master Development Agreement to reflect changed circumstances in the residential and office markets. Subsequent applications for Administrative Site Plan approval and plat approval will be submitted under separate cover.

II. Modification of the Pattern Book

To provide consistency in the Project Approvals, the Developer is seeking approval of minor modifications to the Pattern Book to reflect the proposed construction of single-family homes in Downtown Doral. The amended pages to the Pattern Book are enclosed for your review as Exhibit "B" to this application.

The proposed revisions comply with the City's Land Development Regulations, and Project Approvals. The Developers acknowledge that final approval of these requests is subject to City Council approval after public hearing, pursuant to Paragraph 19 of the Master Development Agreement, and Sections 163.3225 and 163.3229, Florida Statutes.

III. Amendment of the Master Development Agreement

In compliance with Sections 163.3225 and 163.3237 of the Florida Statutes, the Developer is seeking to amend the Master Development Agreement, as last amended by the Third Amendment in the following ways:

- The Developer is proposing an increase in height to the maximum allowed by the Federal Aviation Administration and the Miami-Dade Department of Aviation.
- The Developer is seeking to allow for the conversion of all Office entitlements to Residential entitlements within the limits prescribed by the City's Comprehensive Plan.
- Additionally, the development program is being amended to reflect (i) the square footage transfer associated with the annexation of the Office to Retail for the construction of the third retail phase, (ii) the addition of "Hotel" to permitted uses,

and (iii) the conversion of 100,000 square feet of Office to Hotel. Exhibit J of the Second Amendment will also be amended to reflect the Hotel use.

As such, the development program is being amended as follows:

Use	Original Program	First Amended Program	Second Amended Program	Third Amended Program	*Fourth Amended Program*
Retail/ Commercial[1]	180,000 s.f.	213,895 s.f.	213,895 s.f.	213,895 s.f.	223,753 s.f.
Office	865,901, s.f.	1,509,901 s.f.	1,800,000 s.f.[3]	1,681,668 s.f.[5]	1,553,894 s.f.
Residential[4]	2,840 d.u.	2,840 d.u.	3,340 d.u.	3,340 d.u.	3340 d.u.
Municipal/Civic	100,000 s.f.[2]	100,000 s.f.[2]	60,000 s.f.	80,000 s.f.	80,000 s.f.
Elementary School	800 students	800 students	800 students	1,000 students	1000 students
Upper School	0	0	0	1,500 students	1500 students
Hotel	0	0	0	0	213 Rooms

[1] Retail/Commercial may include offices, restaurants, entertainment and other similar uses.

[2] Municipal / Civic use that is not assigned to the development of a City Hall within the Project may be converted by the Developer at its option to Office use.

[3] This includes a conversion of 40,000 square feet from Municipal/Civic use to Office use, consistent and in accordance with the Original Program and the First Amended Program.

[4] Condo-Hotel use is allowed within Downtown Doral as a mix of two uses currently allowed. Condo-Hotel shall be considered a residential use for purposes of implementing the Land Use Exchange Matrix. Only one Condo-Hotel is permitted within Downtown Doral. Condo-Hotels may only allow guests to stay for a minimum of seven (7) consecutive nights per stay. Condo-Hotels must contain a minimum of 200 units.

[5] This includes a reduction of 133,332 square feet from Office use to Elementary (17,777 square feet of Office use) and Upper School students (115,555 square feet of Office use), the addition of 20,000 square feet of office use previously converted to Municipal/Civic use, and the addition of 15,000 square feet of office in connection with the South Transfer Property.

The proposed Fourth Amendment to the Downtown Doral DMU Master Development Agreement is enclosed as Exhibit "A" for your review and approval.

IV. Abandonment of NW 52nd Terrace

52nd Terrace is one of the last vestiges of the original Koger Center that has become Downtown Doral. Of the 31 buildings that made up the Koger Center, only four remained until recently. The Developer has either demolished or has permits to demolish those buildings. The underlying acreage is being proposed as a single-family area, and the roadway network reconfigured. Applications for a replat of the area and site plan approval are submitted under separate cover.

V. Conclusion

Downtown Doral has quickly become the region's premier town center. It is a vibrant community of culture and commerce located at the heart of access to almost everywhere. Neighborhoods, offices, homes, schools, restaurants, and shops in a walkable setting provide an extraordinary quality of life for residents, workers, and visitors alike. The approval of this application will further enhance this quality of life by providing additional opportunities for a bespoke urban experience.

Based on the foregoing, we respectfully request your favorable review and recommendation of approval of these requests. If you have any questions or require additional information, please call me directly at 305-905-5302. Thank you in advance for your considerate attention to the Application.

Sincerely yours,
JMZ Group



Joe Jimenez

Enclosures

Public Hearing Application
Proposed Amendment to Master Development Agreement
Proposed Amendment to Pattern Book

Cc: Luis Castellon, Codina Partners

8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION / Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:
- ☑ CITY COUNCIL
- ☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: PZAD-2511-0974
Date Received: RECEIVED By puglias at 11:05 am, Nov 12, 2025

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

☐	Change in Zoning District	☐	Plat
☐	Variance	☐	Entry Feature
☐	Appeal of Decision	☐	Site Plan
☐	Conditional Use	☒	Other: Amendment to Master Development Agreement

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit): Joe Jimenez, JMZ Group		
Mailing Address: 2020 Salzedo St, Suite 102	City, State, Zip: Coral Gables, FL 33134	Telephone: 305-905-5302 Fax: Email: joe@jmz-group.com
Name of Owner: CM Doral Development Company		
Mailing Address: 2020 Salzedo St, 5th Floor	City, State, Zip: Coral Gables, FL 33134	Telephone: 305-569-2204 Fax: Email: lcastellon@codina.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) _____

Address _____

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: _____

B. ADDRESS (If number has been assigned)_____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; 125 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

See attached legal description.

E. DATE SUBJECT PROPERTY WAS ACQUIRED 6/25/2009

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

Amendment to the Master Development Agreement and Pattern Book.
Vacation of NW 52nd Terrace

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

See attached.

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☒ No

Are there any existing structures on the property? ☒ Yes ☐ No BDCC-2407-2561 BDCC-2503-3153 BDCC-2506-3500 BDCC-2506-3507

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) 4 buildings in the process of being demolished

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☐ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.

B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.

C. ☐ LETTER OF INTENT: A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.

D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.

E. ☐ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

☐ 35 MM Photo(s) (Mounted 8 ½ x 11) ☐ Other _____

☐ Letters from Area Residents

Please check only one of the following options:

☐ FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

11.5.25 , Joel Jimenez

Date Applicant's Signature Print Name

Date Applicant's Signature (if more than one) Print Name

8401 NW 53RD TERRACE, SECOND FLOOR, DORAL, FLORIDA 33166 • (305) 59DORAL (593-6725) • FAX: (305) 593-6768• WEBSITE: cityofdoral.com

City Code Sec. 2-279, *Charges for consulting services established.*

(a)The city manager or his/her designee, in the review of any application, may refer any such application presented to it to such engineering, planning, legal, technical, or environmental consultant or professionals employed by the city as the manager shall deem reasonably necessary to enable him to review such application as required by law. Charges made by such consultant shall be in accord with the charges customarily made for such services in the county, and pursuant to an existing contractual agreement by and between the city and such consultant. Charges made by the city shall be in accord with the hourly rates charged by such consultants or hourly rates of employed professionals and shall be paid on submission of a city voucher.(b)The applicant shall reimburse the city for the cost of such consultant or employed professional services upon submission of a copy of the voucher, within 30 days of submission of a copy of the voucher and as a condition of the zoning resolution. These fees are in addition to any and all other fees required by other law, rule, or regulation of this Code. (Ordinance No. 04-07)

I, Codina Mgr (Property Owner), hereby acknowledge and consent to the payment of all applicable fees as it relates to the application and request for the review and processing of the requested Administrative Hearing, Public Hearing, or legal instrument. Fees shall include, but are not limited to review by city staff, city contractors, agents or consultants, advertisement(s), recordings, mailings, and any additional costs related to the submitted application.

Affidavit to be executed by property owner. All right and entitlements run with the property.

Owner's Name Antonio Alvarez/Codina Mgr Signature _____ Date 11.10.25

Notary to Owner: Maria Espino

MARIA J. ESPINO NOTARY PUBLIC MY COMMISSION EXPIRES 4-22-2027 STATE OF FLORIDA COMMISSION NUMBER HH 364761

Applicant's Name Ive Jimenez Signature _____ Date 11.10.25

Notary to Applicant: Maria Espino

MARIA J. ESPINO NOTARY PUBLIC MY COMMISSION EXPIRES 4-22-2027 STATE OF FLORIDA COMMISSION NUMBER HH 364761

I/We CM Doral Development Co. as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____

of property which is located at Downtown Doral DMU

desire to file an application for a public hearing before the ☑ City Council ☐ Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ___.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

☒ do hereby authorize Joe Jimenez, JMZ Group to act on my/our behalf as the applicant.
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☐ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name Antuanet Alvarez Signature _____ Date 11-5-25

Owner's Name _____ Signature _____ Date _____

Notary to Owner: _____

Applicant's Name Joe Jimenez Signature _____ Date 11.5.25

Notary to Applicant: _____

MARIA J. ESPINO NOTARY PUBLIC MY COMMISSION EXPIRES 4-22-2027 STATE OF FLORIDA COMMISSION NUMBER HH 364761

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CM DORAL DEVELOPMENT CO.

NAME AND ADDRESS	Percentage of Stock
Codina Manager LLC, its manager	100%
2020 Salzedo Street, 5th Floor	
Coral Gables, FL 33134	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION:

A portion of Tract "A", WHITE VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 157, at Page 18, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida; thence North 00° 00' 00" East as a basis of bearing along the West line of said Section 22, a distance of 418.30 feet; thence South 85° 39' 00" East, a distance of 43.07 feet to the POINT OF BEGINNING of the following described parcel of land and the beginning of a curve to the right (the following three (3) courses are along the East Right-of-Way line of NW 87th Avenue), a radial line to that point bears North 86° 46' 51" West;

THENCE 78.48 feet along the arc of said curve, said curve having a radius of 1869.86 feet, and a central angle of 02° 24' 17", to the point of intersection with a tangent line;

THENCE North 05° 37' 30" East along said line, a distance of 300.00 feet to the point of intersection with a tangent curve to the left;

THENCE 326.91 feet along the arc of said curve, said curve having a radius of 1949.86 feet and a central angle of 09° 36' 22", to the point of intersection with a non-tangent line, a radial line to that point bears North 86° 01' 08" East;

THENCE North 87° 45' 36" East along said line, a distance of 134.24 feet;

THENCE South 53° 14' 24" East, a distance of 200.00 feet;

THENCE South 01° 45' 36" West, a distance of 389.07 feet;

THENCE South 85° 38' 10" West, a distance of 104.38 feet;

THENCE South 07° 00' 00" West, a distance of 209.17 feet;

THENCE North 84° 22' 30" West, a distance of 40.66 feet;

THENCE North 85° 39' 00" West, a distance of 152.90 feet to the POINT OF BEGINNING.

EXHIBIT "A" (Continued)

TOGETHER WITH:

LEGAL DESCRIPTION: TRACT A

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACTS 1, 2, 3, 8, 9, 13, 17, 20, 33 THROUGH 38 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38; AND ALL OF TRACTS C, E, A PORTION OF TRACT A AND TRACT D LESS THE EAST 34.02 FEET THEREOF, OF KOGER CENTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 108 AT PAGE 15; AND ALL OF TRACTS A, B, C AND D OF THE KOGER CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 132 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 52ND STREET, N.W. 53RD STREET, N.W. 53RD TERRACE, N.W. 54TH STREET, N.W. 84TH AVENUE AND N.W. 87TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 87TH AVENUE AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 1; THENCE NORTH 00°04'32" EAST ALONG SAID CENTERLINE OF N.W. 87TH AVENUE FOR A DISTANCE OF 327.72 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 52ND STREET; THENCE SOUTH 88°37'50" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 842.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 84TH AVENUE; THENCE NORTH 01°22'10" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 1157.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 53RD TERRACE, THENCE NORTH 88°37'50" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 128.46 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 20; THENCE NORTH 01°22'10" EAST ALONG SAID SOUTHERLY PROLONGATION, THE WEST LINE OF SAID TRACT 20 AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 376.10 FEET TO A POINT LYING ON THE CENTERLINE OF N.W. 54TH STREET; THENCE SOUTH 88°35'49" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 469.99 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 88°34'40" EAST FOR A DISTANCE OF 1322.81 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 88°34'40" EAST FOR 748.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 38; THENCE SOUTH 01°21'30" WEST ALONG SAID NORTHERLY PROLONGATION, SAID EAST LINE AND SOUTHERLY PROLONGATION THEREOF TO A POINT LYING ON THE CENTERLINE OF N.W. 53RD STREET; THENCE NORTH 88°38'30" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 18.92 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 34.02 FEET OF SAID TRACT D; THENCE SOUTH 01°21'30" WEST ALONG SAID NORTHERLY PROLONGATION AND WEST LINE OF THE EAST 34.02 FEET OF TRACT D FOR A DISTANCE OF 312.21 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID TRACT D; THENCE NORTH 88°39'27" WEST FOR A DISTANCE OF 713.72

EXHIBIT "A" (Continued)

LEGAL DESCRIPTION: TRACT A (CONTINUED)

FEET TO THE SOUTHWEST CORNER OF SAID TRACT C OF KOGER CENTER PARK; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF SAID TRACT B FOR A DISTANCE OF 859.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C, SAID POINT ALSO BEING THE CENTER OF SAID SECTION 22; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACT C, TRACT D AND THE WESTERLY PROJECTION THEREOF FOR A DISTANCE OF 1322.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE SOUTH 00°03'00" WEST FOR A DISTANCE OF 663.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE NORTH 88°30'43" WEST ALONG THE SOUTH LINE OF SAID TRACTS 3, 2, 1 AND THE WESTERLY PROLONGATION THEREOF FOR A DISTANCE OF 1323.14 FEET TO THE POINT OF BEGINNING, CONTAINING 74.253 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: TRACT B

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, 16, 18, AND 19 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 52ND STREET, N.W. 53RD STREET, N.W. 53RD TERRACE, N.W. 54TH STREET, N.W. 84TH AVENUE AND N.W. 87TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22, SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 87TH AVENUE AND THE CENTERLINE OF N.W. 54TH STREET, THENCE SOUTH 88°35'49" EAST ALONG THE SAID CENTERLINE OF N.W. 54TH STREET FOR A DISTANCE OF 852.42 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 19; THENCE SOUTH 01°22'10" WEST ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF SAID TRACT 19 AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 376.10 FEET TO THE INTERSECTION WITH THE CENTERLINE OF N.W. 53RD TERRACE; THENCE SOUTH 88°37'50" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 128.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 84TH AVENUE; THENCE SOUTH 01°22'10" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1167.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 52ND STREET; THENCE NORTH 88°37'50" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 942.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 87TH AVENUE; THENCE NORTH 00°04'32" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 332.62 FEET; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 00°01'53" EAST FOR A DISTANCE OF 1321.96 FEET TO THE POINT OF BEGINNING, CONTAINING 37.128 ACRES, MORE OR LESS.

EXHIBIT "A" (Continued)

LEGAL DESCRIPTION: TRACT C

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACT 39 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 36; ALL OF TRACT E AND THE EAST 34.02 FEET OF TRACT D, KOGER CENTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 108, AT PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 53RD STREET, N.W. 54TH STREET AND N.W. 79TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22 SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 79TH AVENUE AND THE EASTERLY PROLONGATION OF SAID TRACT E, THENCE NORTH 88°39'27" WEST ALONG THE SAID EASTERLY PROLONGATION OF TRACT E AND THE SOUTH LINE OF TRACT E AND D RESPECTIVELY FOR A DISTANCE OF 809.03 FEET; THENCE NORTH 01°21'30" EAST ALONG THE WEST LINE OF THE EAST 34.02 FEET OF SAID TRACT D AND ITS NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 312.21 TO A POINT LYING ON THE CENTERLINE OF N.W. 53RD STREET; THENCE SOUTH 88°38'30" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 18.92 FEET; THENCE NORTH 01°21'30" EAST ALONG THE SOUTHERLY PROLONGATIONOF THE WEST LINE OF TRACT 39, THE WEST LINE THEREOF, AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 347.21 FEET TO A POINT LYING ON THE CENTERLINE OF N.W. 54TH STREET; THENCE SOUTH 88°34'40" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 574.16 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 79TH AVENUE; THENCE SOUTH 00°01'43" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 659.33 FEET TO THE POINT OF BEGINNING, CONTAINING 8.948 ACRES, MORE OR LESS.

EXHIBIT "A" (Continued)

TOGETHER WITH:

A portion of REVISED PLAT OF ORIZABA, according to the plat thereof as recorded in Plat Book 43, Page 71, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Tract A, of "WHITE VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 157, Page 18, of the Public Records of Miami-Dade County, Florida, said point being on the arc of a circular curve to the left, concave to the Southwest, a radial line from said point bears S86°01'08"W; the next described four (4) courses and distances being along the Easterly Right-of-way line of NW 87th Avenue as shown on the plat of DORAL RIGHT-OF-WAY, according to the plat thereof, as recorded in Plat Book 104, at Page 93, of the Public Records of Miami-Dade County, Florida; 1) thence Northerly along the arc of said curve, having for its elements a radius of 1949.86 feet, through a central angle of 03°05'02" for an arc distance of 104.95 feet to a point of tangency; 2) thence N07°03'54"W for a distance of 200.00 feet to a point of curvature of a circular curve to the right, concave to the East; 3) thence Northerly along the arc of said curve, having for its elements a radius of 1105.92 feet, through a central angle of 07°03'54" for an arc distance of 136.37 feet to a point of tangency; 4) thence North for a distance of 123.72 feet; the next four (4) courses and distances being along the East Right-of-way line of NW 87th Avenue as shown on the plat of "DOWNTOWN DORAL SOUTH - PHASE ONE", according to the plat thereof as recorded in Plat Book 173, at Page 23, of the Public Records of Miami-Dade County, Florida; 1) thence N13°29'45"E for a distance of 51.42 feet; 2) thence North for a distance of 100.10 feet to the POINT OF BEGINNING of the following described Parcel of Land; 3) thence continue North for a distance of 100.04 feet; 4) thence N45°41'51"E for a distance of 34.92 feet to a point on a line 23.29 feet South of and parallel with the North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of Section 22, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida; thence S88°36'17"E, along the last described line for a distance of 360.51 feet to its intersection with the Westerly Right-of-way line of NW 85th Avenue, as shown on said plat of "DOWNTOWN DORAL SOUTH - PHASE ONE"; thence S01°23'43"W, along the last described line for a distance of 125.00 feet; thence N88°36'17"W, along a line 148.29 feet South of and parallel with the North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of said Section 22 for a distance of 382.57 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of that certain RIGHT-OF-WAY for N.W. 87th Avenue and N.W. 51st Terrace, Closed, Vacated and Discontinued from Public use by Resolution No. 21-002, being more particularly described as follows:

BEGIN at aforementioned POINT OF BEGINNING; the next three (3) courses and distances being along the East Right-of-way line of NW 87th Avenue as shown on the plat of "DOWNTOWN DORAL SOUTH - PHASE ONE", according to the plat thereof as recorded in Plat Book 173, at Page 23, of the Public Records of Miami-Dade County, Florida; 1) thence continue NORTH for distance of 100.04 feet; 2) thence N45°41'51"E for a distance of 34.92 feet to a point on a line 23.29 feet South of and parallel with the said North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of said Section 22; 3) thence S88°36'17"E, along the last described line for a distance of 360.51 feet to its intersection with the Westerly Right-of-way line of NW 85th Avenue, as shown on said plat of "DOWNTOWN DORAL SOUTH - PHASE ONE"; thence N01°23'43"E, along the Northerly Extension of the last described line for a distance of 23.29 feet to its intersection with the said North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of said Section 22; thence N88°36'17"W, along the last described line for a distance of 398.18 feet to its intersection with said East Right-of-way Line of N.W. 87th AVENUE; thence SOUTH, along the last described Line for a distance of 148.33 feet; thence S88°36'17"E for a distance of 12.00 feet to the POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LAND CONTAINING 58,778 SQUARE FEET AND/OR 1.35 ACRES MORE OR LESS.

TOPOGRAPHIC SURVEY

LOCATION SKETCH

NOT TO SCALE



PAGE 1 OF 3

LEGAL DESCRIPTION:

A PORTION OF TRACTS A, B C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH 01°22'10" EAST 160.40 FEET; THENCE NORTH 88°37'50" WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 01°22'10" EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH 88°37'50" EAST 20.00 FEET; THENCE NORTH 01°22'10" EAST 123.00 FEET; THENCE NORTH 88°37'50" WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B; THENCE NORTH 01°22'10" EAST 16.83 FEET; THENCE NORTH 39°42'19" WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF 05°33'39", A CHORD OF 65.64 FEET WHICH BEARS NORTH 47°30'52" EAST; THENCE NORTH 44°44'02" EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF 33°22'57", A CHORD OF 342.72 FEET WHICH BEARS NORTH 61°25'30" EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH 01°22'10" WEST 160.87 FEET; THENCE SOUTH 36°39'52" EAST 228.95 FEET; THENCE SOUTH 88°37'50" EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 819,875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH 88°37'50" WEST.

SURVEYOR'S NOTES:

EXISTING BUILDINGS UNDER DEMOLITION

PROPERTY ADDRESS:

NORTHWEST 53rd STREET,
DORAL, FLORIDA 33166

PROPERTY OF:

DORAL 8333 OFFICE LLC

FLOOD INFORMATION:

FLOOD ZONE: X
MAP & PANEL= 12086C0279
COMMUNITY No.: 120041
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A
B.M. # N-330-R ELEV. = 5.89 (MIAMI-DADE COUNTY)
B.M. # N-534 ELEV. = 7.40 (MIAMI-DADE COUNTY)

NORTHWEST 53rd TERRACE
NORTHWEST 53rd STREET (EXECUTIVE CENTER DRIVE)
NORTHWEST 52nd TERRACE
TRACT "B"
TRACT-A
TRACT-B
R = 596.62'
L = 347.62'
Δ = 33° 22' 57"
T = 178.90'
CH = 342.72'
CHB = N61°25'30"E
S01° 22' 10"W 160.87'
S36° 39' 52"E 228.95'
S88° 37' 50"E 565.43'
R = 676.62'
L = 65.67'
Δ = 05° 33' 39"
T = 32.86'
CH = 65.64'
CHB = N47°30'52"E
N44° 44' 02"E 355.02'
N39° 42' 19"W 61.75'
N01° 22' 10"E 16.83'
N88° 37' 50"W 20.00'
N01° 22' 10"E 123.00'
S88° 37' 50"E 20.00'
S00° 00' 17"E 575.17'
ITEM #6 10' FPL EASEMENT O.R.B. 27866 PG 3461
ITEM #7 10' U.E. (P.B. 132, PG. 73)
ITEM #8 15' SEWER EASEMENT O.R.B. 19556 PG. 1193
ITEM #9 15' SEWER EASEMENT O.R.B. 19556 PG. 1197
ITEM #10 15' SEWER EASEMENT O.R.B. 19556 PG. 1199
ITEM #11 15' SEWER EASEMENT O.R.B. 19556 PG. 1201
ITEM #12 15' SEWER EASEMENT O.R.B. 19556 PG. 1203
ITEM #13 15' SEWER EASEMENT O.R.B. 19556 PG. 1205
ITEM #14 15' SEWER EASEMENT O.R.B. 19556 PG. 1207
ITEM #15 15' SEWER EASEMENT O.R.B. 19556 PG. 1209
ITEM #16 12' WATER EASEMENT O.R.B. 19556 PG. 1192
ITEM #17 12' WATER EASEMENT O.R.B. 19556 PG. 1194
ITEM #18 12' WATER EASEMENT O.R.B. 19556 PG. 1196
ITEM #19 12' WATER EASEMENT O.R.B. 19556 PG. 1198
ITEM

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

A PORTION OF TRACTS A, B C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH 01°22'10" EAST 160.40 FEET; THENCE NORTH 88°37'50" WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 01°22'10" EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH 88°37'50" EAST 20.00 FEET; THENCE NORTH 01°22'10" EAST 123.00 FEET; THENCE NORTH 88°37'50" WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B; THENCE NORTH 01°22'10" EAST 16.83 FEET; THENCE NORTH 39°42'19" WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF 05°33'39" A CHORD OF 65.64 FEET WHICH BEARS NORTH 47°30'52" EAST; THENCE NORTH 44°44'02" EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF 33°22'57", A CHORD OF 342.72 FEET WHICH BEARS NORTH 61°25'30" EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH 01°22'10" WEST 160.87 FEET; THENCE SOUTH 36°39'52" EAST 228.95 FEET; THENCE SOUTH 88°37'50" EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 819,875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH 88°37'50" WEST.

SURVEYOR'S NOTES:

EXISTING BUILDINGS UNDER DEMOLITION

PROPERTY ADDRESS:

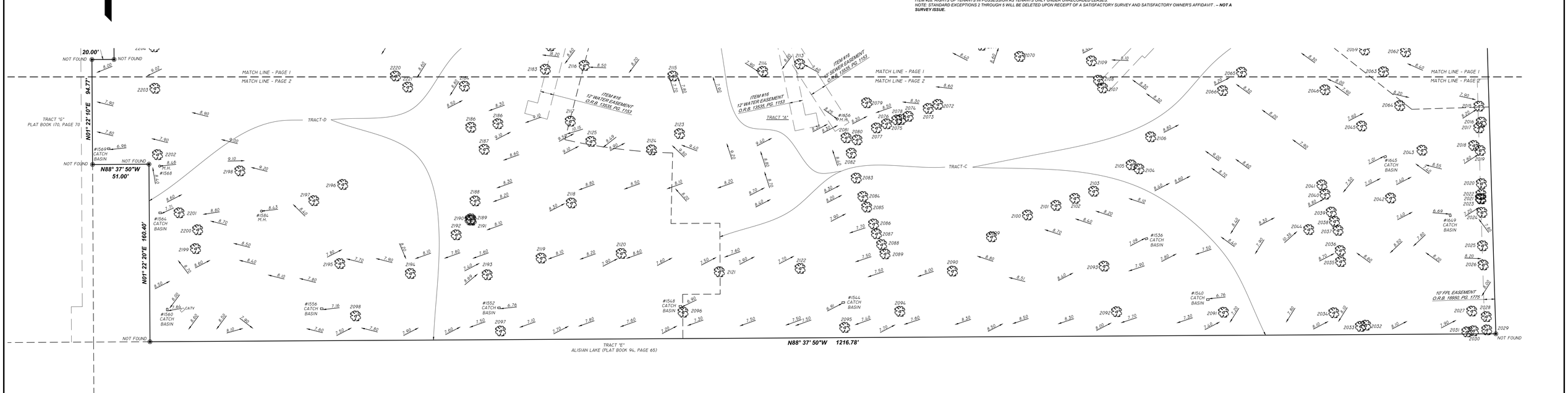
NORTHWEST 53rd STREET,
DORAL, FLORIDA 33166

PROPERTY OF:

DORAL 8333 OFFICE LLC

FLOOD INFORMATION:

FLOOD ZONE: X
MAP & PANEL= 12086C0279
COMMUNITY No.: 120041
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A
B.M. # N-330-R ELEV. = 5.89 (MIAMI-DADE COUNTY)
B.M. # N-534 ELEV. = 7.40 (MIAMI-DADE COUNTY)



SCHEDULE B-II NOTES

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 11125000159-CTB
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, APRIL 10, 2025 AT 12:00 AM
BE ADVISED AS FOLLOWS:

ITEM #1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. – **NOT A SURVEY ISSUE.**

ITEM #2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. – **REFLECTED HEREON.**

ITEM #3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. – **NOT A SURVEY ISSUE.**

ITEM #4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. – **NOT A SURVEY ISSUE**.

ITEM #5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. – **NOT A SURVEY ISSUE.**

ITEM #6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2025 AND SUBSEQUENT YEARS. – **NOT A SURVEY ISSUE.**

ITEM #7. RESTRICTIONS AND EASEMENTS, AS SET FORTH ON THE PLAT OF THE KOGER CENTER, RECORDED IN PLAT BOOK 132, PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **REFLECTED HEREON.**

ITEM #8. MASTER DEVELOPMENT AGREEMENT BY AND BETWEEN CM DORAL DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF DORAL, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, RECORDED OCTOBER 3, 2006 IN OFFICIAL RECORD BOOK 24968, PAGE 2699, AS AMENDED BY THE FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 28099, PAGE 1, AS AMENDED BY SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 30357, PAGE 843, THIRD AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 33174, PAGE 4651, AND ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORD BOOK 34703, PAGE 4512, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **AFFECTS SUBJECT PARCEL, NOT A SURVEY ISSUE.**

ITEM #9. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORD BOOK 26524, PAGE 1700, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #10. NOTICE OF ESTABLISHMENT OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED JULY 16, 2008 IN OFFICIAL RECORD BOOK 26524, PAGE 1879, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **NO RESULTS PER COUNTY RECORDS.**

ITEM #11. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT AS VALIDATED BY AND CONTAINED WITHIN THAT CERTAIN FINAL JUDGMENT RECORDED MARCH 25, 2009 IN OFFICIAL RECORD BOOK 26800, PAGE 3928, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHEREIN PARAGRAPH 18 IN THE SAID JUDGMENT STATES THE SPECIAL ASSESSMENTS AS LEVIED AND CONFIRMED BY THE DISTRICT CONSTITUTE VALID AND ENFORCEABLE FIRST LIENS ON THE ASSESSED PROPERTY WITHIN THE DISTRICT COEQUAL WITH ALL STATE OF FLORIDA COUNTY SCHOOL DISTRICT AND MUNICIPAL TAXES SUPERIOR IN DIGNITY TO ALL OTHER LIENS TITLES AND CLAIMS ON SUCH REAL PROPERTY. – **NOT A SURVEY ISSUE.**

ITEM #12. ORDINANCE NO. 09-38 FOR THE CREATION OF THE DOWNTOWN DORAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT RECORDED JUNE 25, 2009 IN OFFICIAL RECORD BOOK 26916, PAGE 945, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #13. RESOLUTION NO R-606-09 ADOPTING PRELIMINARY ASSESSMENT ROLL FOR THE SPECIAL TAXING DISTRICT KNOWN AS DOWNTOWN DORAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT RECORDED JUNE 15, 2009 IN OFFICIAL RECORD BOOK 26916, PAGE 1011, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #14. UNITY OF TITLE RECORDED DECEMBER 1, 1986 IN OFFICIAL RECORD BOOK 13098, PAGE 1382, AS AFFECTED BY RELEASE OF UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 30531, PAGE 3645, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.- **APPLIES.**

ITEM #15. PALMETTO-PHOENIX FARMS SANITARY SEWER IMPROVEMENT PROJECT, AS EVIDENCED BY MEMORANDUM RECORDED JUNE 2, 1987 IN OFFICIAL RECORD BOOK 13297, PAGE 1746, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #16. GRANT OF EASEMENT FOR WATER LINE AND SEWER EASEMENT(S) IN FAVOR OF METROPOLITAN DADE COUNTY, RECORDED JANUARY 11, 1988 IN OFFICIAL RECORD BOOK 13535, PAGE 1153, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, REFLECTED HEREON**.

ITEM #17. NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT AND VAULT BUILDING EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JUNE 16, 1989 IN OFFICIAL RECORD BOOK 14147, PAGE 2236, AS AMENDED BY THE NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT AND VAULT BUILDING EASEMENT RECORDED AUGUST 1, 1989 IN OFFICIAL RECORD BOOK 14202, PAGE 350, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, REFLECTED HEREON.**

ITEM #18. TERMS, CONDITIONS, AND PROVISIONS OF NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF WAY AGREEMENT, RECORDED AUGUST 2, 1995 IN OFFICIAL RECORD BOOK 16869, PAGE 2358, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, REFLECTED HEREON.**

ITEM #19. TERMS, CONDITIONS, AND PROVISIONS OF COVENANT FOR MAINTENANCE OF LANDSCAPING WITHIN RIGHT-OF-WAY, RECORDED OCTOBER 9, 1998 IN OFFICIAL RECORD BOOK 18307, PAGE 1694, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #20. TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT DATED APRIL 30, 2010, RECORDED MAY 17, 2010 IN OFFICIAL RECORD BOOK 27287, PAGE 665, AS AFFECTED BY PARTIAL TERMINATION OF RECIPROCAL EASEMENT AND PROPERTY OWNERS AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 30634, PAGE 1429, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.- **APPLIES, BLANKET, NOT PLOTTABLE.**

ITEM #21. AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES RECORDED IN OFFICIAL RECORD BOOK 28746, PAGE 115, AND ADDENDUM RECORDED IN OFFICIAL RECORD BOOK 31155, PAGE 4026, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - **APPLIES, BLANKET, NOT PLOTTABLE.**

ITEM #22. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORD BOOK 27866, PAGE 3481, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, REFLECTED HEREON.**

ITEM #23. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 30634, PAGE 1410, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #24. SUBJECT TO AN UNRECORDED AMENDED AND RESTATED OPTION AGREEMENT AS EVIDENCED BY MEMORANDUM RECORDED IN OFFICIAL RECORD BOOK 25331, PAGE 3924, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #25. SUBJECT TO AN UNRECORDED AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND RESERVED RIGHTS AS EVIDENCED BY MEMORANDUM RECORDED IN OFFICIAL RECORD BOOK 25331, PAGE 3945, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #26. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 32946, PAGE 441, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **APPLIES, NOT A SURVEY ISSUE.**

ITEM #27. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. – **NOT A SURVEY ISSUE.**

ITEM #28. RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.
NOTE: STANDARD EXCEPTIONS 2 THROUGH 5 WILL BE DELETED UPON RECEIPT OF A SATISFACTORY SURVEY AND SATISFACTORY OWNER'S AFFIDAVIT. – **NOT A SURVEY ISSUE.**

LOCATION SKETCH

NOT TO SCALE



PAGE 2 OF 3

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH	CHORD DISTANCE
COR	CORNER
CT	COURT
C	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
INV.	INVERT
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
LI	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B.	OFFICIAL RECORD BOOK
ON PR.	ON PROPERTY LINE
O.U.L.	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.M.	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
EXISTING GRADE ELEVATION
PROPOSED GRADE ELEVATION
WATER VALVE
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
12) BEARINGS IF ANY SHOWN ARE BASED ON LEGAL DESCRIPTION: SOUTHEASTERLY RIGHT OF WAY OF NORTHWEST 53rd STREET = N44° 44' 02"E

DRAWN BY:
TT

PROJECT SCALE:
1" = 40'

DATE OF FIELD WORK:
05-03-2025

05-22-2025: ELEVATIONS ADDED
06-12-2025: SCHEDULE B-II NOTES ADDED

FRANCISCO F. FAJARDO
CERTIFICATE
NO. 4767
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR, MAPPER

TOPOGRAPHIC & BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC & BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES; AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

TOPOGRAPHIC SURVEY

(2001) HARDWOOD TREE
DBH: 3'
CANOPY: 30'
HEIGHT: 25'

(2002,2003) OAK TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 25'

(2004) OAK TREE
DBH: 2'
CANOPY: 15'
HEIGHT: 20'

(2005) OAK TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 20'

(2006) OAK TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 25'

(2007) OAK TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 25'

(2008) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 30'

(2009,2010) OAK TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 20'

(2011) OAK TREE
DBH: 3'
CANOPY: 50'
HEIGHT: 25'

(2012) OAK TREE
DBH: 4'
CANOPY: 50'
HEIGHT: 30'

(2013,2014) GUMBO-LIMBO TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 20'

(2015) POINCIANA TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 20'

(2016,2017) PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 20'

(2018) POINCIANA TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 20'

(2019,2020,2021) PALM TREE
DBH: 2'
CANOPY: 15'
HEIGHT: 15'

(2022) POINCIANA TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 20'

(2023) HARDWOOD TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 30'

(2024) POINCIANA TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 30'

(2025) HARDWOOD TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 25'

(2026) CARPENTERIA TREE
DBH: 0.4'
CANOPY: 10'
HEIGHT: 25'

(2027) HARDWOOD TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 25'

(2028,2029) PALM TREE
DBH: 2'
CANOPY: 15'
HEIGHT: 15'

(2030) HARDWOOD TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 30'

(2031) POINCIANA TREE
DBH: 4'
CANOPY: 50'
HEIGHT: 30'

(2032,2033) PALM TREE
DBH: 2.5'
CANOPY: 15'
HEIGHT: 15'

(2034) HARDWOOD TREE
DBH: 0.75'
CANOPY: 20'
HEIGHT: 15'

(2035,2036,2037,2038,2039,2040,2041) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 10'
HEIGHT: 30'

(2042) POINCIANA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 20'

(2043) POINCIANA TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 20'

(2044) POINCIANA TREE
DBH: 3'
CANOPY: 50'
HEIGHT: 20'

(2045,2046,2047) HARDWOOD TREE
DBH: 0.75'
CANOPY: 20'
HEIGHT: 15'

(2048) OAK TREE
DBH: 1.5'
CANOPY: 40'
HEIGHT: 40'

(2049) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 40'

(2050) OAK TREE
DBH: 1.5'
CANOPY: 50'
HEIGHT: 30'

(2051) OAK TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 15'

(2052) HARDWOOD TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 20'

(2053,2054) OAK TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 20'

(2055) OAK TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 25'

(2056,2057) OAK TREE
DBH: 3'
CANOPY: 40'
HEIGHT: 30'

(2058) HARDWOOD TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 20'

(2059,2060) OAK TREE
DBH: 1.5'
CANOPY: 50'
HEIGHT: 30'

(2061) GUMBO-LIMBO TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 20'

(2062) GUMBO-LIMBO TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 25'

(2063) OAK TREE
DBH: 2'
CANOPY: 50'
HEIGHT: 30'

(2064) POINCIANA TREE
DBH: 2'
CANOPY: 50'
HEIGHT: 20'

(2065) HARDWOOD TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 20'

(2066) HARDWOOD TREE
DBH: 1'
CANOPY: 10'
HEIGHT: 15'

(2067) HARDWOOD TREE
DBH: 4'
CANOPY: 20'
HEIGHT: 15'

(2068) HARDWOOD TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 15'

(2069) HARDWOOD TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 30'

(2070) HARDWOOD TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 35'

(2071) PALM TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 15'

(2072,2073,2074,2075,2076,2077) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 10'
HEIGHT: 30'

(2078) PALM TREE
DBH: 1'
CANOPY: 12'
HEIGHT: 12'

(2079) HARDWOOD TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 30'

(2080,2081,2082) PALM TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 20'

(2083,2084,2085,2086,2087,2088,2089) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 10'
HEIGHT: 30'

(2090) HARDWOOD TREE
DBH: 1'
CANOPY: 30'
HEIGHT: 25'

(2091) HARDWOOD TREE
DBH: 1'
CANOPY: 30'
HEIGHT: 30'

(2092) HARDWOOD TREE
DBH: 0.75'
CANOPY: 30'
HEIGHT: 15'

(2093) HARDWOOD TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 15'

(2094) HARDWOOD TREE
DBH: 1'
CANOPY: 30'
HEIGHT: 25'

(2095) HARDWOOD TREE
DBH: 1.5'
CANOPY: 40'
HEIGHT: 25'

(2096) HARDWOOD TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 20'

(2097) POINCIANA TREE
DBH: 2.5'
CANOPY: 0.75'
HEIGHT: 30'

(2098) HARDWOOD TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 25'

(2099) HARDWOOD TREE
DBH: 5'
CANOPY: 50'
HEIGHT: 40'

(2100,2101,2102) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 30'

(2103) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 20'
HEIGHT: 30'

(2104,2105) PALM TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 15'

(2106) HARDWOOD TREE
DBH: 1.5'
CANOPY: 15'
HEIGHT: 15'

(2107,2108) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 30'

(2109) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 20'

(2110) OAK TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 25'

(2111) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 25'

(2112) HARDWOOD TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 20'

(2113) OAK TREE
DBH: 1.25'
CANOPY: 20'
HEIGHT: 30'

(2126) OAK TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 30'

(2127) OAK TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 40'

(2128) OAK TREE
DBH: 4'
CANOPY: 50'
HEIGHT: 40'

(2129) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 40'

(2130,2131) OAK TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 20'

(2132,2133,2134) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 30'

(2135) OAK TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 35'

(2136) OAK TREE
DBH: 5'
CANOPY: 50'
HEIGHT: 50'

(2137) OAK TREE
DBH: 1'
CANOPY: 30'
HEIGHT: 30'

(2138) OAK TREE
DBH: 1.5'
CANOPY: 40'
HEIGHT: 40'

(2139) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 40'

(2140) OAK TREE
DBH: 4'
CANOPY: 50'
HEIGHT: 50'

(2141,2142) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 20'
HEIGHT: 40'

(2143) OAK TREE
DBH: 4'
CANOPY: 50'
HEIGHT: 50'

(2144) OAK TREE
DBH: 1'
CANOPY: 30'
HEIGHT: 35'

(2145) OAK TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 25'

(2146,2147,2148) ROYALPALM TREE
DBH: 1.5'
CANOPY: 25'
HEIGHT: 45'

(2149,2150,2151) HARDWOOD TREE
DBH: 1.5'
CANOPY: 25'
HEIGHT: 20'

(2152) POINCIANA TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 20'

(2153) PALM TREE
DBH: 0.4'
CANOPY: 8'
HEIGHT: 12'

(2154,2155,2156,2157,2158, 2159,2160,2161) PALM TREE
DBH: 0.4'
CANOPY: 8'
HEIGHT: 15'

(2162,2163) PALM TREE
DBH: 1.25'
CANOPY: 20'
HEIGHT: 20'

(2164) PALM TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 20'

(2165,2166) PALM TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 25'

(2167,2168) PALM TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 25'

(2169) PALM TREE
DBH: 1.5'
CANOPY: 25'
HEIGHT: 30'

(2170) PALM TREE
DBH: 1.75'
CANOPY: 20'
HEIGHT: 25'

(2171,2172) PALM TREE
DBH: 1.75'
CANOPY: 25'
HEIGHT: 25'

(2173) HARDWOOD TREE
DBH: 1.25'
CANOPY: 25'
HEIGHT: 25'

(2174) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 15'

(2175) OAK TREE
DBH: 1'
CANOPY: 10'
HEIGHT: 15'

(2176) OAK TREE
DBH: 1.5'
CANOPY: 40'
HEIGHT: 35'

(2177) OAK TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 30'

(2178) OAK TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 18'

(2179) OAK TREE
DBH: 1.75'
CANOPY: 25'
HEIGHT: 30'

(2180) OAK TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 30'

(2181) OAK TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 25'

(2182) OAK TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 15'

(2183) OAK TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 25'

(2184) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 20'

(2185) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 30'

(2186) HARDWOOD TREE
DBH: 1'
CANOPY: 10'
HEIGHT: 10'

(2187) HARDWOOD TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 25'

(2188) PALM TREE
DBH: 1'
CANOPY: 10'
HEIGHT: 15'

(2189,2190,2191) CARPENTERIA TREE
DBH: 0.4'
CANOPY: 8'
HEIGHT: 25'

(2192) PALM TREE
DBH: 1'
CANOPY: 12'
HEIGHT: 15'

(2193) HARDWOOD TREE
DBH: 4'
CANOPY: 35'
HEIGHT: 35'

(2194) HARDWOOD TREE
DBH: 0.5'
CANOPY: 30'
HEIGHT: 15'

(2195) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 20'

(2196) HARDWOOD TREE
DBH: 3'
CANOPY: 50'
HEIGHT: 40'

(2197) TRIPLE CARPENTERIA TREE
DBH: 3'
CANOPY: 15'
HEIGHT: 30'

(2198) HARDWOOD TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 15'

(2199,2200,2201) PALM TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 15'

(2202) HARDWOOD TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 15'

(2203) HARDWOOD TREE
DBH: 4'
CANOPY: 50'
HEIGHT: 50'

(2204) HARDWOOD TREE
DBH: 5'
CANOPY: 50'
HEIGHT: 50'

(2205) TRIPLE CARPENTERIA TREE
DBH: 0.5'
CANOPY: 20'
HEIGHT: 30'

(2206,2207) TRIPLE CARPENTERIA TREE
DBH: 1.5'
CANOPY: 8'
HEIGHT: 5'

(2208) HARDWOOD TREE
DBH: 1.5'
CANOPY: 15'
HEIGHT: 20'

(2209) ROYAL PALM TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 50'

(2210,2211) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 50'

(2212) TRIPLE CARPENTERIA TREE
DBH: 5'
CANOPY: 25'
HEIGHT: 25'

(2213) DOUBLE CARPENTERIA TREE
DBH: 5'
CANOPY: 15'
HEIGHT: 20'

(2214) TRIPLE CARPENTERIA TREE
DBH: 4'
CANOPY: 20'
HEIGHT: 25'

(2215) HARDWOOD TREE
DBH: 3'
CANOPY: 15'
HEIGHT: 10'

(2216) HARDWOOD TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 25'

(2217,2218,2219) TRIPLE CARPENTERIA TREE
DBH: 1.5'
CANOPY: 8'
HEIGHT: 5'

(2220,2221) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 40'

(2222) HARDWOOD TREE
DBH: 4.5'
CANOPY: 45'
HEIGHT: 40'

(2223) OAK TREE
DBH: 0.75'
CANOPY: 25'
HEIGHT: 25'

(2224) OAK TREE
DBH: 2'
CANOPY: 35'
HEIGHT: 35'

(2225) OAK TREE
DBH: 1.5'
CANOPY: 35'
HEIGHT: 35'

(2226) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 35'

(2227,2228) OAK TREE
DBH: 1.5'
CANOPY: 35'
HEIGHT: 35'

(2229)OAK TREE
DBH: 1.75'
CANOPY: 40'
HEIGHT: 40'

(2230) HARDWOOD TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 20'

(2231) OAK TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 20'

(2232)CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 20'

(2233,2234) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 25'

(2235) OAK TREE
DBH: 4.0'
CANOPY: 55'
HEIGHT: 25'

(2236) OAK TREE
DBH: 4'
CANOPY: 55'
HEIGHT: 25'

(2237,2238,2239) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 25'

(2240) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 25'

(2241) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 25'

(2242) OAK TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 25'

(2243) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 25'

(2244,2245) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 30'

(2246,2247) PALM TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 20'

(2248) HARDWOOD TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 25'

(2249) HARDWOOD TREE
DBH: 0.25'
CANOPY: 10'
HEIGHT: 15'

(2250) POINCIANA TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 20'

(2251) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 30'

(2252,2253) HARDWOOD TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 15'

(2254) HARDWOOD TREE
DBH: 3'
CANOPY: 40'
HEIGHT: 25'

(2255,2256,2257,2258) PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 30'

(2259,2260) HARDWOOD TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 20'

(2261,2262) HARDWOOD TREE
DBH: 0.75'
CANOPY: 20'
HEIGHT: 15'

(2263) HARDWOOD TREE
DBH: 5'
CANOPY: 50'
HEIGHT: 25'

(2264,2265,2266,2267) HARDWOOD TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 20'

(2268,2269,2270,2271) PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 35'

(2272,2273) PALM TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 20'

(2274,2275,2276,2277,2278,2279,2280) OAK TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 15'

(2281,2282,2283,2284,2285,2286, 2287,2288,2289) OAK TREE
DBH: 0.5'
CANOPY: 10'
HEIGHT: 15'

(2290) HARDWOOD TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 40'

(2291) HARDWOOD TREE
DBH: 5'
CANOPY: 60'
HEIGHT: 50'

(2292) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2293) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2294) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2295) ROYAL PALM TREE
DBH: 2.5'
CANOPY: 25'
HEIGHT: 40'

(2296) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 20'

(2297) HARDWOOD TREE
DBH: 1'
CANOPY: 8'
HEIGHT: 10'

(2298) HARDWOOD TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 20'

(2299,2300,2301) TRIPLE CARPENTERIA TREE
DBH: 4'
CANOPY: 20'
HEIGHT: 20'

(2302,2303) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 20'

(2304,2305,2306,2307,2308, 2309, 2310,2311) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 30'

(2312,2313) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 20'

(2314,2315,2316) TRIPLE CARPENTERIA TREE
DBH: 5'
CANOPY: 20'
HEIGHT: 20'

(2317) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 35'

(2318) POINCIANA TREE
DBH: 0.7'
CANOPY: 8'
HEIGHT: 10'

(2319) ROYAL PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 35'

(2320) HARDWOOD TREE
DBH: 1'
CANOPY: 10'
HEIGHT: 15'

(2321,2322) ROYAL PALM TREE
DBH: 2.5'
CANOPY: 20'
HEIGHT: 30'

(2323) HARDWOOD TREE
DBH: 2'
CANOPY: 8'
HEIGHT: 10'

(2324) HARDWOOD TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 15'

(2325) ROYAL PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 40'

(2326) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 40'

(2600,2601) HARDWOOD TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 15'

(2602) OAK TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 15'

(2603) HARDWOOD TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 20'

(2604, 2605,2606,2607) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2608)PALM TREE
DBH: 1.25'
CANOPY: 15'
HEIGHT: 20'

(2609,2610,2611,2612,2613,2614, 2615,2616,2617)TRIPLE PALM TREE
DBH: 5'
CANOPY: 20'
HEIGHT: 10'

(2618)HARDWOOD TREE
DBH: 3'
CANOPY: 30'
HEIGHT: 40'

(2619) PALM TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 25'

(2620,2621) HARDWOOD TREE
DBH: 1'
CANOPY: 8'
HEIGHT: 10'

(2622,2623,2624,2625) ROYAL PALM TREE
DBH: 2.5'
CANOPY: 25'
HEIGHT: 45'

(2626) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 25'

(2627) PALM TREE
DBH: 0.75'
CANOPY: 10'
HEIGHT: 15'

(2628) HARDWOOD TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 15'

(2629) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 40'

(2630) HARDWOOD TREE
DBH: 5'
CANOPY: 50'
HEIGHT: 40'

(2631) PALM TREE
DBH: 1'
CANOPY: 8'
HEIGHT: 10'

(2632,2633,2634) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 40'

(2635,2636,2637,2638,2639) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 20'
HEIGHT: 20'

(2640) HARDWOOD TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 30'

(2641) HARDWOOD TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 30'

(2642) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 25'

(2643,2644) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 25'

(2645) OAK TREE
DBH: 1.25'
CANOPY: 30'
HEIGHT: 30'

(2646,2647) OAK TREE
DBH: 2.5'
CANOPY: 50'
HEIGHT: 40'

(2648,2649) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 30'

(2650) HARDWOOD TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 30'

(2651) OAK TREE
DBH: 2.5'
CANOPY: 50'
HEIGHT: 40'

(2652) OAK TREE
DBH: 1.5'
CANOPY: 50'
HEIGHT: 40'

(2653) OAK TREE
DBH: 2.5'
CANOPY: 50'
HEIGHT: 40'

(2654) OAK TREE
DBH: 1.5'
CANOPY: 40'
HEIGHT: 40'

(2655) GUMBOLIMBO TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 40'

(2656) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 40'

(2657,2658,2659,2660,2661) FOXTAIL PALM TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 35'

(2662) OAK TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 40'

(2663) OAK TREE
DBH: 1.5'
CANOPY: 35'
HEIGHT: 40'

557) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.98
CAN NOT OPEN

569) CATCH BASIN INLET MANHOLE
RIM ELEV. 8.00
CAN NOT OPEN

594) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.97
CAN NOT OPEN

623) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.56
CAN NOT OPEN

1405) STORM SEWER MANHOLE
RIM ELEV. 7.80
INVERT: 2.90, 18" PVC PIPE NORTHWEST,
INVERT: 2.53, 18" PVC PIPE NORTHEAST,
BOTTOM OF BOX = 2.10

1406) SANITARY SEWER MANHOLE
RIM ELEV. 7.28
INVERT: 0.78, 8" PVC PIPE NORTHWEST,
INVERT: 0.13, 8" PVC PIPE SOUTHEAST,
INVERT: 0.78, 8" PVC PIPE SOUTHWEST,

1407) SANITARY SEWER MANHOLE
RIM ELEV. 7.92
INVERT: -4.18, 18" CONCRETE PIPE NORTHEAST,
INVERT: -4.13, 18" CONCRETE PIPE SOUTHWEST,
INVERT: -0.38, 8" PVC PIPE NORTHWEST,

1408) SANITARY SEWER MANHOLE
RIM ELEV. 7.88
INVERT: -4.27, 18" CONCRETE PIPE NORTHEAST,
INVERT: -4.22, 18" CONCRETE PIPE SOUTHWEST,

1409) STORM SEWER MANHOLE
RIM ELEV. 7.65
INVERT: 3.70, 15" PVC PIPE NORTH,
INVERT: 3.65, 12" CONCRETE PIPE SOUTH,
BOTTOM OF BOX = 2.85

1410) STORM SEWER MANHOLE
RIM ELEV. 7.89
INVERT: 2.39, 24" PVC PIPE NORTHEAST,
INVERT: 2.39, 24" PVC PIPE SOUTHWEST,
INVERT: 3.19, 15" PVC PIPE SOUTH,
BOTTOM OF BOX = 0.99

1411) STORM SEWER MANHOLE
RIM ELEV. 8.16
INVERT: 3.71, 18" PVC PIPE EAST,
INVERT: 3.86, 15" PVC PIPE WEST,
BOTTOM OF BOX = 1.86

1412) CATCH BASIN INLET MANHOLE
RIM ELEV. 8.25
INVERT: 3.70, 18" PVC PIPE SOUTHWEST,
BOTTOM OF BOX = 1.90

1414) STORM SEWER MANHOLE
RIM ELEV. 7.63
INVERT: 3.03, 15" CONCRETE PIPE NORTH,
INVERT: 2.65, 15" CONCRETE PIPE EAST,
INVERT: 3.01, 15" CONCRETE PIPE WEST,
BOTTOM OF BOX = 0.98

1415) STORM SEWER MANHOLE
RIM ELEV. 7.79
INVERT: 2.59, 12" CMP PIPE NORTHEAST,
BOTTOM OF BOX = 1.84

1416) STORM SEWER MANHOLE
RIM ELEV. 7.47
INVERT: 2.37, 15" CONCRETE PIPE NORTHEAST,
INVERT: 2.47, 15" CONCRETE PIPE SOUTH,
BOTTOM OF BOX = 1.87

1418) CATCH BASIN INLET MANHOLE
RIM ELEV. 8.38
INVERT: 3.28, 18" PVC PIPE WEST,
BOTTOM OF BOX = -1.92

1419) SANITARY SEWER MANHOLE
RIM ELEV. 7.54
INVERT: -5.26, 18" CONCRETE PIPE NORTH,
INVERT: -3.86, 8" PVC PIPE EAST,
INVERT: -5.21, 18" CONCRETE PIPE SOUTHWEST,

1415) STORM SEWER MANHOLE
RIM ELEV. 7.36
INVERT: 2.36, 12" CMP PIPE EAST,
INVERT: 2.61, 12" CMP PIPE WEST,
BOTTOM OF BOX = 1.96

1500) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.47
CAN NOT OPEN

1501) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.79
CAN NOT OPEN

1502) STORM SEWER MANHOLE
RIM ELEV. 7.30
INVERT: 3.20, 24" PVC PIPE SOUTH,
INVERT: 3.35, 15" CMP PIPE EAST,
INVERT: 3.85, 15" CMP PIPE WEST,
BOTTOM OF BOX = 1.55

1503) SANITARY SEWER MANHOLE
RIM ELEV. 8.06
INVERT: -0.49, 8" PVC PIPE NORTH,
INVERT: -0.44, 8" PVC PIPE SOUTH,
BOTTOM OF BOX = WATER RUNS NORTH

1504) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.82
CAN NOT OPEN

1505) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.96
CAN NOT OPEN

1506) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.89
CAN NOT OPEN

1507) STORM SEWER MANHOLE
RIM ELEV. 7.17
INVERT: 3.07, 15" CMP PIPE TO LAKE NORTH,
BOTTOM OF BOX = 0.07

1508) SANITARY SEWER MANHOLE
RIM ELEV. 7.98
INVERT: 0.86 , 8" PVC PIPE NORTHWEST,
INVERT: 2.83, 8" PVC PIPE SOUTHWEST,
INVERT: 0.91, 8" PVC PIPE SOUTH,
BOTTOM OF BOX = WATER RUNS NORTHWEST

1509) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.30
CAN'T OPEN

1510) STORM SEWER MANHOLE
RIM ELEV. 7.51
INVERT: 3.26 , 18" PVC PIPE NORTHWEST,
INVERT: 3.51, 15" PVC PIPE TO CB SOUTHWEST,
BOTTOM OF BOX = 1.51

1511) SANITARY SEWER MANHOLE
RIM ELEV. 7.68
INVERT: 1.93, 8" PVC PIPE NORTHWEST,
INVERT: 1.98, 8" PVC PIPE SOUTH,
INVERT: 1.98, 8" PVC PIPE EAST,
BOTTOM OF BOX= WATER RUNS NORTHWEST

1512) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.13
CAN NOT OPEN

1513) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.85
CAN NOT OPEN

1514) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.24
CAN NOT OPEN

1515) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.57
BAFFLE
BOTTOM OF BOX = -0.53

1519) STORM SEWER MANHOLE
RIM ELEV. 7.14
INVERT: 3.24, 24" CMP PIPE TO CB 1520 NORTHEAST,
INVERT: 3.74, 24" CMP PIPE TO CB1645 SOUTHEAST,
BOTTOM OF BOX = 2.04

1520) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.71
INVERT: 2.96, 24" CMP PIPE TO M/H
1519 SOUTHWEST,
BOTTOM OF BOX = 1.31

1524) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.03
BAFFLE FILLED WITH WATER & DEBRIS
BOTTOM OF BOX = -0.22

1528) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.08
INVERT: 2.38, 24" HP PVC PIPE NORTHEAST,
INVERT: 3.33, 18" HP PVC PIPE SOUTH,
INVERT: 2.28, 18" HP PVC PIPE EAST,
BOTTOM OF BOX = 0.21

1532) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.00
INVERT: 1.95, 1" PVC PIPE NORTHWEST,
INVERT: 1.95, 12" PVC PIPE SOUTHEAST,
BOTTOM OF BOX = -0.65

1536) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.09
INVERT: 2.64, 15" CMP PIPE TO 1540 SOUTHWEST,
INVERT: 1.66, 24" CMP PIPE EAST,
BOTTOM OF BOX = 0.60

1537) CATCH BASIN
RIM ELEV. 6.75
UNABLE TO OPEN

1540) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.76
INVERT: 3.21, 15" CMP PIPE TO 1536 NORTHEAST,
INVERT: 1.81, 24" CMP PIPE WEST,
BOTTOM OF BOX = 0.32

1544) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.91
INVERT: 3.68, 24" CMP PIPE EAST,
INVERT: 2.36, 15" CMP PIPE WEST,
BOTTOM OF BOX = 0.66

1545) CATCH BASIN
RIM ELEV. 7.34
UNABLE TO OPEN

1548) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.90
INVERT: 3.80, 15" CMP PIPE EAST,
INVERT: 3.85, 15" CMP PIPE WEST,
BOTTOM OF BOX = 1.90

1552) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.76
INVERT: 3.44, 15" CMP PIPE EAST,
INVERT: 2.26, 24" CMP PIPE WEST,
BOTTOM OF BOX = 0.41

1556) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.16
INVERT: 3.46, 12" PVC PIPE RAIN RUNOFF NORTH,
INVERT: 2.91, 24" CMP PIPE EAST,
INVERT: 2.66, 24" CMP PIPE WEST,
BOTTOM OF BOX = 0.90

1560) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.64
BAFFLE
BOTTOM OF BOX = 0.14

1564) CATCH BASIN INLET MANHOLE
RIM ELEV. 7.71
BAFFLE
BOTTOM OF BOX = 0.56

1565) CATCH BASIN
RIM ELEV. 6.27
UNABLE TO OPEN

1568) STORM SEWER MANHOLE
RIM ELEV. 8.46
INVERT: 3.41, 15" PVC PIPE SOUTHEAST,
INVERT: 3.46, 15" PVC PIPE TO CB 1569 WEST,
BOTTOM OF BOX = 1.66

1569) CATCH BASIN INLET MANHOLE
RIM ELEV. 6.96
INVERT: 3.41, 8" PVC PIPE EAST,
BOTTOM OF BOX = 1.71

1573) SANITARY SEWER MANHOLE
RIM ELEV. 8.80
INVERT: -3.40, 8" PVC PIPE SOUTH,
INVERT: -3.75, 12" PVC PIPE EAST,
INVERT: -3.70, 12" PVC PIPE WEST,

1574) STORM SEWER MANHOLE
RIM ELEV. 8.83
INVERT: 4.13, 18" PVC PIPE NORTHWEST,
INVERT: 3.18, 18" CMP PIPE NORTHEAST,
BOTTOM OF BOX = 0.63

1575) STORM SEWER MANHOLE
RIM ELEV. 8.39
INVERT: 1.99, 12" CMP PIPE EAST,
INVERT: 1.29, 12" CMP PIPE WEST,
BOTTOM OF BOX = 1.29

1576) STORM SEWER MANHOLE
RIM ELEV. 8.23
INVERT: 3.11, 15" PVC PIPE TO M/H 1578 NORTH,
INVERT: 3.08 , 24" CMP PIPE WEST,
BOTTOM OF BOX = 1.33

1577) BELLSOUTH MANHOLE
RIM ELEV. 9.25

1578) STORM SEWER MANHOLE
RIM ELEV. 8.66
INVERT: 4.01, 15" PVC PIPE TO M/H 1576 SOUTH,
INVERT: 2.56 , 12" CMP PIPE WEST,
BOTTOM OF BOX = 1.56

1579) STORM SEWER MANHOLE
RIM ELEV. 8.32
CAN'T SEE ANY PIPES
BOTTOM OF BOX = 0.07

1580) STORM SEWER MANHOLE
RIM EL

EXHIBIT “B”

This Instrument was Prepared by:
Joe Jimenez
2020 Salzedo Street, Suite 102
Coral Gables, FL 33134

FOURTH AMENDMENT TO MASTER DEVELOPMENT AGREEMENT

This Fourth Amendment (the "Fourth Amendment") to the Master Development Agreement is made as of this _____ day of _____ 20 26 , by and between CM DORAL DEVELOPMENT COMPANY, LLC, a D e l a w a r e limited liability company (the "Developer"), and the CITY OF DORAL, FLORIDA, a Florida municipal corporation (the "City"). The Developer and the City may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the CM Doral Development Company, LLC, is the Developer of those certain parcels of land located within the boundaries of the City commonly known as Downtown Doral (the Project"), the legal descriptions of which are attached hereto and made a part hereof as Exhibit "A" (the "Property");

WHEREAS, the Developer and the City are Parties to the Master Development Agreement dated August 22, 2006, and recorded in Official Records Book 24968 at Page 2689 in the public records of Miami-Dade County, Florida, as amended by that certain First Amendment to Master Development Agreement dated May 4, 2012, and recorded in Official Records Book 28099 at Page 1 in the public records of Miami-Dade County, Florida, and Second Amendment to Master Development Agreement dated October 24, 2016, and recorded in Official Records Book 30287 at Page 843 in the public records of Miami-Dade County, Florida, and as further modified by that certain Notice of Administrative Approval of Minor Modifications dated March 22, 2018, and recorded in Official Records Book 30911 at Page 7 in the public records of Miami-Dade County, Florida, and the Third Amendment to Master Development Agreement dated April 22, 2022 and recorded in Official Records Book 33174 at Page 4651 in the public records of Miami-Dade County, Florida (collectively, the "Master Development Agreement");

WHEREAS, the Master Development Agreement was entered into and recorded in connection with the approval of the development of the project known as Downtown Doral, a mixed-use urban center Downtown Mixed Use Planned Unit Development (PUD);

WHEREAS, the City has adopted Land Development Regulations which assigned Downtown Mixed Use (DMU) zoning to the Property, which regulations currently govern the Property;

WHEREAS, the City Council has determined that the Project has demonstrated creative excellence in accordance with Chapter 86, Article IV of the Land Development Regulations; and

WHEREAS, Paragraph 17 of the Master Development Agreement states that the Master Development Agreement may be modified by a written instrument signed by the City and the Developer after public hearing;

WHEREAS, the Developer seeks to further amend paragraph 5(a) of the Master Development Agreement, entitled "Permitted Development Uses," to incorporate a hotel use into the Downtown Doral development program, increase height limits to remain consistent with the City's Comprehensive Plan and to clarify the allowed conversion limits in the Third Amended Program;

WHEREAS, the Master Development Agreement was modified by City of Doral City Council pursuant to Ordinance No. ___ on _____ , 2026 (the "Fourth Amendment Approval"); and

WHEREAS, the Fourth Amendment Approval was issued following a recommendation by the City's Land Planning Agency on _____, 2026, first reading by the City Council on _____, 2026 and second reading by the City Council on _____2026; and

WHEREAS, the Developer and the City desire to modify certain terms and provisions of the Master Development Agreement pursuant to the Fourth Amendment Approval as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereto agree to amend the Master Development Agreement as follows:

A. **Recitals.** The Recitals are true and correct and incorporated herein by reference and made a part hereof.

B. **Capitalized Terms.** Capitalized terms used herein and not otherwise defined herein shall have the meaning provided in the Master Development Agreement.

C. **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 and shall run with the land and shall be binding on all parties and all persons claiming under it for an initial term often (10) years from the Effective Date (the "Initial Term")

b) The expiration date of the Agreement shall be for the Initial Term with one automatic extension for the Additional Term for the Entire Term of fifteen (15) years from the Effective Date (the "Expiration Date.

c) Pursuant to Section 252.363, Florida Statutes, upon declaration of a state of emergency for a natural emergency, the time frames expressed within this Amendment toll and may be extended as allowed by law.

D. **Fourth Amendment Project Approvals.** Any references to the Project in the Master Development Agreement shall now and hereafter be redefined and apply to the Proposed Program as defined herein. Any reference to the Project Approvals in the Master Development Agreement shall now and hereafter be redefined and apply to the Project Approvals list attached hereto and made a part hereof as Exhibit "B."

E. Paragraph 5 of the Master Development Agreement, entitled Permitted Development Uses, is deleted and replaced in its entirety to provide as follows:

5. Permitted Development Uses and Building Intensities.

The DMU Regulations establish the Conceptual Development Plan and the Urban Design Guidelines as the binding development guidelines for the Property (collectively, these are referred to herein as the "Project Approvals"), a list of the documents which comprise the Project Approvals are attached hereto as the Fourth Amended Exhibit ____ and said approvals are on file with the City. With the adoption and acceptance of this Fourth Amendment, additional development program entitlements are hereby incorporated into the Proposed Program, as defined herein. Namely, this Fourth Amended Program has added design guidelines for single family homes, 213 Hotel Rooms and 9,858 square feet of Retail use, while simultaneously reducing 110,000 square feet of Office use (the "Fourth Amended Additional Program"). The Developer anticipates that, at final build-out, the Project is planned to become and will be a truly pedestrian-friendly, urban "downtown," with a mixture of residences, shops, offices and public spaces. The following table provides the development program approved for the Project by the City (the "Original Program"), as amended by the First, Second and Third Amended Approvals and by this Fourth Amended Approval (the "Fourth Amended Program"):

Use	**Original Program**	**First Amended Program**	**Second Amended Program**	**Third Amended Program**	***Fourth Amended Program***
Retail/ Commercial [1]	180,000 s.f.	213,895 s.f.	213,895 s.f.	213,895 s.f.	223,753 s.f.[9]
Office	865,901, s.f.	1,509,901 s.f.	1,800,000 s.f.[3]	1,663,894 s.f.[5]	1,553,894 s.f.[9]
Residential[4]	2,840 d.u.	2,840 d.u.	3,340 d.u.	3,340 d.u.	3340 d.u.
Municipal/ Civic	100,000 s.f.[2]	100,000 s.f.[2]	60,000 s.f.	80,000 s.f.[8]	80,000 s.f.
Elementary School	800 students	800 students	800 students	1,000 students[6]	1000 students
Upper School	0	0	0	1,500 students[7]	1500 students
Hotel	0	0	0	0	213 Rooms

[1] Retail/Commercial may include offices, restaurants, entertainment and other similar uses.

[2] Municipal / Civic use that is not assigned to the development of a City Hall within the Project may be converted by the Developer at its option to Office use.

[3] This includes a conversion of 40,000 square feet from Municipal/Civic use to Office use, consistent and in accordance with the Original Program and the First Amended Program.

[4] Condo-Hotel use is allowed within Downtown Doral as a mix of two uses currently allowed. Condo-Hotel shall be considered a residential use for purposes of implementing the Land Use Exchange Matrix. Only one Condo-Hotel is permitted within Downtown Doral. Condo-Hotels may only allow guests to stay for a minimum of seven (7) consecutive nights per stay. Condo-Hotels must contain a minimum of 200 units.

[5] This includes a reduction of 133,332 square feet from Office use to Elementary (17,777 square feet of Office use) and Upper School students (115,555 square feet of Office use), the addition of 20,000 square feet of office use previously converted to Municipal/Civic use, and the addition of 15,000 square feet of office in connection with the South Transfer Property.

[6] This includes a conversion of 17,777 square feet from Office use to 200 Elementary School students.

[7] This includes a conversion of 115,555 square feet from Office use to 1,300 Upper School students, and a conversion of 17,774 square feet from Office use to 200 Upper School students, for a total of 1,500 Upper School students.

[8] Inclusion of 20,000 square feet of Municipal/Civic Use for the library.

[9] This includes a 10,000 square foot conversion from Office to Retail.

The Developer may, at its option, convert any allowed use to any other allowed use, so long as said modification is made in accordance with the Land Use Equivalency Matrix provided in Exhibit "J" to this Agreement and amending Exhibit J to the Second Amendment to Master Development Agreement dated October 24, 2016, and recorded in Official Records Book 30287 at Page 843 in the public records of Miami-Dade County, Florida. Notwithstanding the foregoing, Developer may not convert any use to residential use resulting in the residential density exceeding 35 units per gross acre of the Property.

Upon the Developer's exercise of a conversion in accordance with this paragraph, the City shall execute an acknowledgment in substantially the form recorded in Official Records Book 33174 at Page 4669 in the public records of Miami-Dade County, Florida.

The maximum height for any development on the property shall not exceed 300 feet or the maximum heights allowed by either the Federal Aviation Administration or the Miami-Dade County Aviation Department, whichever is higher.

The Parties agree that all exterior color selections and color schemes for any development, including without limitation, the colors of buildings, structures, architectural features, façades, roofs, and other visible improvements, shall be subject to the approval of the Planning and Zoning Director, in the Director's reasonable discretion.

The parties agree that the Fourth Amended Program and Project (i) is consistent with the City's Comprehensive Plan and (ii) has been approved in accordance with the City's Land Development Regulations. Upon execution of this Agreement and for the Entire Tenn, the City confirms and agrees that the Property may be developed and used for the purposes established in the Project Approvals provided the actual development is in substantial compliance with the City's Comprehensive Plan and Land Development Regulations. It is understood that the establishment of municipal/civic space is reserved for both parties' sole discretion, consistent with this Agreement and the Project Approvals. Until such time as the Project is built out, it is recognized that existing uses may remain and operate on the Property and that temporary uses, such as sales and adequately screened construction trailers and project management facilities may be established, operated and relocated as appropriate, upon issuance of applicable and appropriate approvals and permits required pursuant to the Land Development Regulations.

F. **Creative Excellence.** The City acknowledges that the project has exhibited "Creative Excellence" consistent with the City of Doral Comprehensive Plan and that continued development consistent with the Project Approvals will continue to entitle the Developer with the height and density bonuses detailed therein. City staff will ensure that all future site plans comply with Section 86-83 of the City of Doral Code of Ordinances as it exists on the Effective Date. Similarity to standards previously used throughout the Property shall create an assumption of such compliance in all future site plan applications.

G. **Project Approval Documents**. The "Urban Design Guidelines (Pattern Book)" in Exhibit "B" to the Master Development Agreement, entitled "List of Project Approval Documents," is hereby deleted and replaced in its entirety by Exhibit "C" to this Agreement entitled "Updated Urban Design Guidelines (Pattern Book)."

H. Except as modified and amended hereby the terms and provisions of the Master Development Agreement, the First Amendment, Second Amendment and Third Amendment to the Master Development Agreement are hereby ratified and confirmed and shall remain in full force and effect.

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

ATTEST:

_____
CITY CLERK

CITY:

CITY OF DORAL, FLOIRDA, a Florida municipal corporation

By: _____

Name: _____

Title: _____

___ day of _____, 2026

Approved as to form and legal sufficiency by the office of the City Attorney for the City of Doral, Forida:

_____
CITY ATTORNEY

WITNESSES

CM DORAL DEVELOPMENT COMPANY, LLC, a Delaware limited liability company

_____
Signature

By: Codina Manager, LLC, a Florida limited liability company, its manager

_____
Print Name

By: _____

_____
Signature

Name:

Title:

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2026, by _____, as _____ of CODINA MANAGER, LLC, who executed the foregoing instrument for the purposes therein contained and who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

Print Name:
Notary Public, State of Florida
Commission #:
My Commission Expires: