RESOLUTION No. 26-122

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM BUSINESS (B) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 163, Part II, Florida Statutes, requires local governments to adopt and maintain Comprehensive Plans to guide future growth, development, and redevelopment; and

WHEREAS, the City of Doral ("City") has adopted a Comprehensive Plan establishing goals, objectives, and policies intended to promote orderly growth, economic vitality, sustainable development patterns, and protection of public health, safety, and welfare; and

WHEREAS, Greystar Development East, LLC (the "Applicant") submitted an application requesting approval of a Small-Scale Future Land Use Map (FLUM) amendment to change the Comprehensive Plan Future Land Use designation of approximately ±25.61 acres, generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser Folio Nos. 35-3032-008-0050; 35-3032-008-0140; and a portion of 35-3032-008-0010 (the "Property"), from Business (B) to Mall Mixed Use (MMU); and

WHEREAS, the proposed amendment is intended to establish a land use framework supporting redevelopment opportunities within portions of an existing regional

shopping mall property through integrated mixed-use development patterns, including residential uses; and

WHEREAS, the Applicant concurrently submitted a companion Official Zoning Map amendment application seeking to change the Property's zoning designation from Corridor Commercial (CC) to Mall Mixed Use (MMU), contingent upon approval of the proposed Future Land Use Map amendment; and

WHEREAS, the proposed amendment responds to evolving market conditions affecting regional shopping center properties and reflects broader development trends toward adaptive reuse, mixed-use environments, and integration of residential uses within established commercial areas; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Mayor and City Council, sitting as the Local Planning Agency ("LPA"), are required to review proposed Comprehensive Plan amendments and provide recommendations concerning consistency with the Comprehensive Plan and impacts to public health, safety, and welfare; and

WHEREAS, on June 10, 2026, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application, and the amendment to the City's Future Land Use Map as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, the Mayor and City Council find that the adoption of the FLUM amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Decision. The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) of the proposed Small-Scale Future Land Use Map amendment changing the land use designation of approximately ±25.61 acres, generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, from Business (B) to Mall Mixed Use (MMU), as legally described in Exhibit "A" and depicted in Exhibit B," which is attached hereto and made a part thereof.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

The foregoing Resolution was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Vice Mayor Cabral and 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	Absent
Councilwoman Nicole Reinoso	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 10 DAY OF JUNE, 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

EXHIBIT “A”

City of Doral
LAND-2603-0035
FLUM Amendment

RECEIVED
By puglias at 10:16 am, Mar 27, 2026

Gunster

James R. Williams, Jr.
Shareholder
(305) 376-6008
jameswilliams@gunster.com

March 24, 2026

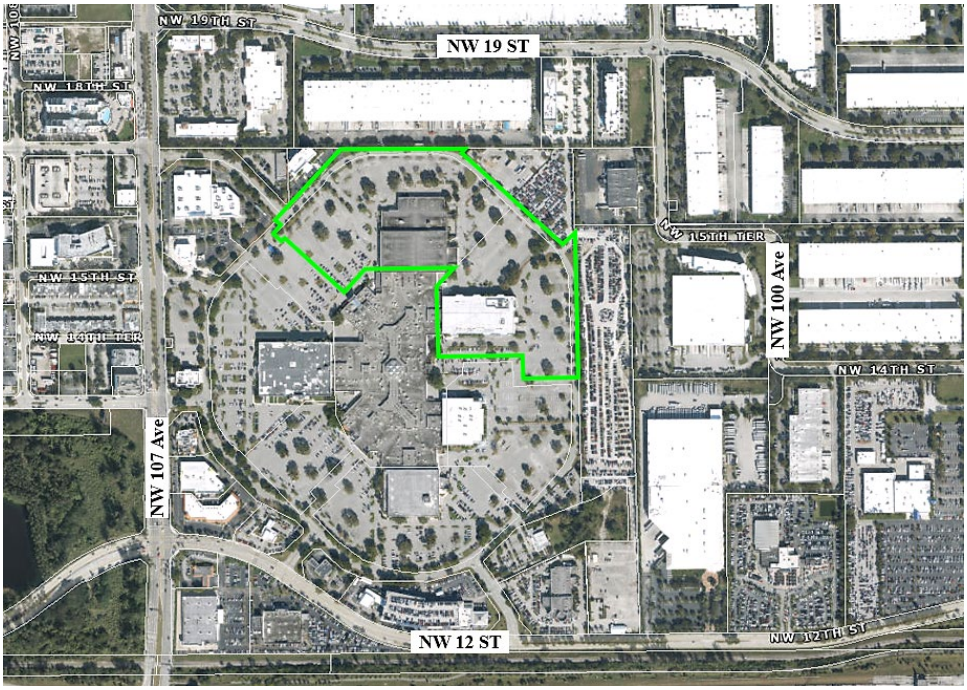
Via Electronic Submission

Mr. Alexander Magrisso
Planning & Zoning Director
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

Re: Letter of Intent for Future Land Use Map Amendment to Include Portions of Miami International Mall within the Proposed "Mall Mixed Use" Land Use Designation (the "Application") / Greystar Development East, LLC / Property Generally Located at 1625 NW 107 Avenue and 1603 NW 107 Avenue

Dear Mr. Magrisso:

This Letter of Intent is submitted on behalf of Greystar Development East, LLC (the **"Applicant"**) in connection with its application for a public hearing and approval of a Future Land Use Plan Map (**"FLUM"**) amendment to redesignate approximately 25.612 acres of property located within Miami International Mall (the **"Mall"** or **"Miami International Mall"**) from the "Business" land use category to the proposed "Mall Mixed Use" land use designation, specifically on those parcels identified by Miami-Dade County Tax Folio Numbers 35-3032-008-0050, 35-3032-008-0140, and a portion of 35-3032-008-0010 (the **"Property"**). For reference, an aerial exhibit outlining the Property's general boundaries in green is included below:



Request Overview. The proposed inclusion of the Property within the "Mall Mixed Use" (MMU) land use designation will enable the horizontal integration of high-quality multifamily residential communities within an established regional shopping center (the **"Project"**). This integration is consistent with the City's Comprehensive Plan and reflects the City's evolving land-use patterns toward more vibrant, sustainable, and mixed-use environments.

As of the date of this letter, the Applicant has also filed the following nine (9) concurrent application requests:

1. A Comprehensive Plan Text Amendment to create the "Mall Mixed Use" designation to permit residential development as applied to the proposed "Mall Mixed Use" zoning district.

2. A Land Development Code Amendment to create the "Mall Mixed Use" zoning district.

3. A Zoning Map Amendment to rezone the Property into the "Mall Mixed Use" zoning district.

4. Site Plan Approval application to allow the development a multifamily residential project on the west ±7.327 acres (319,162 square feet) of that certain parcel of land located at 1625 NW 107 Avenue and identified by Miami-Dade County Tax Folio Number 30-3032-008-0050 (**"Residential Site No. 1"** or **"Site 1"**).

5. Site Plan Approval application to allow the development a multifamily residential project on the east ±5.66 acres (246,788 square feet) of that certain parcel of land located at 1625 NW 107 Avenue and identified by Miami-Dade County Tax Folio Number 30-3032-008-0050 (**"Residential Site No. 2"** or **"Site 2"**).

6. A Modification to the Miami International Mall Consolidated Development of Regional Impact (**"Miami International Mall Consolidated DRI"**) Development Order to permit residential development within Miami International Mall.

7. The Administrative Release of a Declaration of Use recorded in Official Records Book 17735, Page 3022, which restricted the use of a portion of the Property to a limited automobile service center.

8. A Partial Release of the Declaration of Restrictions recorded in Official Records Book 10619, Page 1984 of the Public Records of Miami-Dade County, Florida.

9. A Modification of the Declaration of Restrictive Covenants recorded in Official Records Book 11212, Page 1613 of the Public Records of Miami-Dade County, Florida.

Project Background. The Property comprises portions of the Mall previously occupied by former big-box department stores and the adjacent surface parking areas. The Project represents a once-in-a-generation opportunity to reimagine underutilized retail space at Miami International Mall

as a vibrant, design-forward residential community — one that breathes new life into a beloved South Florida landmark while delivering the kind of activated, mixed-use destination that modern urban communities demand. Greystar, one of the world's leading multifamily developers, brings to this Project a proven track record of transformative residential development and a genuine commitment to quality, sustainability, and community integration.

Miami International Mall has served as a cornerstone of the Doral community for decades. Yet like many regional malls across the country, it now faces the structural shifts that have transformed brick-and-mortar retail. Rather than resist these forces, the Applicant embraces them — proposing a forward-looking, mixed-use redevelopment that honors the mall's legacy while securing its long-term relevance and vitality.

The Project's overall introduction of a maximum of 896 new residences at a location with unmatched connectivity and access to employment, retail, dining, and entertainment — all within the City of Doral, one of South Florida's most desirable and fastest-growing communities. The Project delivers the kind of high-quality, professionally managed rental housing that Doral residents and workers are actively seeking, helping to address a regional need while generating meaningful economic activity, employment, and tax base for the City.

Analysis of Review Requirements. Pursuant to Section 53-213(c) of the City of Doral Code of Ordinances, amendments to the FLUM shall be evaluated based on consistency with the Comprehensive Plan, consistency with the Land Development Code, and where applicable the factors traditionally applied to rezoning amendments. The proposed FLUM amendment satisfies each of these criteria, as outlined below:

(1) Consistency with the Comprehensive Plan

The proposed amendment to redesignate the Property from "Business" to "Mall Mixed Use" is fully consistent with the City's Comprehensive Plan, as amended concurrently through the proposed Comprehensive Plan text amendment establishing the Mall Mixed Use land use designation.

The requested FLUM change directly implements newly adopted Comprehensive Plan policies intended to address the evolution and redevelopment of regionally significant shopping centers. The proposed Mall Mixed Use designation reflects current land use conditions at Miami International Mall, supports adaptive reuse of underutilized commercial property, and advances the Plan's goals of promoting economic viability, efficient land use, and sustainable development patterns.

The amendment does not conflict with any other element of the Comprehensive Plan, including transportation, infrastructure, housing, or capital improvements. Instead, it enhances internal trip capture, maximizes existing infrastructure investments, and supports long-term reinvestment in an established urbanized area. As stated in the CDMP Traffic Analysis, prepared by

Vala Group, Inc, dated March 20, 2026, the maximum proposed development potential of the "Mall Mixed Use" designation will have massive reductions in trips to the Property when measured against the maximum development potential under the current "Business" land use designation resulting in the following trip reductions:

> *The change in the future land use designation will reduce the amount of traffic the site could potentially generate by 26,391 daily, 274 AM peak hour, and 1,412 PM peak hour trips.* [underlined for emphasis]

As such, the proposal maintains internal consistency within the Comprehensive Plan and advances its adopted goals, objectives, and policies. Additionally, the Project furthers the following Comprehensive Plan policies:

> ***Policy 1.1.3****: Where appropriate, place higher densities in close proximity to transit stops. By January 2018, complete a study with recommended actions of land use and zoning densities near transit access points in Doral measuring them against a minimum transit viability density standard of 7 units per acre.*

The Project directly advances the City's mobility and sustainability objectives by locating new residential density within walking distance of existing transit service. By introducing a meaningful number of residential units at this location, the Project helps support the City's goal of achieving transit-supportive densities that meet or exceed the minimum viability threshold of 7 units per acre. This strategic infill pattern not only reduces reliance on single-occupancy vehicles but also strengthens ridership potential for future transit expansions envisioned in the Comprehensive Plan. The Project therefore aligns with Policy 1.1.3 by reinforcing Doral's emerging multimodal urban fabric and placing households exactly where transit can serve them most efficiently.

> ***Policy 1.1.4****: Search for evolving opportunities in the Future Land Use Element (FLUE) and LDC for additional cluster residential development and energy-efficient, multi-story homes on smaller lots.*

The Project transforms an underutilized commercial property into a more sustainable and efficient land use consistent with the City's long-term planning directives. By incorporating multi-story residential buildings with modern, energy-efficient systems, the Project demonstrates the type of forward-looking housing model envisioned by this policy. The site's compact development structure allows for a more thoughtful use of land, enabling additional green space and reduced impervious surface. This redevelopment represents exactly the kind of opportunity the Comprehensive Plan encourages—leveraging infill sites to deliver high-quality, energy-efficient housing in a clustered, space-efficient configuration.

> ***Policy 1.4.4****: Look for opportunities to preserve and expand open green space in the City. Revisit current standards for open space, parking, and local roadway dimensions with an eye toward reducing impervious area. Incentives for multi-story, cluster housing and structured parking*

> *should also be explored. Also, consider reducing parking space requirements for private developments within ½ mile of a transit stop.*

The Project addresses the City's environmental and urban design objectives by replacing predominantly paved, low-yield commercial land with a thoughtfully planned residential development that integrates meaningful open green space. By utilizing multi-story residential forms and exploring reduced parking needs due to proximity to transit, the Project significantly decreases the site's impervious footprint. This development approach directly supports Policy 1.4.4 by demonstrating how higher-density, vertical development can increase on-site green areas while promoting a more walkable, transit-supportive environment. The Project exemplifies the City's vision of using redevelopment as a tool to restore green space and reduce heat-island effects.

> ***Policy 2.1.13****: Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by dictating compact development, mixed-use where appropriate, and efficient use of public facility capacity and resources, while protecting single- family neighborhoods.*

By shifting an exclusively commercial parcel toward a mixed-use, compact residential pattern, the Project directly counters sprawl-related land consumption and advances the City's goal of promoting more efficient use of existing urban areas. The site is already serviced by infrastructure and proximate to employment, schools, and transit routes. Introducing residential uses here aligns with Policy 2.1.13 by strengthening the City's internal land use balance, reducing commute distances, and promoting infill rather than outward expansion. This redevelopment approach supports the City's long-term strategy of cultivating walkable, mixed-use districts that optimize land resources and decrease development pressure on peripheral areas.

> ***Policy 4.1.1****: Through the City's adopted Future Land Use Map and land use designations, promote a mix of residential land use categories and densities throughout the City.*

The Project contributes directly to the City's objective of diversifying residential opportunities by introducing a mixed-use land use category in an area currently restricted to commercial activity. This broadens the variety of housing types available to residents while enhancing the balance between residential and employment uses within the community. The Project's proposed density and housing typology complement the surrounding urban context and advance the City's intent to distribute residential uses more strategically across Doral's urban landscape. In doing so, the Project supports a healthier, more sustainable mix of land uses citywide.

> ***Policy 4.1.8****: Increase the City's residential potential within designated areas such as the DMU and CMU land use categories to promote mixed use development.*

The Project reinforces the City's mixed-use planning framework by increasing residential capacity within a designated mixed-use area (i.e., the proposed MMU). Consistent with Policy 4.1.8,

the application strengthens the vitality of the area by adding housing that will support nearby commercial, civic, and neighborhood-serving uses. By incorporating residential development into an area already conceptually structured for mixed use, the Project activates the district with a built-in resident base, creating a more complete, self-sustaining neighborhood ecosystem. This directly fulfills the Comprehensive Plan's goal of leveraging mixed-use districts to expand housing opportunities while enhancing walkability and reducing transportation impacts.

(2) Consistency with Applicable Sections of the Land Development Code

The proposed Future Land Use Plan Map amendment is consistent with the City's Land Development Code and is coordinated with concurrently submitted amendments that establish implementing regulations.

Specifically, the proposed "Mall Mixed Use" land use designation corresponds directly with the proposed "Mall Mixed Use" (MMU) zoning district and related Land Development Code provisions. Together, these amendments create a comprehensive and internally consistent regulatory framework governing the type, scale, and form of development anticipated on the Property.

Approval of the FLUM amendment will not result in uncontrolled development or circumvent existing City review authority. All future development will remain subject to zoning, site plan approval, and design review pursuant to the Land Development Code, ensuring continued compliance with City standards.

(3) Additional Considerations (Applied as Appropriate)

While FLUM amendments are not rezoning actions, consideration of the following factors further supports approval of the requested amendment.

a. Whether Justified by Changed or Changing Conditions

The proposed amendment is justified by changed and changing conditions affecting both the Property and the regional retail marketplace.

Miami International Mall, like many enclosed regional malls, is undergoing a transition driven by declining demand for traditional big-box retail and increased demand for experiential, mixed-use environments. Former department store spaces and surplus surface parking areas no longer serve their original function and present appropriate opportunities for adaptive reuse.

The Mall's reinvestment strategy, including the introduction of entertainment and lifestyle uses, reflects this shift. Incorporating a residential component through the Mall Mixed Use designation responds to these conditions by aligning land use policy with current market realities and long-term redevelopment trends.

b. Whether Adequate Sites Already Exist for the Proposed Uses

Although residential land uses exist elsewhere in the City, the Property offers a unique and appropriate site for residential development due to its size, infrastructure capacity, accessibility, and integration within a regional activity center.

The Property is fully urbanized, served by existing utilities and transportation facilities, and located within walking distance of employment, retail, dining, and entertainment opportunities. Introducing residential uses within this context promotes efficient land use, supports a live-work-play environment, and reduces pressure to accommodate housing demand on undeveloped land.

Accordingly, redesignation of the Property to Mall Mixed Use represents a strategic and efficient location for mixed-use residential development.

c. Whether Land Development Code Requirements Ensure Compatibility

Compatibility with surrounding properties will be ensured through a combination of existing site conditions and newly proposed regulatory controls.

The concurrently proposed Land Development Code amendments establish detailed development standards for the Mall Mixed Use zoning district, including controls on building height, setbacks, landscaping, open space, buffering, and parking. These standards are specifically crafted to address the scale and internal organization of mall-based mixed-use development.

Additionally, the Mall's internal circulation system, including its ring road configuration and expansive perimeter setbacks, provides substantial physical separation from adjoining properties. This layout ensures a level of buffering and compatibility that exceeds what is typically achievable on conventional infill sites.

Finally, the City retains full authority to review and approve future development through site plan and design review processes, ensuring continued compliance with Comprehensive Plan policies and Land Development Code standards.

Conclusion. The proposed FLUM amendment satisfies all applicable review criteria under Section 53-213(c) of the City's Code. The amendment is consistent with the Comprehensive Plan, coordinated with implementing Land Development Code provisions, justified by changed market conditions, and supported by adequate regulatory controls to ensure compatibility with surrounding land uses.

Based on the foregoing, we respectfully request your favorable review and recommendation. Thank you in advance for your considerate attention to this application. If you should have any questions or require any additional information, please do not hesitate to contact me at (305) 376-6008.

Respectfully submitted,

GUNSTER



James R. Williams Jr., Esq.

Cc: Catherine M. Carbonell, Esq.
Alberto J. Torres, MBA, MM

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.: LAND-2603-0035
Date Received: RECEIVED By puglias at 10:17 am, Mar 27, 2026

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 Future Land Use Map Amendment Application (CDMP Amendments)

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)		
James R. Williams Jr., Esq. on behalf of Greystar Development East, LLC		
Mailing Address c/o James R. Williams Jr., Esq. Gunster, Yoakley, & Stewart, P.A. 600 Brickell Avenue, Suite 3500	City, State, Zip Miami, Florida 33131	Telephone 305-376-6008 Fax Email: c/o jameswilliams@gunster.com ccarbonell@gunster.com
Name of Owner Please see Exhibit A		
Mailing Address	City, State, Zip	Telephone Fax Email:

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) 35-3032-008-0050; 35-3032-008-0140; and a portion of 35-3032-008-0010

Address Reference Addresses: 1625 NW 107 Avenue and 1603 NW 107 Avenue

Lot(s) _____ Block _____ Section _____ Plat Book No. 117 Page No. 84

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

B. ADDRESS (If number has been assigned)_____

C. SIZE OF PROPERTY _____ft. X _____ ft. = +/- 1,115,703 sq. ft.; +/- 25.612 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.

E. DATE SUBJECT PROPERTY WAS ACQUIRED Please see Exhibit A

APPLICANT'S REQUEST:

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

Future Land Use Map Amendment Application (CDMP Amendments) including the property within the proposed "Mall Mixed Use" Designation.

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.)

Please see the letter of intent included as part of this application.

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

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

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 6 COPIES (AND A PDF) OF 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.

01/26/2026
Date

Lewis Stoneburner, Vice President of Greystar Development East, LLC

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

PUBLIC HEARING APPLICATION OWNER AFFIDAVIT

I/We EWE RETAIL II LTD, a Florida limited partnership as Owner (s) of Lot (s) a portion of Tract A

Block _____ Section _____ PB/PG 117/84

of property which is located at 1625 NW 107 Avenue, Miami, Florida
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 James R. Williams Jr., Esq. and Gunster, Yoakley, Stewart, P.A. on behalf of Greystar Development East, LLC as the applicant 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 EWE RETAIL II LTD, a Florida limited partnership Signature _____ Date 3-10-26
Name Edward J. Easton Title Mgr.

Notary to Owner: The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of March, 2026 by Edward J. Easton as for EWE RETAIL II LTD, who is ✓ personally known to me or ___ provided identification: _____.

(NOTARY SEAL) LENETTE TRIVETT MY COMMISSION # HH 705210 EXPIRES: November 29, 2029

Signature of Notary: _____
Name of Notary: Lenette Trivett

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature _____ Date 01/21/2026
Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 26 day of January, 2026 by Lewis Stoneburner as Vice President for Greystar Development East, LLC, who is X personally known to me or ___ provided identification: _____.

(NOTARY SEAL) CHRISTIE L. KIELTY NOTARY PUBLIC MY COMMISSION EXPIRES 11-12-2029 STATE OF FLORIDA COMMISSION NUMBER HH703120

Signature of Notary: _____
Name of Notary: Christie Kielty

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

PUBLIC HEARING ADMINISTRATIVE REVIEW APPLICATION — OWNER AFFIDAVIT

I/We JCP INTERNATIONAL I LLC, a Florida limited liability company as Owner (s) of Lot (s) a portion of Tract A

Block _____ Section _____ PB/PG 117/84

of property which is located at 1603 NW 107 Avenue, Miami, Florida

desire to file an application for review before the City, I/We do understand and agree as follows:

1. That the application for public hearing 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 the notification requirements of the City Code.
3. That the requirements of the Municipal Code, Miami-Dade County Ordinances, the Florida Building Code (FBC), 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 City's Land Development Code (LDC) are those that have been specified in the written application (via variance 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):

X do hereby authorize James Williams Jr., Esq. and Gunster, Yoakley, Stewart, P.A. on behalf of Greystar Development East, LLC as the applicant 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 JCP INTERNATIONAL I LLC, a Florida liability company Signature X _____ Date 3-10-26

Name Edward J. Easton Title _____

Notary to Owner: The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of March, 2026 by Edward J. Easton as JCP INTERNATIONAL I LLC who is ✓ personally known to me or ___ provided identification: _____.

(NOTARY SEAL) Signature of Notary: _____

Name of Notary: Renette Trivett

RENETTE TRIVETT
MY COMMISSION # HH 705210
EXPIRES: November 29, 2029

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature _____ Date 10/7/2025

Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 7 day of October, 2025 by Lewis Stoneburner as Vice President for Greystar Development East, LLC, who is X personally known to me or ___ provided identification: _____.

(NOTARY SEAL) Signature of Notary: _____

Name of Notary: Christie Kielty

CHRISTIE L. KIELTY
MY COMMISSION # HH 189330
EXPIRES: November 12, 2025
Bonded Thru Notary Public Underwriters

Docusign Envelope ID: C5384EB3-AE5C-4360-BF9F-0655762928E2

PUBLIC HEARING ADMINISTRATIVE REVIEW APPLICATION — OWNER AFFIDAVIT

I/We West Dade County Associates, a Florida general partnership as Owner (s) of Lot (s) a portion of Tract A

Block _____ Section _____ PB/PG 117/84

of property which is located at the northeast corner of Tract A of Plat Book 117, Page 84, generally desire to file an application for review before the City, I/We do understand and agree as follows:

1. That the application for public hearing 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 the notification requirements of the City Code.
3. That the requirements of the Municipal Code, Miami-Dade County Ordinances, the Florida Building Code (FBC), 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 City's Land Development Code (LDC) are those that have been specified in the written application (via variance 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):

X do hereby authorize James Williams Jr., Esq. and Gunster, Yoakley, Stewart, P.A. on behalf of Greystar Development East, LLC as the applicant 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 West Dade County Associates, a Florida general partnership Signature _____ Date 3/6/26

Name John Rulli Title Chief Administrative Officer

Notary to Owner: The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 6th day of March, 2025 by John Rulli as West Dade County Associates, who is X personally known to me or ___ provided identification: FLD

(NOTARY SEAL)

Jan L. Locke
Notary Public, State of Indiana
Johnson County
Commission Number NP0767149
My Commission Expires
November 16, 2033

Signature of Notary: _____

Name of Notary: Jan L. Locke

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature _____ Date 10/7/2025

Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 7 day of October, 2025 by Lewis Stoneburner as Vice President for Greystar Development East, LLC, who is X personally known to me or ___ provided identification: _____.

Signature of Notary: _____

(NOTARY SEAL)

Name of Notary: Christie Kielty

CHRISTIE L. KIELTY
MY COMMISSION # HH 189330
EXPIRES: November 12, 2025
Bonded Thru Notary Public Underwriters

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, EWE RETAIL II LTD, a Florida limited partnership (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 EWE RETAIL II LTD, a Florida limited partnership Signature X _____ Date 3-10-26

Name Edward J. Easton

Title Manager

Notary to Owner: The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of March, 2026 by Edward J. Easton as _____ for EWE RETAIL II LTD, who is ✓ personally known to me or ___ provided identification: _____

(NOTARY SEAL) LENETTE TRIVETT MY COMMISSION # HH 705210 EXPIRES: November 29, 2029

Signature of Notary: _____

Name of Notary: Lenette Trivett

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature _____ Date 10/7/2025

Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 7 day of October, 2025 by Lewis Stoneburner as Vice President for Greystar Development East, LLC, who is X personally known to me or ___ provided identification: _____.

(NOTARY SEAL) CHRISTIE L. KIELTY MY COMMISSION # HH 189330 EXPIRES: November 12, 2025 Bonded Thru Notary Public Underwriters

Signature of Notary: _____

Name of Notary: Christie Kielty

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, JCP INTERNATIONAL I LLC, a Florida limited liability company (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 JCP INTERNATIONAL I LLC, a Florida limited liability company Signature X _____ Date 7-10-26

Name Edward J. Easton

Title Manager

Notary to Owner: The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of March, 2026 by Edward J. Easton as _____ for JCP INTERNATIONAL I LLC, who is ✓ personally known to me or ___ provided identification: _____

(NOTARY SEAL) LENETTE TRIVETT MY COMMISSION # HH 705210 EXPIRES: November 29, 2029

Signature of Notary: _____

Name of Notary: Lenette Trivett

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature _____ Date 10/7/2025

Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of October, 2025 by Lewis Stoneburner as Vice President for Greystar Development East, LLC, who is ✓ personally known to me or ___ provided identification: _____.

Signature of Notary: _____

(NOTARY SEAL) CHRISTIE L. KIELTY MY COMMISSION # HH 189330 EXPIRES: November 12, 2026 Bonded Thru Notary Public Underwriters

Name of Notary: Christie Kielty

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

Docusign Envelope ID: C5384EB3-AE5C-4360-BF9F-0655762928E2

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, West Dade County Associates, a Florida general partnership (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 West Dade County Associates, a Florida general partnership Signature _____ Date 3/16/26

Name John Rulli

Title Chief Administrative Officer

Notary to Owner: The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16th day of March, 2025 by John Rulli as CAO for West Dade County Associates, who is X personally known to me or ___ provided identification: _____.

(NOTARY SEAL) Jan L. Locke Notary Public, State of Indiana Johnson County Commission Number NP0767149 My Commission Expires November 16, 2033

Signature of Notary: _____

Name of Notary: Jan L. Locke

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature _____ Date 10/7/2025

Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 7 day of October, 2025 by Lewis Stoneburner as Vice President for Greystar Development East, LLC, who is X personally known to me or ___ provided identification: _____.

(NOTARY SEAL) CHRISTIE L. KIELTY MY COMMISSION # HH 189330 EXPIRES: November 12, 2025 Bonded Thru Notary Public Underwriters

Signature of Notary: _____

Name of Notary: Christie Kielty

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

Exhibit A
List of Property Owners

Property No. 1

Address: 1625 NW 107 Avenue, Miami Florida

Folio No.: 35-3032-008-0050

Owner: EWE RETAIL II LTD, a Florida limited partnership
10165 NW 19 Street,
Doral, Florida 33172

Acquired: October 10, 2024

Property No. 2

Address: 1603 NW 107 Avenue, Miami Florida

Folio No.: 35-3032-008-0140

Owner: JCP INTERNATIONAL I LLC, a Florida limited liability company
10165 NW 19 Street,
Doral, Florida 33172

Acquired: October 1, 2024

Property No. 3

Folio No.: 35-3032-008-0010

Owner: West Dade County Associates, a Florida general partnership
115 W Washington Street, Suite 15E
Indianapolis, IN 46204

Acquired: January 22, 1981

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: _____

NAME AND ADDRESS	Percentage of Stock

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: EWE RETAIL II LTD, a Florida limited partnership

NAME AND ADDRESS	Percent of Ownership
Please see Exhibit C.	

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Greystar Development East, LLC, a Delaware limited liability company

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Please see Exhibit B	

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ Lewis Stoneburner, Vice President of Greystar Development East, LLC
(Applicant)

Sworn to and subscribed before me this 24 day of January, 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

CHRISTIE E. KIELTY
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-12-2029
STATE OF FLORIDA
COMMISSION # HH 703120

My commission expires 11/12/2029

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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: JCP INTERNATIONAL I LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Please see Exhibit D.	

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

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ Lewis Stoneburner, Vice President of Greystar Development East LLC
(Applicant)

Sworn to and subscribed before me this 7th day of October, 2025. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 11/12/2025

CHRISTIE L. KIELTY
MY COMMISSION # HH 189330
EXPIRES: November 12, 2025
Bonded Thru Notary Public Underwriters

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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: _____

NAME AND ADDRESS	Percentage of Stock

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: West Dade County Associates, a Florida general partnership

NAME AND ADDRESS	Percent of Ownership
Please see Exhibit E.	

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ Lewis Stoneburner, Vice President of Greystar Development East LLC
(Applicant)

Sworn to and subscribed before me this 7th day of October, 2025. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 11/12/2025

CHRISTIE L. KIELTY
MY COMMISSION # HH 189330
EXPIRES: November 12, 2025
Bonded Thru Notary Public Underwriters

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit B

DISCLOSURE OF INTEREST

***Greystar Development East, LLC* (465 Meeting St. Ste 500, Charleston, SC 29403)**

Directors/Officers:

Robert A. Faith
J. Derek Ramsey
Ashley Heggie
Matthew Warren
Todd Wigfield
Lewis Stoneburner
Kristin Schul
Michael Sullivan
Kurt Wolber
George Hayward
John Clarkson
Darin Cook
Joshua Glover
Gary Kerr
David King
Ben Liebetrau
John Roberson
Julie Skolnicki
Christopher Mazzola

GREYSTAR DEVELOPMENT EAST, LLC IS AN LLC CONSISTING OF MORE THAN 5,000 SEPARATE INTERESTS, INCLUDING ALL INTEREST AT EVERY LEVEL OF OWNERSHIP, WHERE NO ONE PERSON OR ENTITY HOLDS MORE THAN A FIVE PERCENT OWNERSHIP INTEREST IN THE LLC, WITH THE EXCEPTION OF ROBERT A. FAITH, WHOSE OVERALL INTEREST IS IN EXCESS OF FIVE PERCENT.

Exhibit C
Disclosure of Interest

EWE RETAIL II, LTD (SEARS)
OWNERSHIP

INVESTORS	PERCENTAGE INTEREST	CAPITAL
Amy Kelly-Easton	0.35714%	50,000.00
Andrew R. Easton	1.42857%	200,000.00
Cannon Miami LLC (Andrew Rosen)	10.71429%	1,500,000.00
Christopher V. Damian Revocable Trust	2.14286%	300,000.00
Collin J. Easton	0.17857%	25,000.00
Daniel L. Easton	0.17857%	25,000.00
Daniel Shenkman	1.78571%	250,000.00
David Wilf	0.35714%	50,000.00
Easton Real Estate Holdings, LLC	3.03571%	425,000.00
Edward Dalton Easton	1.42857%	200,000.00
Edward J. Easton	1.07143%	150,000.00
Edward W. Easton	1.07143%	150,000.00
Edward W. Easton Family, Ltd	8.57143%	1,200,000.00
ELE Investment Group, LLC	0.53571%	75,000.00
Furman Family Holding LLC	3.57143%	500,000.00
Gary & Tamara Braverman	7.14286%	1,000,000.00
Harrison Easton	0.17857%	25,000.00
Ira London	0.71429%	100,000.00
Jake Weiss LLC	0.53571%	75,000.00
Mahalo Partners, LLC	3.57143%	500,000.00
Mark L. & Tobi R. Weiss TBE	0.71429%	100,000.00
Martin Silver, Trustee of Martin Silver Revocable Trust	3.57143%	500,000.00
Michael L. Shenkman	1.78571%	250,000.00
Jill Braufman 2017 Family Trust	10.71429%	1,500,000.00
Shenkman Partners LLC	7.14286%	1,000,000.00
Control Limited Partnership (Stig Wennerstrom)	1.96429%	275,000.00
Melanie A. Mochan	0.17857%	25,000.00
Three Bears, LLC	0.35714%	50,000.00
EWE Retail II LLC (General Partner)	25.00000%	
TOTAL	**100.0000%**	**10,500,000.00**

EWE RETAIL II, LLC	PERCENTAGE INTEREST
Edward W. Easton	33.3333%
Edward J. Easton	33.3334%
Gary Braverman	33.3333%
	100.000%

GENERAL PARTNER

Exhibit D
Disclosure of Interest

JCP INTERNATIONAL I, LLC — **SINGLE MEMBER, OWNED 100% BY DD WAREHOUSE INVESTMENTS I, LTD**

DD Warehouse Investments I, Ltd	PERCENTAGE INTEREST	CAPITAL
Furman Family Holdings LLC	18.75000%	450,000.00
Stig Wennerstrom Revocable Trust	8.33333%	200,000.00
Edward W. Easton Family Limited	12.50000%	300,000.00
Easton Real Estate Holdings LLC	14.58333%	350,000.00
Gary & Tamara Braverman	12.50000%	300,000.00
Danielle Braverman	2.08333%	50,000.00
Andrew Easton	2.08333%	50,000.00
Elliot LaBreche	2.08333%	50,000.00
HSRE Holdings, LLC	2.08333%	50,000.00
DD Warehouse Investments I, LLC (GP)	25.0000%	
TOTAL	**100.0000%**	**1,800,000.00**

DD Warehouse Investments I, LLC	PERCENTAGE INTEREST
Dalton Easton	16.00000%
Gary & Tamara Braverman	25.22000%
Edward W. Easton	25.22000%
Edward J. Easton	12.61000%
The Robbi D. Easton Irrevocable Trust	12.61000%
Andrew Easton	2.78000%
Elliot LaBreche	2.78000%
HSRE Holdings, LLC	2.78000%
TOTAL	**100.0000%**

GENERAL PARTNER

EXHIBIT E

West Dade County Associates, a Florida general partnership

Simon Property Group, L.P., an Indiana limited partner, its managing partner – 100%

*Simon Property Group, Inc., an Indiana corporation, its general partner – 100%

*Simon Property Group, Inc., is an entity in which the equity interests are regularly traded on an established security market in the United States (NYSE).

LEGAL DESCRIPTION

THE PROPERTY

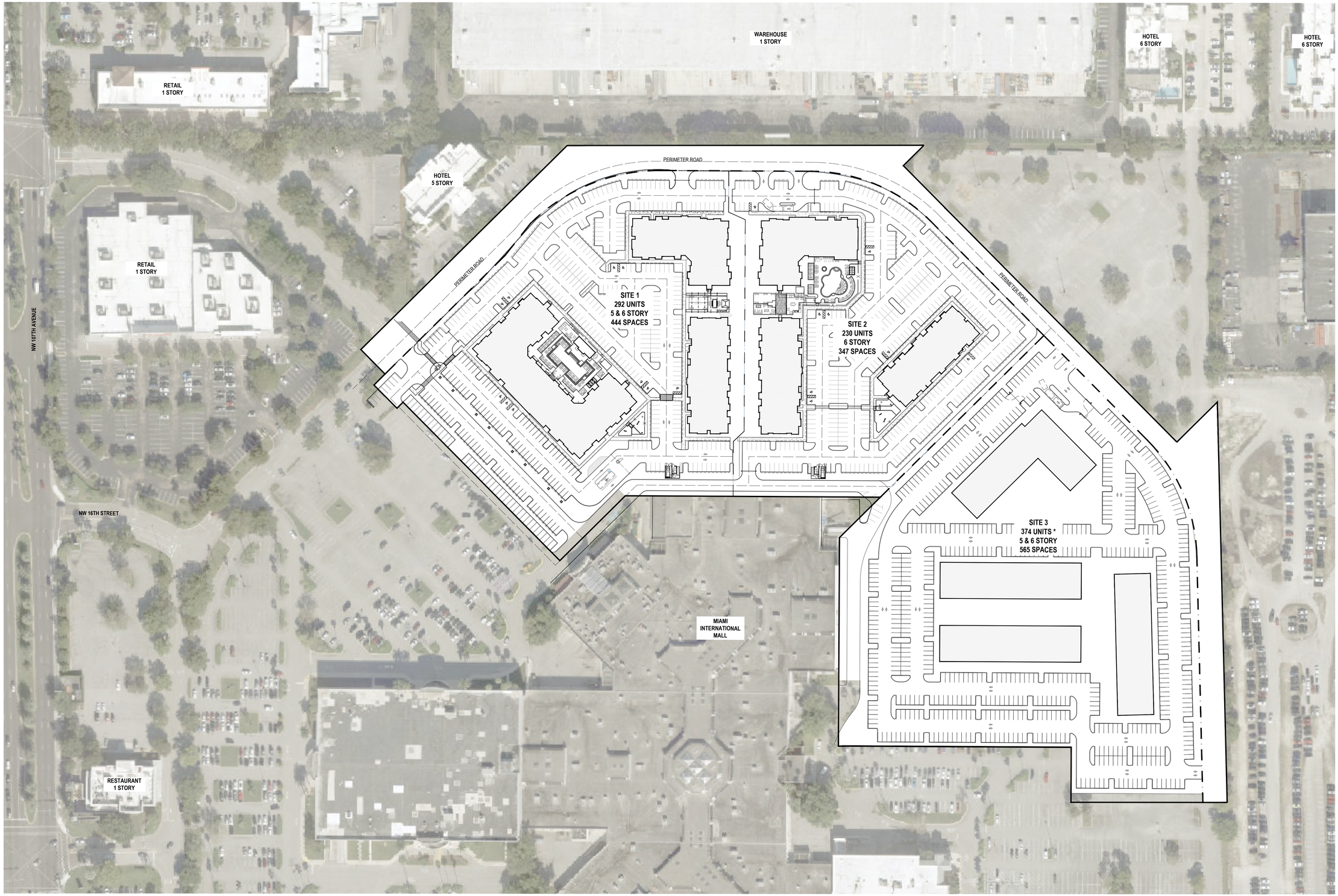
A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE, NORTH 89° 20' 55" EAST, ALONG THE SOUTH LINE OF SECTION 32, FOR A DISTANCE OF 2250.00 FEET TO A POINT; THENCE, NORTH 01° 43' 13" WEST FOR A DISTANCE OF 1149.03 FEET TO A POINT; THENCE, SOUTH 88° 16' 47" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE, NORTH 01° 43' 13" WEST FOR A DISTANCE OF 263.14 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE, DUE WEST FOR A DISTANCE OF 244.73 FEET TO A POINT; THENCE, DUE NORTH FOR A DISTANCE OF 102.00 FEET TO A POINT; THENCE, DUE WEST FOR A DISTANCE OF 432.00 FEET TO A POINT; THENCE, DUE NORTH FOR A DISTANCE OF 386.97 FEET TO A POINT; THENCE, NORTH 45° 00' 00" EAST FOR A DISTANCE OF 100.46 FEET TO A POINT; THENCE, DUE WEST FOR A DISTANCE OF 472.87 FEET TO A POINT; THENCE, SOUTH 45° 00' 00” WEST FOR A DISTANCE OF 171.25 TO A POINT; THENCE NORTH 45° 00' 00” WEST FOR A DISTANCE OF 413.50 FEET TO A POINT; THENCE; SOUTH 45° 00' 00” WEST FOR A DISTANCE OF 16.00 FEET TO A POINT; THENCE, NORTH 45° 00' 00” WEST FOR A DISTANCE OF 60.63 FEET TO A POINT IN THE INNER EDGE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE, NORTH 45° 00' 00” EAST, ALONG THE SAID INNER EDGE OF PERMANENT ACCESS EASEMENT, FOR A DISTANCE OF 29.00 FEET; THENCE, NORTH 45° 00' 00” WEST, AT RIGHT ANGLES TO LAST DESCRIBED COURSE, FOR A DISTANCE OF 64.00 FEET TO A POINT; THENCE, NORTH 45° 00' 00” EAST FOR A DISTANCE OF 538.58 FEET TO A POINT (LAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI-E AND ITS SOUTHWESTERLY EXTENSION, AS DESCRIBED IN OFFICIAL RECORD BOOK 11638, AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA); THENCE, NORTH 89° 38' 52” EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 661.69 FEET TO A POINT; THENCE, SOUTH 45° 00' 00" WEST FOR A DISTANCE OF 53.79 FEET; THENCE, SOUTH 45° 00' 00” EAST FOR DISTANCE OF 721.50 FEET TO A POINT; THENCE, NORTH 45° 00' 00” EAST FOR A DISTANCE OF 105.72 FEET TO A POINT; THENCE, SOUTH 01° 43' 13” EAST FOR A DISTANCE OF 725.88 FEET TO A POINT; THENCE, SOUTH 88° 16' 47” WEST, AT RIGHT ANGLES TO LAST DESCRIBED

COURSE, FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE, SOUTH 01° 43' 13" EAST, AT RIGHT ANGLES TO LAST DESCRIBED COURSE, FOR A DISTANCE OF 17.42 FEET TO A POINT; THENCE, SOUTH 88° 16' 47" WEST, AT RIGHT ANGLES TO LAST DESCRIBED COURSE, FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,115,703 SQ.FT (25.612 ACRES) MORE OR LESS.

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.



SITE DATA		
Property location	Miami International Mall	
Folio	35-3032-008-0050,35-3032-008-0010	
	35-3032-008-0140	
Zoning District	Mall Mixed-Use	
Future Land Use	Mall Mixed-Use	
Proposed Use	Multifamily Residential	
Site Area	1,115,659 sf	25.612 acres
Density *		
Minimum	30.0 du/ac	770.0 units
Maximum	35.0 du/ac	896.0 units
** Site 1 & Site 2: Maximum 522 units permitted in accordance with Sec. 86-83 (Creative Excellence).*		
** Site 3: Minimum of 248 units provided without density increase under Creative Excellence standards.*		

PROPERTY LINE

LIMITS OF RESIDENTIAL PROJECT

NORTH

DESIGNED FOR

THE EASTON GROUP & GREYSTAR

MIAMI INTERNATIONAL MALL
DORAL, FL

MSA ARCHITECTS
ARCHITECTURE & PLANNING

CONCEPTUAL SITE PLAN FOR RESIDENTIAL SITES AT MIAMI INTERNATIONAL MALL

DATE: 05/05/2026

SCALE: 1" = 80'

COPYRIGHT 2025 MSA ARCHITECTS, INC THE ARCHITECTURAL DESIGN AND DETAIL DWGS. FOR THIS BLDG. AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	U	UNKNOWN MANHOLE
	ALUMINUM POLE	W	WATER MANHOLE
	ALUMINUM LIGHT POLE	S	SEWER MANHOLE
	WOOD POLE	P	PHONE MANHOLE
	WOOD POWER POLE	I	IRRIGATION MANHOLE
	WOOD LIGHT POLE	GT	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	G	GAS MANHOLE
SB	STREET LIGHT BOX	E	FORCEMAIN MANHOLE
PB	PHONE BOX	E	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	D	DRAINAGE MANHOLE
EB	ELECTRIC BOX	C	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	BS	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX	W	WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR		FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARE/COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST	R/W	RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
	DRAINAGE WELL	L	ARC DISTANCE
	SQUARE DRAINAGE	PCP	PERMANENT CONTROL POINT
		PRM	PERMANENT REFERENCE MONUMENT
	PB ___ PG ___	PLAT BOOK AND PAGE	
	PB INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	PS INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
	CURB INLET	C.L.F.	CHAINLINK FENCE
		W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCROACHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

AREAS

- *SEARS SITE:*
  SUBJECT PROPERTY AREA: 565,951 SQ.FT. (12.992 ACRES)
- *JC PENNY SITE:*
  SUBJECT PROPERTY AREA: 419,055 SQ.FT. (9.620 ACRES)
- *PARCEL K1:*
  SUBJECT PROPERTY AREA: 6,276 SQ.FT. (0.144 ACRES)
- *PARCEL K2:*
  SUBJECT PROPERTY AREA: 9,734 SQ.FT. (0.223 ACRES)
- *PARCEL K 3:*
  SUBJECT PROPERTY AREA: 897 SQ.FT. (0.021 ACRES)
- *PARCEL K 4:*
  SUBJECT PROPERTY AREA: 19,036 SQ.FT. (0.437 ACRES)
- *PARCEL K 5:*
  SUBJECT PROPERTY AREA: 4,414 SQ.FT. (0.101 ACRES)
- *A PORTION OF PERMANENT ACCESS EASEMENT:*
  SUBJECT PROPERTY AREA: 90,340 SQ.FT. (2.074 ACRES)
- TOTAL AREA: 1,115,703 SQ.FT (25.612 ACRES)

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,951 sq.ft. (12.992 Acres)
   PARCEL #1 - JC PENNY SITE : 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 N/W 107th AVE
  CITY: OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 N/W 107th AVE
  CITY: OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC; A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

DATUM AND BENCHMARKS

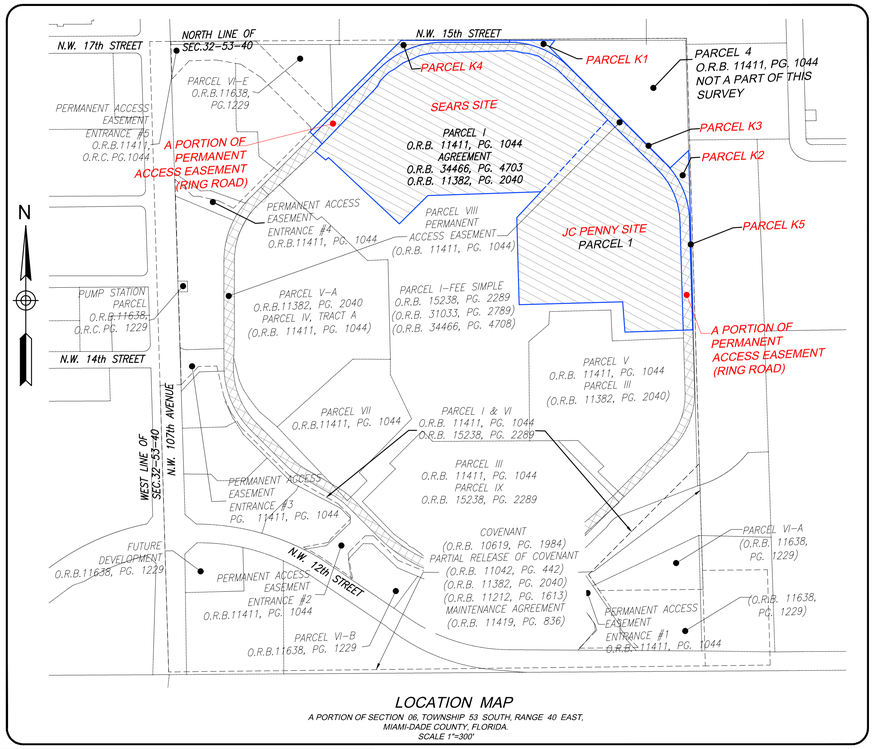
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK:
  NAME: H-450.
  ELEVATION: 8.72' N.G.V.D.
  DESCRIPTION: PK NAIL AND ALUMINIUM WASHER SET ON CONC. SIDEWALK

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH" (EL 8 FEET) AND ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12 086C0286L , DATED ON SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

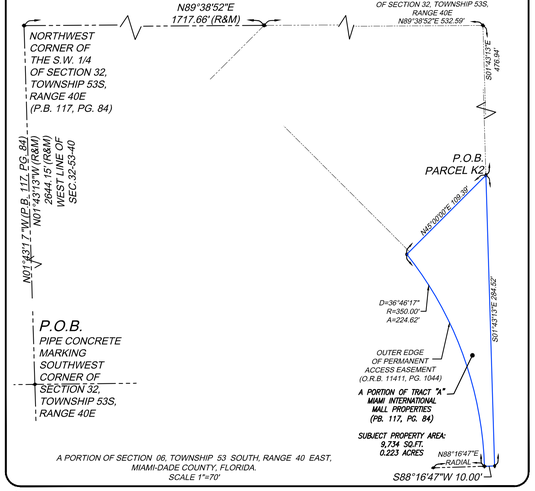


LOCATION MAP

A PORTION OF SECTION 06, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=300'

SKETCH OF LEGAL DESCRIPTION

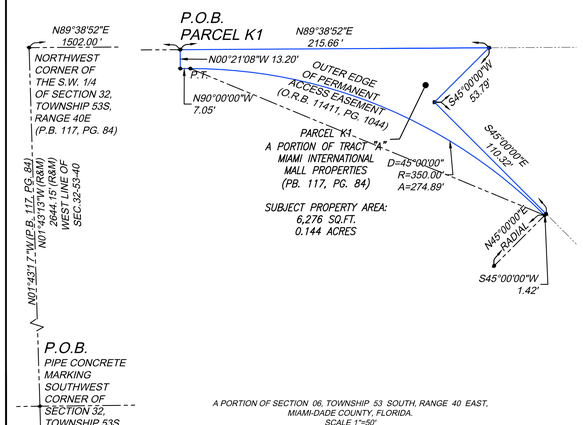
PARCEL K2



A PORTION OF SECTION 06, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=70'

SKETCH OF LEGAL DESCRIPTION

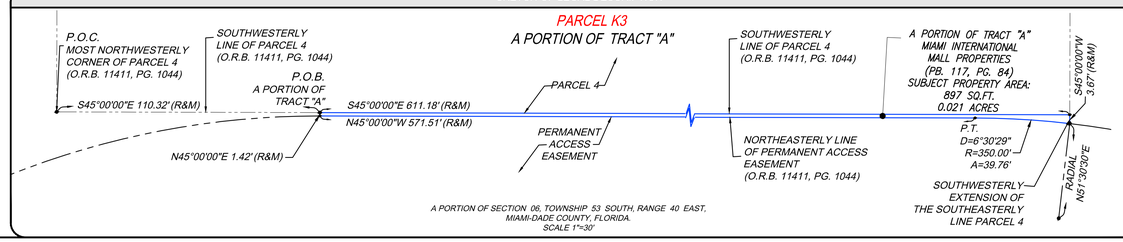
PARCEL K1



A PORTION OF SECTION 06, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=50'

SKETCH OF LEGAL DESCRIPTION

PARCEL K3
A PORTION OF TRACT "A"



A PORTION OF SECTION 06, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=30'

BOUNDARY SURVEY

PREPARED FOR:
GREYSTAR DEVELOPMENT EAST, LLC
LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE: 05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1226.65 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 1502.00 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 428.52 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 1458.80 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 60.63 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 16.00 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 413.50 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 171.25 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 386.97 FEET TO A POINT; THENCE NORTHEASTERLY ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET AND A CHORD OF 267.03 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE
PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 38' 52" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.65 FEET; THENCE NORTH 45° 00' 00" WEST, A DISTANCE OF 1502.00 FEET TO A POINT; THENCE SOUTH 89° 38' 52" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1717.66 FEET TO A POINT; THENCE NORTH 89° 38' 52" EAST, A DISTANCE OF 84.00 FEET TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE DUE WEST, A DISTANCE OF 344.13 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 43.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 386.97 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 565.69 FEET TO A POINT; THENCE DUE EAST A DISTANCE OF 1458.80 FEET TO A POINT; THENCE 237.64 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 41° 16' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 456.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, JCHDAN HARBOR COMPANY, FEDERATED DEPARTMENT STORES, INC., A DELAWARE CORPORATION, AND MACY'S FLORIDA STORES, INC., A FLORIDA CORPORATION, APRIL 10, 1980 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALLIED STORE PROPERTIES, REAL ESTATE DEPARTMENT, INC., A DELAWARE CORPORATION, AND CUTLER-HAMMER-WAGNER CORPORATION, A FLORIDA CORPORATION, AS SUCCESSOR TO DADE COUNTY ASSOCIATES, RECORDED OCTOBER 22, 1991 IN OFFICIAL RECORDS BOOK 15238, PAGE 2289, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNY PROPERTIES, LLC AND WEST DADE COUNTY ASSOCIATES, RECORDED AUGUST 30, 2017 IN OFFICIAL RECORDS BOOK 30874, PAGE 1503, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNY PROPERTIES, LLC, DEPARTMENT STORES, LLC AND WEST DADE COUNTY ASSOCIATES, RECORDED NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30702, PAGE 436, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30789, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNY PROPERTIES, LLC, JCPENNEY CORPORATION, INC., KOHL'S DEPARTMENT STORES, INC. AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1502.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 00° 21' 08" E, A DISTANCE OF 13.20 FEET TO A POINT; THENCE S 90° 00' 00" W, A DISTANCE OF 7.05 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 53.79 FEET TO A NON-TANGENT POINT; SAID POINT BEARS 0° N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 45°00'00", TO A POINT OF TANGENCY; THENCE N 45° 00' 00" W, FOR A DISTANCE OF 110.32 FEET TO A POINT (THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY); THENCE N 45° 00' 00" E, A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1717.66 FEET TO A POINT, (ALSO KNOWN AS PRINCIPAL POINT); THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 84.00 FEET TO A POINT; THENCE S 01° 43' 13" E, A DISTANCE OF 456.64 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 01° 43' 13" E, A DISTANCE OF 224.62 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 108.39 FEET TO A POINT; THENCE 10.00 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 9.97 FEET, BEARS 0° N 44° 16' 47" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 350.00 FEET; THENCE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 38' 17", TO A POINT OF TANGENCY; THENCE, ALONG SAID TANGENT, A DISTANCE OF 224.62 FEET, TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 108.39 FEET TO A POINT; THENCE N 88° 16' 47" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN, N 89° 38' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.65 FEET; THENCE S 45° 00' 00" E, A DISTANCE OF 1502.00 FEET TO A POINT; THENCE N 89° 38' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 215.66 FEET; THENCE S 00° 21' 08" E, A DISTANCE OF 13.20 FEET TO A POINT; THENCE N 90° 00' 00" W, FOR A DISTANCE OF 7.05 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 53.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 274.89 FEET TO A POINT OF TANGENCY; THENCE S 01°43' 13" E, A DISTANCE OF 386.46 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA); THENCE, N45°00'00"E, A DISTANCE OF 20.00 FEET; THENCE, N45°00'00"E, A DISTANCE OF 538.98 FEET TO THE POINT OF BEGINNING (LAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI-E AND ITS SOUTHWESTERLY EXTENSION AS DESCRIBED IN OFFICIAL RECORD BOOK 11638, AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA);

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN, S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 781.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE, S45°00'00"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 60.63 FEET TO A POINT; THENCE, S89°16'47"W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE, N01°43'13"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, A DISTANCE OF 60.63 FEET TO A POINT; THENCE, N89°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

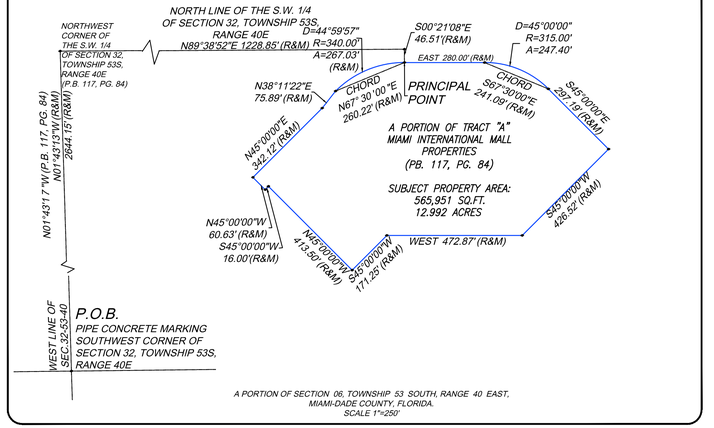
TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 20.00 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE NORTHWESTERLY BOUNDARY OF SAID PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SKETCH OF LEGAL DESCRIPTION

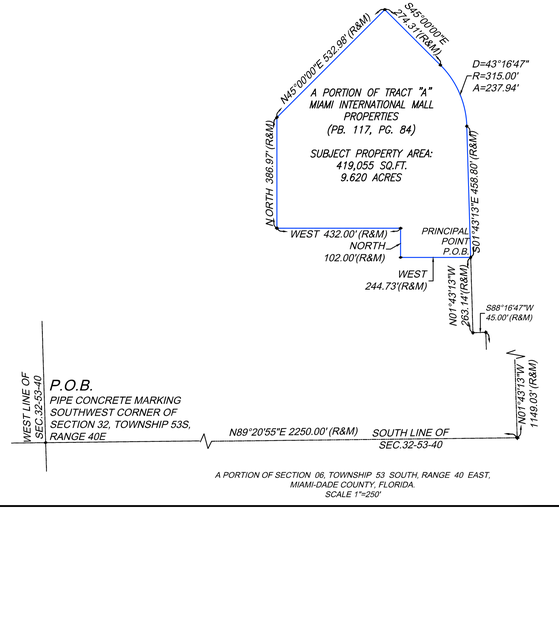
PARCEL 1 - SEARS SITE



A PORTION OF SECTION 06, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=250'

SKETCH OF LEGAL DESCRIPTION

JC PENNY SITE - PARCEL 1


S45°00'00"E 274.31'(R&M)
N45°00'00"E 532.98'(R&M)
D=43°16'47"
R=315.00'
A=237.94'
A PORTION OF TRACT "A" MIAMI INTERNATIONAL MALL PROPERTIES (PB. 117, PG. 84)
SUBJECT PROPERTY AREA:
419,055 SQ.FT.
9.620 ACRES
NORTH 386.97'(R&M)
WEST 432.00'(R&M)
NORTH 102.00'(R&M)
PRINCIPAL POINT
P.O.B.
S01°43'13"E 456.80'(R&M)
WEST 244.73'(R&M)
N01°43'13"W 263.14'(R&M)
S88°16'47"W 45.00'(R&M)
N01°43'13"W 1149.03'(R&M)
P.O.B.
PIPE CONCRETE MARKING SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 53S, RANGE 40E
WEST LIN

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	(U)	UNKNOWN MANHOLE
	ALUMINUM POLE	(W)	WATER MANHOLE
	ALUMINUM LIGHT POLE	(S)	SEWER MANHOLE
	WOOD POLE	(P)	PHONE MANHOLE
	WOOD POWER POLE	(I)	IRRIGATION MANHOLE
	WOOD LIGHT POLE	(G)	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	(G)	GAS MANHOLE
SB	STREET LIGHT BOX	(F)	FORCEMAIN MANHOLE
PB	PHONE BOX	(E)	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	(I)	DRAINAGE MANHOLE
EB	ELECTRIC BOX	(C)	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	(B)	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX	W	WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR		FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARE/COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
		L	ARC DISTANCE
	DRAINAGE WELL	PCP	PERMANENT CONTROL POINT
	SQUARE DRAINAGE	PRM	PERMANENT REFERENCE MONUMENT
		PB ___ PG ___	PLAT BOOK AND PAGE
	PI INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	PS INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
CI	CURB INLET	C.L.F.	CHAINLINK FENCE
		W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND. I.P.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCROACHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,851 sq.ft.(12.992 Acres)
   PARCEL #1 - JC PENNY SITE: 419,005 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,836 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID.: 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID.: 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

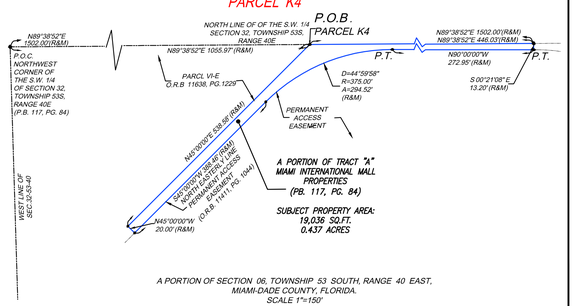
- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/23/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

SKETCH OF LEGAL DESCRIPTION

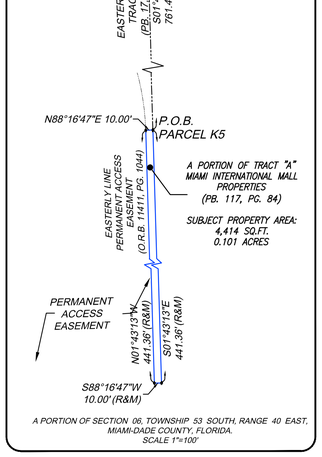
PARCEL K4



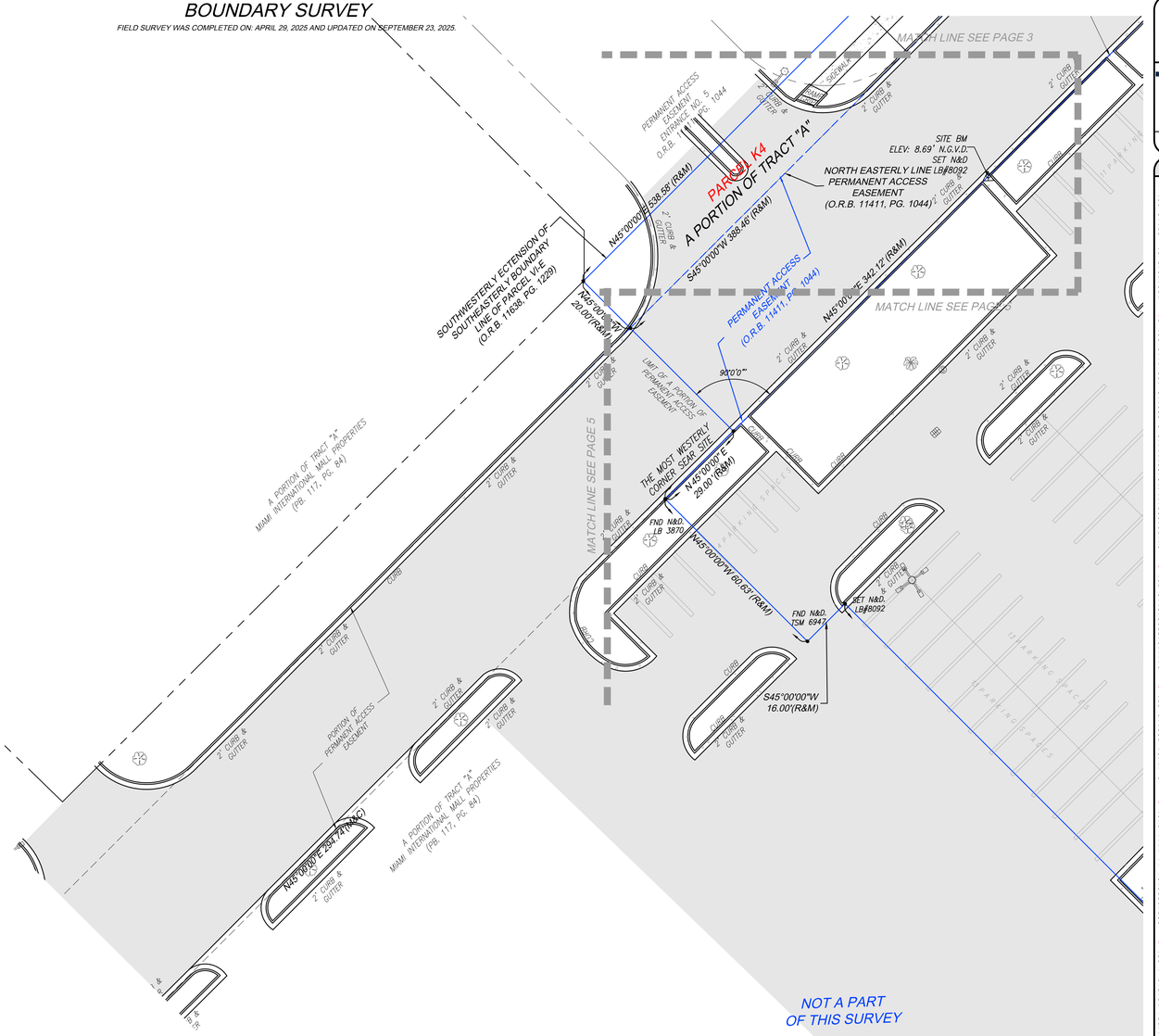
A PORTION OF SECTION 06, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=150'

SKETCH OF LEGAL DESCRIPTION

PARCEL K5



A PORTION OF SECTION 06, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=100'



PARCEL I--FEE SIMPLE
O.R.B.15238, PG. 2289
31033, PG. 2789)

A PORTION OF TRACT "A"
MIAMI INTERNATIONAL MALL PROPERTIES
(PB. 117, PG. 84)

OWNER: WEST DADE COUNTY ASSOCIATES
PROPERTY TAX DEPT

BOUNDARY SURVEY

PREPARED FOR:
GREYSTAR DEVELOPMENT EAST, LLC
LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE: 05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1226.00 FEET TO A POINT; THENCE S 1° 43' 13" E, A DISTANCE OF 1322.07 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.09 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 45° 00' 00" W A DISTANCE OF 406.63 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 272.95 FEET TO A POINT; THENCE S 00° 21' 08" E A DISTANCE OF 13.20 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 446.03 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 20.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 538.68 FEET TO A POINT; THENCE 60.54 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 260.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE

PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 38' 52" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1552.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1322.07 FEET TO A POINT; THENCE SOUTH 89° 38' 52" WEST, A DISTANCE OF 446.03 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 344.13 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 452.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 388.91 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 297.16 FEET TO A POINT; THENCE 237.91 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 43° 16' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 439.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., A CERTAIN NEW YORK CORPORATION, (CHICAGO HARDIN COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, (FORMERLY KNOWN AS BURDINES, INC.), AND WEST DADE COUNTY ASSOCIATES, APRIL 11, 1967 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALLIED STORES CORPORATION, MACY'S FLORIDA STORES, INC., BURDINES, INC., CUTLER-HAMMER REALTY CORPORATION, AND WEST DADE COUNTY ASSOCIATES, RECORDED OCTOBER 22, 1991 IN OFFICIAL RECORDS BOOK 15238, PAGE 2289, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, SEARS HOLDINGS CORPORATION, A DELAWARE CORPORATION, SEARS HOLDINGS MANAGEMENT CORPORATION, A DELAWARE CORPORATION, AND WEST DADE COUNTY ASSOCIATES, RECORDED AUGUST 31, 2012 IN OFFICIAL RECORDS BOOK 30674, PAGE 1763, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, SEARS HOLDINGS CORPORATION, A DELAWARE CORPORATION, SEARS HOLDINGS MANAGEMENT CORPORATION, A DELAWARE CORPORATION, RECORDED NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30702, PAGE 434, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30705, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., MACY'S FLORIDA STORES, LLC, (FORMERLY KNOWN AS BURDINES, INC.), AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1552.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 00° 21' 08" E A DISTANCE OF 15.13 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS 0° N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID DESCRIBED CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", TO A POINT OF TANGENCY; THENCE N 45° 00' 00" W FOR A DISTANCE OF 7.65 FEET TO A POINT (THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE N 00° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1767.66 FEET TO A POINT; THENCE S 00° 21' 08" E, A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 00° 21' 08" E A DISTANCE OF 15.13 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", TO A POINT OF TANGENCY; THENCE N 45° 00' 00" W FOR A DISTANCE OF 7.65 FEET TO A POINT (THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044); THENCE N 00° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 411.39 FEET; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 537 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 01 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, FOR AN ARC DISTANCE OF 39.27 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 371.91 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY BOUNDARY LINE OF PARCEL IV, AS RECORDED IN OFFICIAL RECORDS BOOK 11411, AT PAGE 1044, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN SOUTH 01°43'13" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1058.97 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, N 89° 38' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 446.03 TO A POINT; THENCE, S 00°21'08" E, A DISTANCE OF 13.20 FEET TO A POINT; THENCE, S 00°21'08" E, FOR A DISTANCE OF 294.73 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE SOUTHEAST HAVING A RADIUS OF 375.00 FEET THROUGH A CENTRAL ANGLE OF 44°59'56" FOR AN ARC DISTANCE OF 294.52 FEET TO A POINT OF TANGENCY; THENCE, S45°00'00"E, A DISTANCE OF 388.46 FEET TO A POINT; THENCE, S45°00'00"W, ALONG THE NORTHEASTERLY P BOUNDARY LINE OF PERMANENT ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, A DISTANCE OF 16.00 FEET; THENCE, N45°00'00"W, A DISTANCE OF 60.63 FEET; THENCE, N45°00'00"E, A DISTANCE OF 20.00 FEET; THENCE, N45°00'00"W, A DISTANCE OF 538.68 FEET; THENCE, N45°00'00"W, A DISTANCE OF 20.00 FEET; THENCE, N45°00'00"E, A DISTANCE OF 342.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 294.00 FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF SAID JC PENNY SITE, AND BOUNDED ON THE EAST BY THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT AND BOUNDED ON THE SOUTH BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 2 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

- CONCRETE POLE
- CONCRETE POWER POLE
- CONCRETE LIGHT POLE
- ALUMINUM POLE
- ALUMINUM LIGHT POLE
- WOOD POLE
- WOOD POWER POLE
- WOOD LIGHT POLE
- TRAFFIC BOX
- STREET LIGHT BOX
- PHONE BOX
- IRRIGATION BOX
- ELECTRIC BOX
- COMMUNICATION BOX
- CABLE T.V. BOX
- UNKNOWN BOX
- TRAFFIC CONTROL BOX
- CLEANOUT
- BO BOLLARD
- ARM GATE
- ANCHOR
- WM WATER METER
- IM IRRIGATION METER
- GM GAS METER
- EM ELECTRIC METER
- SQUARE/COLUMN
- ROUND COLUMN
- MAIL BOX
- IRRIGATION PUMP
- GP GUARD POST
- GROUND LIGHT
- FLAG POLE
- DRAINAGE WELL
- SQUARE DRAINAGE
- PB INLET
- PS INLET
- CURB INLET
- CIRCULAR DRAINAGE
- CATCH BASIN
- ACCESS MANHOLE
- SWALE INLET
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- SURVEILLANCE CAMERA
- PEDESTRIAN CROSS SIGNAL
- PAVEMENT ASPHALT

- HANDICAP PAINT MARK
- BABY STROLLER PAINT MARK
- UNKNOWN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- PHONE MANHOLE
- IRRIGATION MANHOLE
- GREASE TRAP MANHOLE
- GAS MANHOLE
- FORCEMAIN MANHOLE
- ELECTRICITY MANHOLE
- DRAINAGE MANHOLE
- COMMUNICATION MANHOLE
- BELL SOUTH MANHOLE
- PARKING METER
- PARKING KIOSK
- WATER VALVE
- SEWER VALVE
- IRRIGATION VALVE
- GAS VALVE
- FORCE MAIN VALVE
- VACUUM BREAKER ASSEMBLY
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- BACK FLOW PREVENTOR
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- R RADIUS
- Δ DELTA ANGLE
- L ARC DISTANCE
- POCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PB ___ PG ___ PLAT BOOK AND PAGE
- OHW OVERHEAD UTILITY WIRES
- ORB OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK STRUCTURE
- CONC CONCRETE
- C.L.F. CHAIN/LINK FENCE
- W.F. WOOD FENCE
- FND. I.P. FOUND IRON PIPE
- FND. N&D. FOUND NAIL & BRASS DISC
- CLR. CLEAR
- ENCR. ENCROACHMENT
- (D) DEED OR LEGAL DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD OR PLATTED DISTANCE
- (C) RECORD CALCULATED
- U.E. UTILITY EASEMENT
- CONCRETE
- DENOTES PALM
- DENOTES TREE

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 585,951 sq.ft.(12.992 Acres)
   PARCEL #1 -JC PENNY SITE: 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID : 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID : 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

N

N.W. 17th ST

N.W. 107th AVENUE.

SET N&D LB#8092

P.O.C.
PARCEL K4
NORTHWEST CORNER OF THE SW 1/4
SECTION 32, TOWNSHIP 53S, RANGE 40E
(P.B. 117, PG. 84)

N01°43'17"W(P.B. 117, PG. 84)
N01°43'13"W(R&M)
2644.15'(R&M)

N89°38'52"E 1055.97'(R&M)
N89°38'52"E 1502.00'(R&M)

LOT 2 INTERNATIONAL CORPORATE PARK SECTION 3 (P.B. 149, PG. 93)

LOT 3 INTERNATIONAL CORPORATE PARK SECTION 3 (P.B. 149, PG. 93)

LOT 4 INTERNATIONAL CORPORATE PARK SECTION 3 (P.B. 149, PG. 93)

P.O.B.
PARCEL K4
1717.66'(R&M)
N89°38'52"E 1228.85'(R&M)
NORTH LINE OF OF THE S.W. 1/4
SECTION 32, TOWNSHIP 53S, RANGE 40E

SET 1/2 " I.P. LB#8092

N89°38'52"E 446.03'(R&M)
N89°38'52"E 1502.00'(R&M)

P.T.
N90°00'00"W 272.95'(R&M)

S00°21'08"E 46.51'(R&M)

PARCEL K4
A PORTION OF TRACT "A"

A PORTION OF TRACT "A" MIAMI INTERNATIONAL MALL PROPERTIES (PB. 117, PG. 84)
O.R.B. 11638, PG.1229
PARCEL VI–E (ITEM 13)

SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI-E (O.R.B. 11638, PG. 1229)

NORTH EASTERLY LINE PERMANENT ACCESS EASEMENT (O.R.B. 11411, PG. 1044)

PORTION OF PERMANENT ACCESS EASEMENT

PRINCIPAL POINT

FND N&D. TSM 6947

EAST 280.00'(R&M)

D=44°59'57"
R=340.00'
A=267.03'
(R&M)

D=44°59'58"
R=375.00'
A=294.52'

CHORD=N67°30'00"E 260.22'(R&M)

PERMANENT ACCESS EASEMENT (O.R.B. 11411, PG. 1044)

A PORTION OF ACCESS EASEMENT (RING ROAD)

N38°11'22"E 75.89'(R&M)

FND N&D. TSM 6947 (0.2' O/S WEST)

WEST LINE OF SEC.32-53-40

P.O.B.
PIPE CONCRETE MARKING SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 53S, RANGE 40E
FND. 1/2 " I.P. NO. ID.

SOUTH LINE OF SEC.32-53-40

SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI-E (O.R.B. 11638, PG. 1229)

N45°00'00"E 538.58'(R&M)

N45°00'00"E 342.12'(R&M)

S45°00'00"W 388.46'(R&M)

SEARS SITE

MATCH LINE SEE PAGE 2

MATCH LINE SEE PAGE 4

MATCH LINE SEE PAGE 5

FLOOD ZONE "AH" (EL 8 FEET)

FLOOD ZONE "X"

6' C.L.F.

2' CURB & GUTTER

2' DROP CURB

CURB

SIDEWALK

PARKING SPACES

HANDICAP PARKING SPACE

PLANTER

RAIL

TRENCH

COL.

41.3'
A PORTION OF TRACT "A" MIAMI INTERNATIONAL MALL PROPERTIES (PB. 117, PG. 84)

A PARCEL OF LAND WITHIN SECTION 32, TOWNSHIP 53 SOUTH RANGE 40 EAST

#1625 NW 107th AVENUE
FFE: 10.7' N.G.V.D.
BUILDING AREA: 125,167 SQ.FT.
2.873 ACRES

14.9
22.0
12.2
216'
1.4
18.1
20.3

BOUNDARY SURVEY

PREPARED FOR:
GREYSTAR DEVELOPMENT EAST, LLC
LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY:	C.A.F.	CHECKED BY:	J.G.H.	JOB NUM:	155116
DATE:	05/01/2025	DATE:	05/01/2025	F.B.:	MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

PARCEL 1

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1228.85 FEET TO A POINT; THENCE S 1° 43' 13" E, A DISTANCE OF 46.51 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 45° 00' 00" W A DISTANCE OF 388.46 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 342.12 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 538.58 FEET TO A POINT; THENCE N 38° 11' 22" E A DISTANCE OF 75.89 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE 261.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 260.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE

PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 38' 52" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1228.85 FEET; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1746.03 FEET TO A POINT; THENCE SOUTH 88° 16' 47" WEST, A DISTANCE OF 34.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 46.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE DUE WEST A DISTANCE OF 344.15 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 398.91 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 388.46 FEET TO A POINT; THENCE NORTH 38° 11' 22" EAST A DISTANCE OF 75.89 FEET TO A POINT; THENCE 237.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 43° 16' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 638.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., A STORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, AND MACY'S DEPARTMENT STORES, INC., RECORDED APRIL 15, 1997 IN OFFICIAL RECORDS BOOK 17411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., A STORES REALTY CORPORATION, SEARS HOLDINGS MANAGEMENT CORPORATION, SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, MIAMI-DADE COUNTY, FLORIDA, DADE COUNTY ASSOCIATES, RECORDED OCTOBER 22, 1997 IN OFFICIAL RECORDS BOOK 18258, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNY CORPORATION, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED AUGUST 31, 2017 IN OFFICIAL RECORDS BOOK 30874, PAGE 1765, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS HOLDINGS MANAGEMENT CORPORATION, A DELAWARE CORPORATION, SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, DADE COUNTY ASSOCIATES, RECORDED NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30702, PAGE 436, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30789, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS HOLDINGS MANAGEMENT CORPORATION, A DELAWARE CORPORATION, SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, INC., MACY'S DEPARTMENT STORES, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1502.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 21' 08" E, A DISTANCE OF 15.13 FEET TO A POINT; THENCE S 89° 38' 52" W, A DISTANCE OF 215.66 FEET TO A POINT; THENCE N 0° 21' 08" W, A DISTANCE OF 15.13 FEET TO A POINT, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE; THENCE 13.37 FEET ALONG A NON-TANGENT CIRCULAR ARC CONCAVE TO THE SOUTHWEST, HAVING A RADIUS POINT OF THE FOLLOWING COURSE: S 89° 38' 52" W FROM RADIUS POINT, A DISTANCE OF 315.00 FEET, THROUGH A CENTRAL ANGLE OF 2° 25' 32", TO A POINT OF TANGENCY; THENCE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET TO A POINT; THENCE S 0° 21' 08" E, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1502.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 21' 08" E, A DISTANCE OF 15.13 FEET TO A POINT; THENCE S 89° 38' 52" W, A DISTANCE OF 215.66 FEET TO A POINT; THENCE N 0° 21' 08" W, A DISTANCE OF 15.13 FEET TO A POINT, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE; THENCE 13.37 FEET ALONG A NON-TANGENT CIRCULAR ARC CONCAVE TO THE SOUTHWEST, HAVING A RADIUS POINT OF THE FOLLOWING COURSE: S 89° 38' 52" W FROM RADIUS POINT, A DISTANCE OF 315.00 FEET, THROUGH A CENTRAL ANGLE OF 2° 25' 32", TO A POINT OF TANGENCY; THENCE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET TO A POINT; THENCE S 0° 21' 08" E, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, A DISTANCE OF 297.16 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, A DISTANCE OF 10.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 5.67 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 51 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE 20.76 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 79 DEGREES 30 MINUTES 29 SECONDS FOR AN ARC DISTANCE OF 20.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.67 FEET TO A POINT; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK, 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN SOUTH 01°43'13" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1059.87 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, N 89° 38' 52" E, ALONG THE NORTH LINE OF SAID PARCEL VI-E, A DISTANCE OF 1228.85 FEET TO A POINT; THENCE S 01°43'13" E, A DISTANCE OF 272.95 FEET TO A POINT; THENCE S 89°38'52" W, A DISTANCE OF 222.66 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 415.00 FEET THROUGH A CENTRAL ANGLE OF 44°59'58" FOR AN ARC DISTANCE OF 326.00 FEET TO A POINT OF TANGENCY; THENCE, S45°00'00"E, A DISTANCE OF 388.46 FEET TO A POINT; THENCE S 45°00'00" W, A DISTANCE OF 297.16 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE N 45°00'00" W ALONG SAID NORTHEASTERLY BOUNDARY LINE, A DISTANCE OF 538.58 FEET TO THE POINT OF BEGINNING. EAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI-E AND ITS SOUTHWESTERLY EXTENSION, AS DESCRIBED IN OFFICIAL RECORD BOOK 11638, AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA)

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 1059.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 458.78 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY LINE, RUN S89°38'52"W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N01°43'13"W, ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE 458.78 FEET TO A POINT; THENCE N89°18'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK, 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 29.00 FEET NORTHEASTERLY FROM THE SOUTHEASTERLY LINE OF PARCEL VI-E AS DESCRIBED IN OFFICIAL RECORD BOOK 11638 AT PAGE 1229 AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 3 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

- CONCRETE POLE
- CONCRETE POWER POLE
- CONCRETE LIGHT POLE
- ALUMINUM POLE
- ALUMINUM LIGHT POLE
- WOOD POLE
- WOOD POWER POLE
- WOOD LIGHT POLE
- TRAFFIC BOX
- STREET LIGHT BOX
- PHONE BOX
- IRRIGATION BOX
- ELECTRIC BOX
- COMMUNICATION BOX
- CABLE T.V. BOX
- UNKNOWN BOX
- TRAFFIC CONTROL BOX
- CLEANOUT
- BOLLARD
- ARM GATE
- ANCHOR
- WATER METER
- IRRIGATION METER
- GAS METER
- ELECTRIC METER
- SQUARE/COLUMN
- ROUND COLUMN
- MAIL BOX
- IRRIGATION PUMP
- GUARD POST
- GROUND LIGHT
- FLAG POLE
- DRAINAGE WELL
- SQUARE DRAINAGE
- PA INLET
- PS INLET
- CURB INLET
- CIRCULAR DRAINAGE
- CATCH BASIN
- ACCESS MANHOLE
- SWALE INLET
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- SURVEILLANCE CAMERA
- PEDESTRIAN CROSS SIGNAL
- PAVEMENT ASPHALT
- HANDICAP PAINT MARK
- BABY STROLLER PAINT MARK
- UNKNOWN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- PHONE MANHOLE
- IRRIGATION MANHOLE
- DRAINAGE MANHOLE
- COMMUNICATION MANHOLE
- BELL SOUTH MANHOLE
- GREASE TRAP MANHOLE
- GAS MANHOLE
- FORCEMAIN MANHOLE
- ELECTRICITY MANHOLE
- WATER VALVE
- SEWER VALVE
- IRRIGATION VALVE
- GAS VALVE
- FORCE MAIN VALVE
- VACUUM BREAKER ASSEMBLY
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- BACK FLOW PREVENTOR
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- R RADIUS
- D DELTA ANGLE
- L ARC DISTANCE
- POP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PB ___ PG ___ PLAT BOOK AND PAGE
- OHW OVERHEAD UTILITY WIRES
- ORB OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK STRUCTURE
- CONC CONCRETE
- C.L.F. CHAINLINK FENCE
- W.F. WOOD FENCE
- FND. I.P. FOUND IRON PIPE
- FND. N&D. FOUND NAIL & BRASS DISC
- CLR. CLEAR
- ENCR. ENCROACHMENT
- (D) DEED OR LEGAL DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD OR PLATTED DISTANCE
- (C) RECORD CALCULATED
- U.E. UTILITY EASEMENT
- CONCRETE
- DENOTES PALM
- DENOTES TREE

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 955,931 sq.ft. (12.992 Acres)
   PARCEL #1 - JC PENNY SITE : 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,038 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

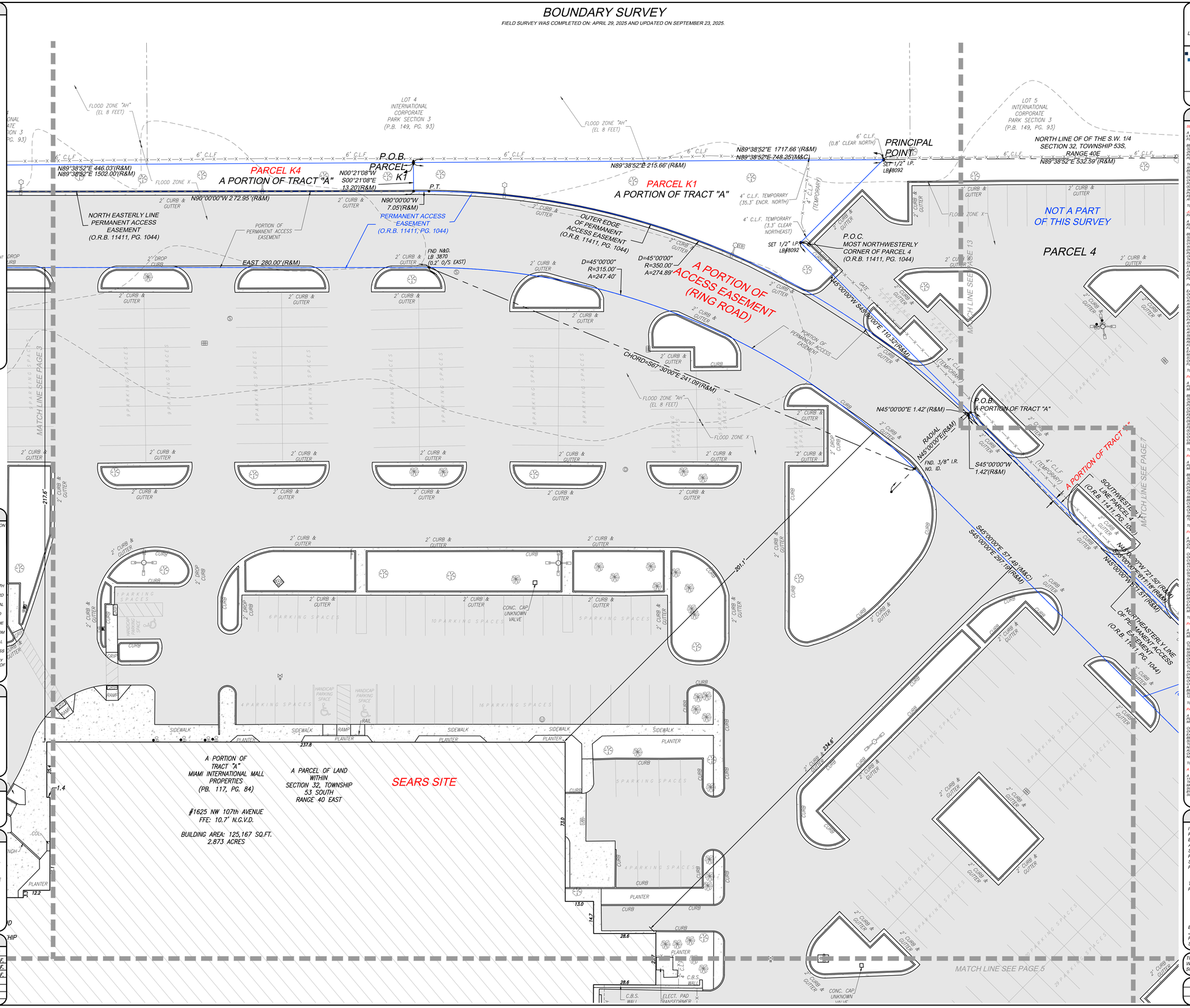
- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7` FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE., ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7` FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155116	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

N

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET



BOUNDARY SURVEY

PREPARED FOR:
GREYSTAR DEVELOPMENT EAST, LLC
LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY:	C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE:	05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.19 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1226.65 FEET TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DUE EAST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.06 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.19 FEET TO A POINT; THENCE S 45° 00' 00" W A DISTANCE OF 1426.5 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 272.95 FEET TO A POINT; THENCE SOUTH 00° 21' 08" E A DISTANCE OF 13.20 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 7.05 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 110.32 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 1.42 FEET TO A POINT; THENCE 274.89 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, AND A CHORD OF 268.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE
PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 38' 52" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.65 FEET; THENCE NORTH 00° 21' 08" WEST, A DISTANCE OF 1746.53 FEET TO A POINT; THENCE SOUTH 89° 38' 52" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1.40 FEET TO A POINT; THENCE SOUTH 89° 38' 52" WEST, A DISTANCE OF 1142.65 FEET TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 89° 38' 52" WEST, A DISTANCE OF 344.15 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 43.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 398.91 FEET TO A POINT; THENCE NORTH 44° 00' 00" EAST A DISTANCE OF 127.98 FEET TO A POINT; THENCE NORTH 89° 38' 52" EAST A DISTANCE OF 247.00 FEET TO A POINT; THENCE 234.56 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 42° 16' 47" TO A POINT; THENCE SOUTH 01° 43' 13" EAST A DISTANCE OF 628.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., A STATE/ES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, PENNEY PROPERTIES, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED APRIL 15, 1981 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., A STATE/ES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, PENNEY PROPERTIES, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED OCTOBER 29, 1991 IN OFFICIAL RECORDS BOOK 15258, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY PROPERTIES, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED AUGUST 31, 2016 IN OFFICIAL RECORDS BOOK 30674, PAGE 1765, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY PROPERTIES, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30702, PAGE 434, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30785, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY PROPERTIES, INC., SEARS OPERATIONS, LLC, AND WEST DADE COUNTY ASSOCIATES, RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.19 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 00° 21' 08" E, A DISTANCE OF 13.20 FEET TO A POINT; THENCE S 45° 00' 00" W A DISTANCE OF 71.37 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 14.2 FEET TO A NON-TANGENT POINT, SAID POINT BEARS 0° N 43° 20' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE 7.37 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 1C FOR A DISTANCE OF 69.74 FEET THROUGH A CENTRAL ANGLE OF 12° 03' 20" TO A POINT OF TANGENCY; THENCE N 89° 38' 52" E, A DISTANCE OF 1.42 FEET TO A POINT THE LAST COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044; THENCE N 45°00'00" E, A DISTANCE OF 13.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.19 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1717.66 FEET TO A POINT; SAID KNOWN AS PRINCIPAL POINT; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 97.94 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 45° 00' 00" E, A DISTANCE OF 294.57 FEET TO A POINT; THENCE S 44° 59' 11" W, A DISTANCE OF 71.49 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 71.37 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 71.49 FEET TO A POINT, SAID POINT BEARS 0° N 44° 47' 47" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE 7.37 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 1C FOR A DISTANCE OF 69.74 FEET THROUGH A CENTRAL ANGLE OF 12° 03' 20" TO A POINT OF TANGENCY; THENCE N 89° 38' 52" E, A DISTANCE OF 1.42 FEET TO A POINT THE LAST COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044; THENCE N 45°00'00" E, A DISTANCE OF 13.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.19 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1717.66 FEET TO A POINT; SAID KNOWN AS PRINCIPAL POINT; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 97.94 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 45° 00' 00" E, A DISTANCE OF 294.57 FEET TO A POINT; THENCE S 44° 59' 11" W, A DISTANCE OF 71.49 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 294.57 FEET TO A POINT, SAID POINT BEARS 0° N 44° 47' 47" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE 7.37 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 1C FOR A DISTANCE OF 69.74 FEET THROUGH A CENTRAL ANGLE OF 12° 03' 20" TO A POINT OF TANGENCY; THENCE N 89° 38' 52" E, A DISTANCE OF 71.49 FEET TO A POINT THE LAST COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044; THENCE N 45°00'00" E, A DISTANCE OF 13.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN N 89° 38' 52" E ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.65 FEET TO A POINT; THENCE S 00°21'08" E, A DISTANCE OF 1746.53 FEET TO A POINT; THENCE S 89°38'52" W, A DISTANCE OF 1142.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 247.40 FEET FOR AN ARC OF 39°43' FEET TO A POINT OF TANGENCY; THENCE S41°55'07"W A DISTANCE OF 395.46 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE EASTERLY BOUNDARY LINE OF PARCEL 1 AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA); THENCE N45°00'00"W A DISTANCE OF 20.00 FEET; THENCE N45°00'00"E, A DISTANCE OF 528.56 FEET TO THE POINT OF BEGINNING (LAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1/1S AND ITS SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PARCEL 1/1S AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA).

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE S0° 53' 13"E ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 781.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S0°53'13"E ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 699.74 FEET TO A POINT; THENCE S89°06'47"W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N0°53'13"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, A DISTANCE OF 699.74 FEET; THENCE N. 89°06'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 20.00 FEET NORTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1/1S AS RECORDED IN SAID BOOK 11411) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 4 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	U	UNKNOWN MANHOLE
	ALUMINUM POLE	W	WATER MANHOLE
	ALUMINUM LIGHT POLE	S	SEWER MANHOLE
	WOOD POLE	P	PHONE MANHOLE
	WOOD POWER POLE	I	IRRIGATION MANHOLE
	WOOD LIGHT POLE	GT	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	G	GAS MANHOLE
SB	STREET LIGHT BOX	F	FORCEMAIN MANHOLE
PB	PHONE BOX	E	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	D	DRAINAGE MANHOLE
EB	ELECTRIC BOX	C	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	BS	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX	W	WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR	FM	FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARE/COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
		L	ARC DISTANCE
	DRAINAGE WELL	POT	PERMANENT CONTROL POINT
	SQUARE DRAINAGE	PRM	PERMANENT REFERENCE MONUMENT
		FB ___ PG ___	PLAT BOOK AND PAGE
	PK INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	PS INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
	CURB INLET	C.L.F.	CHAINLINK FENCE
		W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND. I.P.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCROACHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,951 sq.ft.(12.992 Acres)
   PARCEL #1 - JC PENNY SITE: 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID: 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID: 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155116	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

PARCEL K4

A PORTION OF TRACT "A"

SITE BM
ELEV: 8.69' N.G.V.D.
SET N&D
LB#8092

NORTH EASTERLY LINE LB#8092
PERMANENT ACCESS
EASEMENT
(O.R.B. 11411, PG. 1044)

N45°00'00"E 538.58' (R&M)

N45°00'00"W 388.46' (R&M)

PERMANENT ACCESS EASEMENT (O.R.B. 11411, PG.1044)

N45°00'00"E 340.12' (R&M)

N25°00'00"W 90.00'(R&M)

90°0'0"

LIMIT OF A PORTION OF PERMANENT ACCESS EASEMENT

THE MOST WESTERLY CORNER SEAR SITE

N45°00'00"E 29.00' (R&M)

FND N&D. LB 3870

N45°00'00"W 60.63' (R&M)

FND N&D. TSM 6947

SET N&D. LB#8092

S45°00'00"W 16.00'(R&M)

MATCH LINE SEE PAGE 1

MATCH LINE SEE PAGE 3

MATCH LINE SEE PAGE 6

SEARS SITE

NOT A PART OF THIS SURVEY

PARCEL I--FEE SIMPLE
O.R.B.15238, PG. 2289
31033, PG. 2789)

A PORTION OF TRACT "A"
MIAMI INTERNATIONAL MALL PROPERTIES
(PB. 117, PG. 84)

OWNER: WEST DADE COUNTY ASSOCIATES
PROPERTY TAX DEPT

N45°00'00"W 413.50' (R&M)

FND N&D. TSM 6947
(0.2' O/S WEST)

WEST 472.87' (R&M)

S45°00'00"W 171.25' (R&M)

90.1'

35.4'

FND N&D. LB 3870

SITE BM
ELEV: 10.26' N.G.V.D.
SET N&D
LB#8092

EV CHARGE

2' CURB & GUTTER

HANDICAP SPACE

SIDEWALK

C.B.S. WALL

DATA

RAIL

DUMPSTER

DUMPSTER PAD

CURB

WALL

BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY:	C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE:	05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

PARCEL 1

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1226.60 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE N 89° 36' 52" E, A DISTANCE OF 1211.68 FEET; THENCE S 45° 00' 00" E, A DISTANCE OF 247.45 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.45 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 46.63 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 1,477.77 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 413.50 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 60.63 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 29.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 340.12 FEET TO A POINT; THENCE 40.04 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, AND A CHORD OF 39.72 FEET, BEARING N 57° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE

PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 36' 52" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1,226.60 FEET; THENCE NORTH 01° 31' 13" WEST A DISTANCE OF 1,748.03 FEET TO A POINT; THENCE SOUTH 88° 10' 47" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 31' 13" WEST, A DISTANCE OF 90.00 FEET TO A POINT; THENCE NORTH 88° 10' 47" EAST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 31' 13" WEST, A DISTANCE OF 344.73 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 40.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 399.81 FEET TO A POINT; THENCE NORTH 49° 00' 00" EAST A DISTANCE OF 237.49 FEET TO A POINT; THENCE SOUTH 41° 00' 00" EAST A DISTANCE OF 237.49 FEET TO A POINT; THENCE 237.49 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 64° 41' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 436.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED APRIL 14, 1980 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED OCTOBER 29, 1991 IN OFFICIAL RECORDS BOOK 15238, PAGE 2289, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARTAIL BRANDS, LLC, SEARTAIL BRANDS, LLC, SEARS HOLDINGS MANAGEMENT CORPORATION, MACY'S FLORIDA STORES, LLC, AND WEST DADE COUNTY ASSOCIATES RECORDED AUGUST 30, 2017 IN OFFICIAL RECORDS BOOK 30674, PAGE 1000, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARTAIL BRANDS, LLC, SEARTAIL BRANDS, LLC, SEARS HOLDINGS MANAGEMENT CORPORATION, MACY'S FLORIDA STORES, LLC, AND WEST DADE COUNTY ASSOCIATES RECORDED NOVEMBER 9, 1017 IN OFFICIAL RECORDS BOOK 30702, PAGE 436, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS & 2017 IN OFFICIAL RECORDS BOOK 30789, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., MACY'S FLORIDA STORES, LLC, FEDERATED DEPARTMENT STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 52" E, A DISTANCE OF 215.68 FEET; THENCE S 45° 00' 00" E, A DISTANCE OF 70.14 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 29.00 FEET TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 5.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS 0° N 43° 30' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 13°20' 00", TO A POINT OF TANGENCY; THENCE N 59° 50' 00" W, FOR A DISTANCE OF 7.65 FEET TO A POINT (THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE N 01° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1,226.60 FEET TO A POINT; THENCE S 01° 31' 13" E A DISTANCE OF 1,748.03 FEET TO A POINT; THENCE S 88° 10' 47" W A DISTANCE OF 84.00 FEET TO A POINT; THENCE S 01° 31' 13" E A DISTANCE OF 90.00 FEET TO A POINT; THENCE N 88° 10' 47" E A DISTANCE OF 84.00 FEET TO A POINT; THENCE S 01° 31' 13" E A DISTANCE OF 344.73 FEET TO A POINT; THENCE S 01° 31' 13" E A DISTANCE OF 103.00 FEET TO A POINT; THENCE S 01° 31' 13" E A DISTANCE OF 399.81 FEET TO A POINT; THENCE S 01° 31' 13" E A DISTANCE OF 436.60 FEET TO A POINT; THENCE 237.49 FEET ALONG AN ARC TO THE LEFT, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 64°39'56" FOR AN ARC OF 194.10 FEET TO A POINT OF TANGENCY; THENCE S45°00'00"E A DISTANCE OF 29.00 FEET TO A POINT; THENCE S45°00'00"W A DISTANCE OF 60.63 FEET TO A POINT; THENCE S45°00'00"W A DISTANCE OF 413.50 FEET TO A POINT; THENCE DUE EAST A DISTANCE OF 1,477.77 FEET TO A POINT; THENCE N45°00'00"E A DISTANCE OF 46.63 FEET TO A POINT; THENCE N45°00'00"E A DISTANCE OF 297.16 FEET TO A POINT; THENCE 247.45 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING N67°30'00"W TO A POINT; THENCE N45°00'00"W A DISTANCE OF 247.45 FEET TO A POINT; THENCE N89°36'52"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, A DISTANCE OF 110.37 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY BOUNDARY LINE, A DISTANCE OF 46.63 FEET TO A POINT; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 5.67 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 51 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE 40.04 FEET ARC DISTANCE, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 25 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 39.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.42 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES, THENCE RUN SOUTH 43°30'00" WEST, ALONG THE NORTHWESTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, FOR A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 40.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 399.81 FEET TO A POINT; THENCE NORTH 49° 00' 00" EAST A DISTANCE OF 237.49 FEET TO A POINT; THENCE SOUTH 41° 00' 00" EAST A DISTANCE OF 237.49 FEET TO A POINT; THENCE 237.49 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 64° 41' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 436.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED APRIL 14, 1980 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED OCTOBER 29, 1991 IN OFFICIAL RECORDS BOOK 15238, PAGE 2289, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARTAIL BRANDS, LLC, SEARTAIL BRANDS, LLC, SEARS HOLDINGS MANAGEMENT CORPORATION, MACY'S FLORIDA STORES, LLC, AND WEST DADE COUNTY ASSOCIATES RECORDED AUGUST 30, 2017 IN OFFICIAL RECORDS BOOK 30674, PAGE 1000, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARTAIL BRANDS, LLC, SEARTAIL BRANDS, LLC, SEARS HOLDINGS MANAGEMENT CORPORATION, MACY'S FLORIDA STORES, LLC, AND WEST DADE COUNTY ASSOCIATES RECORDED NOVEMBER 9, 1017 IN OFFICIAL RECORDS BOOK 30702, PAGE 436, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS & 2017 IN OFFICIAL RECORDS BOOK 30789, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., MACY'S FLORIDA STORES, LLC, FEDERATED DEPARTMENT STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 436.60 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 458.76 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY LINE, RUN S88°16'47"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, A DISTANCE 458.76 FEET TO A POINT; THENCE N88°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN, OFFICIAL RECORD BOOK, 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 29.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY BOUNDARY LINE OF SAID PERMANENT ACCESS EASEMENT AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-730

SHEET NUMBER: 5 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	U	UNKNOWN MANHOLE
	ALUMINUM POLE	W	WATER MANHOLE
	ALUMINUM LIGHT POLE	S	SEWER MANHOLE
	WOOD POLE	P	PHONE MANHOLE
	WOOD POWER POLE	I	IRRIGATION MANHOLE
	WOOD LIGHT POLE	GT	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	G	GAS MANHOLE
SB	STREET LIGHT BOX	E	FORCEMAIN MANHOLE
PB	PHONE BOX	E	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	D	DRAINAGE MANHOLE
EB	ELECTRIC BOX	C	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	BS	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX	W	WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR		FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARECOLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
	DRAINAGE WELL	L	ARC DISTANCE
	SQUARE DRAINAGE	PCP	PERMANENT CONTROL POINT
		PRM	PERMANENT REFERENCE MONUMENT
		PB ___ PG ___	PLAT BOOK AND PAGE
	PS INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	PS INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
	CURB INLET	C.L.F.	CHAINLINK FENCE
		W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND. I.P.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCRAOCHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,951 sq.ft.(12.992 Acres)
   PARCEL #1 - JC PENNY SITE: 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,278 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID.: 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID.: 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

#1625 NW 107th AVENUE
FFE: 10.7' N.G.V.D.

BUILDING AREA: 125,167 SQ.FT.
2.873 ACRES

41.2
A PORTION OF
TRACT "A"
MIAMI INTERNATIONAL MALL
PROPERTIES
(PB. 117, PG. 84)

A PARCEL OF LAND
WITHIN
SECTION 32, TOWNSHIP
53 SOUTH
RANGE 40 EAST

#1625 NW 107th AVENUE
FFE: 10.7' N.G.V.D.
BUILDING AREA: 125,167 SQ.FT.
2.873 ACRES

SEARS SITE

A PORTION OF
TRACT "A"
MIAMI INTERNATIONAL MALL
PROPERTIES
(PB. 117, PG. 84)

A PARCEL OF LAND
WITHIN
SECTION 32, TOWNSHIP
53 SOUTH
RANGE 40 EAST
#1625 NW 107th AVENUE
FFE: 10.7' N.G.V.D.

BUILDING AREA: 125,167 SQ.FT.
2.873 ACRES

MATCH LINE SEE PAGE 5

MATCH LINE SEE PAGE 3

MATCH LINE SEE PAGE 7

WEST 472.87' (R&M)

286.4

NOT A PART
OF THIS SURVEY

PARCEL 1–FEE SIMPLE
O.R.B.15238, PG. 2289
(ITEM 12)
(O.R.B. 31033, PG. 2789)

OWNER: WEST DADE COUNTY ASSOCIATES
PROPERTY TAX DEPT

MULTY STORY C.B.S.

PARCEL IX
O.R.B.29702, PG. 1427
(ITEM 12)

OWNER: JCP INTERNATIONAL I LLC

SITE BM
70.26' N.J.V.D.

FND N&D.
NO. ID.
(0.5' O/S SOUTH)

FND N&D.
TSM 6047
(0.2' O/S SOUTH)
(0.3' O/S WEST)

N45°00'00"E 532.98' (R&M)

N45°00'00"E (R)

100.46' (M&C)

S45°00'00"W 476.52' (R&M)

622'

BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY:	C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE:	05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

PARCEL 1

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1226.60 FEET TO A POINT; THENCE S 0° 23' 08" E, A DISTANCE OF 40.00 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 89° 59' 00" E A DISTANCE OF 1,000.51 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 472.87 FEET TO A POINT; THENCE DUE SOUTH A DISTANCE OF 41.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 14.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 16.00 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 16.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 1,000.00 FEET TO A POINT; THENCE 264.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A CHORD OF 240.82 FEET, BEARING N 87° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE

PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 36' 29" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.60 FEET TO A POINT; THENCE NORTH 01° 47' 13" WEST, A DISTANCE OF 1749.53 FEET TO A POINT; THENCE SOUTH 88° 12' 47" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 47' 13" WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 88° 12' 47" EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 01° 47' 13" WEST, A DISTANCE OF 344.15 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 452.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 388.91 FEET TO A POINT; THENCE NORTH 49° 00' 00" EAST A DISTANCE OF 297.16 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 45° 00' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 638.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS, SET FORTH IN, THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., A STORES REALTY CORPORATION, JCPENN HARRIS COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED APRIL 13, 1982 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALLIED STORES CORPORATION, ESTATE COMPANY, AND MIAMI DADE COUNTY ASSOCIATES, RECORDED OCTOBER 22, 1991 IN OFFICIAL RECORDS BOOK 15258, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN HERITAGE SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY CORPORATION, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 21, 2018 IN OFFICIAL RECORDS BOOK 30874, PAGE 1905, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN HERITAGE SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY CORPORATION, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30702, PAGE 434, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30785, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN HERITAGE SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY CORPORATION, INC., SEARS, ROEBUCK AND STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 21, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1352.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 23' 08" E, A DISTANCE OF 15.14 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.14 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 7.42 FEET TO A POINT OF TANGENCY; SAID POINT BEARS OF N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 270°00' TO A POINT OF TANGENCY; THENCE N 45° 00' 00" E FOR A DISTANCE OF 7.42 FEET TO A POINT; THENCE N 45° 00' 00" E FOR A DISTANCE OF 14.14 FEET TO A POINT; THENCE N 0° 23' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1567.66 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 14.14 FEET TO A POINT; THENCE S 0° 23' 08" E, A DISTANCE OF 15.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 0° 23' 08" E, A DISTANCE OF 1,749.53 FEET; THENCE S 88° 12' 47" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 1° 47' 13" W, A DISTANCE OF 1,749.53 FEET; THENCE N 88° 12' 47" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, A DISTANCE OF 132.32 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY BOUNDARY LINE, A DISTANCE OF 14.14 FEET TO A POINT; THENCE RUN THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 5.87 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 51 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 30 MINUTES 30 SECONDS FOR AN ARC DISTANCE OF 15.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 5.87 FEET TO A POINT OF NON-TANGENT COURSE BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK, 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN SOUTH 01° 47' 13" EAST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1059.87 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, N 88° 36' 52" E, ALONG THE NORTH LINE OF PARCEL VI-E, AS DESCRIBED IN OFFICIAL RECORD BOOK 11636 AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, A DISTANCE OF 272.90 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 615.00 FEET THROUGH A CENTRAL ANGLE OF 44°59'56" FOR AN ARC OF 394.92 FEET TO A POINT OF TANGENCY; THENCE, S45°00'00"W, A DISTANCE OF 476.52 FEET TO A POINT; THENCE, S 45°00'00" E, A DISTANCE OF 14.14 FEET TO A POINT; THENCE, S 45°00'00" W, A DISTANCE OF 5.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; CONCAVE TO THE NORTHEAST; SAID POINT BEARS N 51° 30' 30" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 270°00' FOR AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE, N 45°00'00" E, A DISTANCE OF 5.87 FEET TO A POINT OF NON-TANGENT COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS RECORDED ON SAID OFFICIAL RECORD BOOK 11411, AT PAGE 1044; THENCE, N 45°00'00" E, A DISTANCE OF 108.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN S01°47'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 1059.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°47'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 458.78 FEET TO A POINT; THENCE S88°12'47"W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N01°47'13"W, A DISTANCE OF 458.78 FEET TO A POINT; THENCE N88°12'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK, 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 29.00 FEET NORTHEASTERLY FROM THE SOUTHEASTERLY LINE OF PARCEL IV-E, AS DESCRIBED IN SAID OFFICIAL RECORD BOOK, AND SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 6 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

- CONCRETE POLE
- CONCRETE POWER POLE
- CONCRETE LIGHT POLE
- ALUMINUM POLE
- ALUMINUM LIGHT POLE
- WOOD POLE
- WOOD POWER POLE
- WOOD LIGHT POLE
- TRAFFIC BOX (TB)
- STREET LIGHT BOX (SB)
- PHONE BOX (PB)
- IRRIGATION BOX (IB)
- ELECTRIC BOX (EB)
- COMMUNICATION BOX (CB)
- CABLE T.V. BOX (TV)
- UNKNOWN BOX (UB)
- TRAFFIC CONTROL BOX (TCB)
- CLEANOUT
- BOLLARD (BO)
- ARM GATE
- ANCHOR
- WATER METER (WM)
- IRRIGATION METER (IM)
- GAS METER (GM)
- ELECTRIC METER (EM)
- SQUARE/COLUMN
- ROUND COLUMN
- MAIL BOX
- IRRIGATION PUMP
- GUARD POST (GP)
- GROUND LIGHT
- FLAG POLE
- DRAINAGE WELL
- SQUARE DRAINAGE
- PB INLET
- PS INLET
- CURB INLET (CIN)
- CIRCULAR DRAINAGE
- CATCH BASIN
- ACCESS MANHOLE
- SWALE INLET
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- SURVEILLANCE CAMERA
- PEDESTRIAN CROSS SIGNAL
- PAVEMENT ASPHALT

- HANDICAP PAINT MARK
- BABY STROLLER PAINT MARK
- UNKNOWN MANHOLE (U)
- WATER MANHOLE (W)
- SEWER MANHOLE (S)
- PHONE MANHOLE (P)
- IRRIGATION MANHOLE (I)
- GREASE TRAP MANHOLE (GT)
- GAS MANHOLE (G)
- FORCEMAIN MANHOLE (F)
- ELECTRICITY MANHOLE (E)
- DRAINAGE MANHOLE (D)
- COMMUNICATION MANHOLE (C)
- BELL SOUTH MANHOLE (BS)
- PARKING METER
- PARKING KIOSK
- WATER VALVE (W)
- SEWER VALVE (S)
- IRRIGATION VALVE (I)
- GAS VALVE (G)
- FORCE MAIN VALVE
- VACUUM BREAKER ASSEMBLY
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- BACK FLOW PREVENTOR
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- R RADIUS
- D DELTA ANGLE
- L ARC DISTANCE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- FB ___ PG ___ FLAT BOOK AND PAGE
- OHW OVERHEAD UTILITY WIRES
- ORB OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK STRUCTURE
- CONC CONCRETE
- C.L.F. CHAINLINK FENCE
- W.F. WOOD FENCE
- FND. I.P. FOUND IRON PIPE
- FND. N&D. FOUND NAIL & BRASS DISC
- CLR. CLEAR
- ENCR. ENCROACHMENT
- (D) DEED OR LEGAL DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD OR PLATTED DISTANCE
- (C) RECORD CALCULATED
- U.E. UTILITY EASEMENT
- CONCRETE
- DENOTES PALM
- DENOTES TREE

N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 569,901 sq.ft.(12.992 Acres)
   PARCEL #1 - JC PENNY SITE: 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEYGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID: 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID: 35-3032-008-0140

CERTIFY TO:

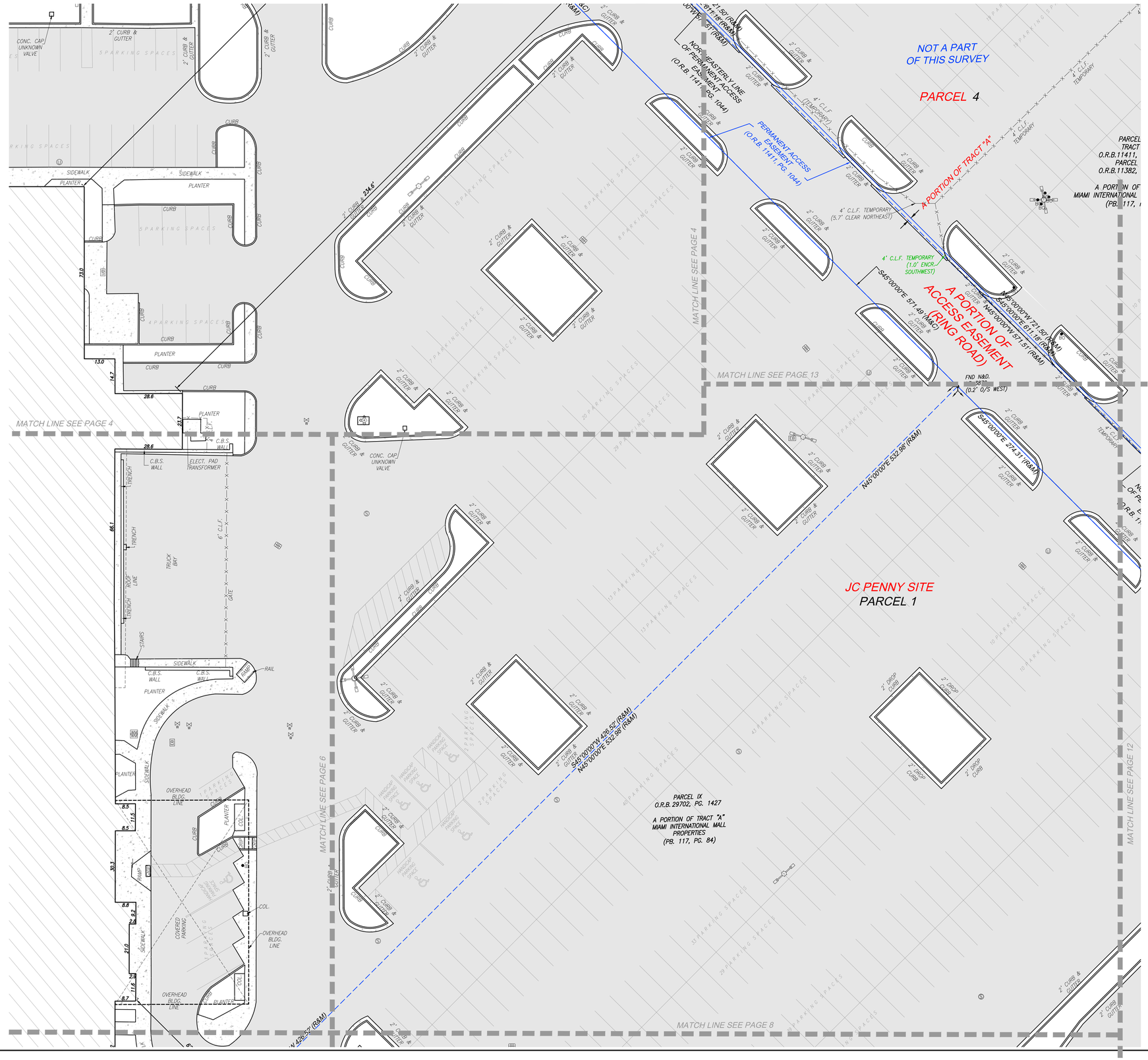
- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE , ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.



BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE: 05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE S 0° 23' 08" E, A DISTANCE OF 30.00 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 89° 37' 19" W, A DISTANCE OF 426.57 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 274.31 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 571.51 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 90.51 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 90.51 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 30.00 FEET TO A POINT; THENCE 60.34 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, AND A CHORD OF 299.22 FEET, BEARING N 87° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE
PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 29' 08" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE NORTH 01° 47' 12" WEST, A DISTANCE OF 1,149.63 FEET TO A POINT; THENCE SOUTH 89° 47' 17" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 47' 12" WEST, A DISTANCE OF 1,494.52 FEET TO A POINT; THENCE SOUTH 89° 47' 17" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 47' 12" WEST, A DISTANCE OF 1,149.63 FEET TO A POINT; THENCE NORTH 89° 29' 08" EAST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 47' 12" WEST, A DISTANCE OF 344.15 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 40.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 1,494.52 FEET TO A POINT; THENCE NORTH 44° 00' 00" EAST A DISTANCE OF 386.81 FEET TO A POINT; THENCE NORTH 46° 00' 00" EAST A DISTANCE OF 386.81 FEET TO A POINT; THENCE NORTH 44° 00' 00" EAST A DISTANCE OF 386.81 FEET; THENCE 237.04 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 41° 40' 47" TO A POINT; THENCE SOUTH 51°48' 53" EAST A DISTANCE OF 439.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, INC. AND WEST DADE COUNTY ASSOCIATES, RECORDED APRIL 11, 1967 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, MIAMI-DADE COUNTY, ASSOCIATES, RECORDED OCTOBER 22, 1991 IN OFFICIAL RECORDS BOOK 15258, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, MIAMI-DADE COUNTY, ASSOCIATES, RECORDED AUGUST 31, 2017 IN OFFICIAL RECORDS BOOK 30752, PAGE 4342, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, MIAMI-DADE COUNTY, ASSOCIATES, RECORDED NOVEMBER 9, 1017 IN OFFICIAL RECORDS BOOK 30752, PAGE 434, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30785, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS ROEBUCK AND CO., ALSTORES REALTY CORPORATION, MIAMI-DADE COUNTY, ASSOCIATES, MACY'S FLORIDA STORES, LLC, F/K/A MACY'S FLORIDA STORES, INC. AND WEST DADE COUNTY ASSOCIATES, RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 00' 00" W, A DISTANCE OF 15.13 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.43 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 1.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 224.62 FEET THROUGH A CENTRAL ANGLE OF 36°46'31"; A POINT OF TANGENCY; THENCE N 8° 46' 31" W, A DISTANCE OF 7.15 FEET TO A POINT; THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 90° 00' 00" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1568.66 FEET TO A POINT; THENCE S 0° 00' 00" W, A DISTANCE OF 15.13 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.43 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 1.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 224.62 FEET THROUGH A CENTRAL ANGLE OF 36°46'31"; A POINT OF TANGENCY; THENCE N 8° 46' 31" W, A DISTANCE OF 7.15 FEET TO A POINT; THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 90° 00' 00" E, A DISTANCE OF 108.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORD BOOK 29702, AT PAGE 1427 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 45°00'00" W, FOR A DISTANCE OF 90.51 FEET; THENCE SOUTH 45° 00' 00" EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 170.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 274.31 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 1.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS NORTH 51 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00 FEET, AND A CENTRAL ANGLE OF 4 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 27.45 FEET; THENCE TANGENT TO SAID CURVE, NORTH 37 DEGREES 00 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 271.31 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN, N 89° 36' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1055.97 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, N 89° 36' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 512.69 FEET; THENCE S 0° 23' 08" E, A DISTANCE OF 30.00 FEET TO A POINT; THENCE S 89° 36' 52" W, FOR A DISTANCE OF 172.66 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 140.00 FEET, AND A CENTRAL ANGLE OF 44°39'08", FOR AN ARC DISTANCE OF 109.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45° 03' 00" E, A DISTANCE OF 368.46 FEET; THE LAST MENTIONED THREE COURSES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 45° 00' 00" W, ALONG THE SOUTHEASTERLY LINE OF PARCEL VI, A DISTANCE OF 539.99 FEET TO THE POINT OF BEGINNING; LAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI,E AND ITS SOUTHWESTERLY EXTENSION, AS DESCRIBED IN OFFICIAL RECORD BOOK 11636 AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA)

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN, S01°47'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 787.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°47'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 456.76 FEET; THENCE S88°12'47"W, A DISTANCE OF 10.00 FEET; THENCE N01°47'13"W, A DISTANCE OF 367.67 FEET; THENCE N43°47'13"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 48.18 FEET TO A POINT; THENCE N88°18'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING TO THE WEST BY A LINE PERPENDICULAR TO AND 20.00 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: _____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 7 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	(U)	UNKNOWN MANHOLE
	ALUMINUM POLE	(W)	WATER MANHOLE
	ALUMINUM LIGHT POLE	(S)	SEWER MANHOLE
	WOOD POLE	(P)	PHONE MANHOLE
	WOOD POWER POLE	(I)	IRRIGATION MANHOLE
	WOOD LIGHT POLE	(G)	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	(G)	GAS MANHOLE
SB	STREET LIGHT BOX	(E)	FORCEMAIN MANHOLE
PB	PHONE BOX	(E)	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	(D)	DRAINAGE MANHOLE
EB	ELECTRIC BOX	(C)	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	(B)	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR		FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARE/COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
	DRAINAGE WELL	L	ARC DISTANCE
	SQUARE DRAINAGE	PCP	PERMANENT CONTROL POINT
		PRM	PERMANENT REFERENCE MONUMENT
	P8 INLET	PB ___ PG ___	PLAT BOOK AND PAGE
		OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	P5 INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
DN	CURB INLET	C.L.F.	CHAINLINK FENCE
		W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND. I.P.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCROACHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,951 sq.ft. (12.992 Acres)
   PARCEL #1 - JC PENNY SITE : 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0140

CERTIFY TO:

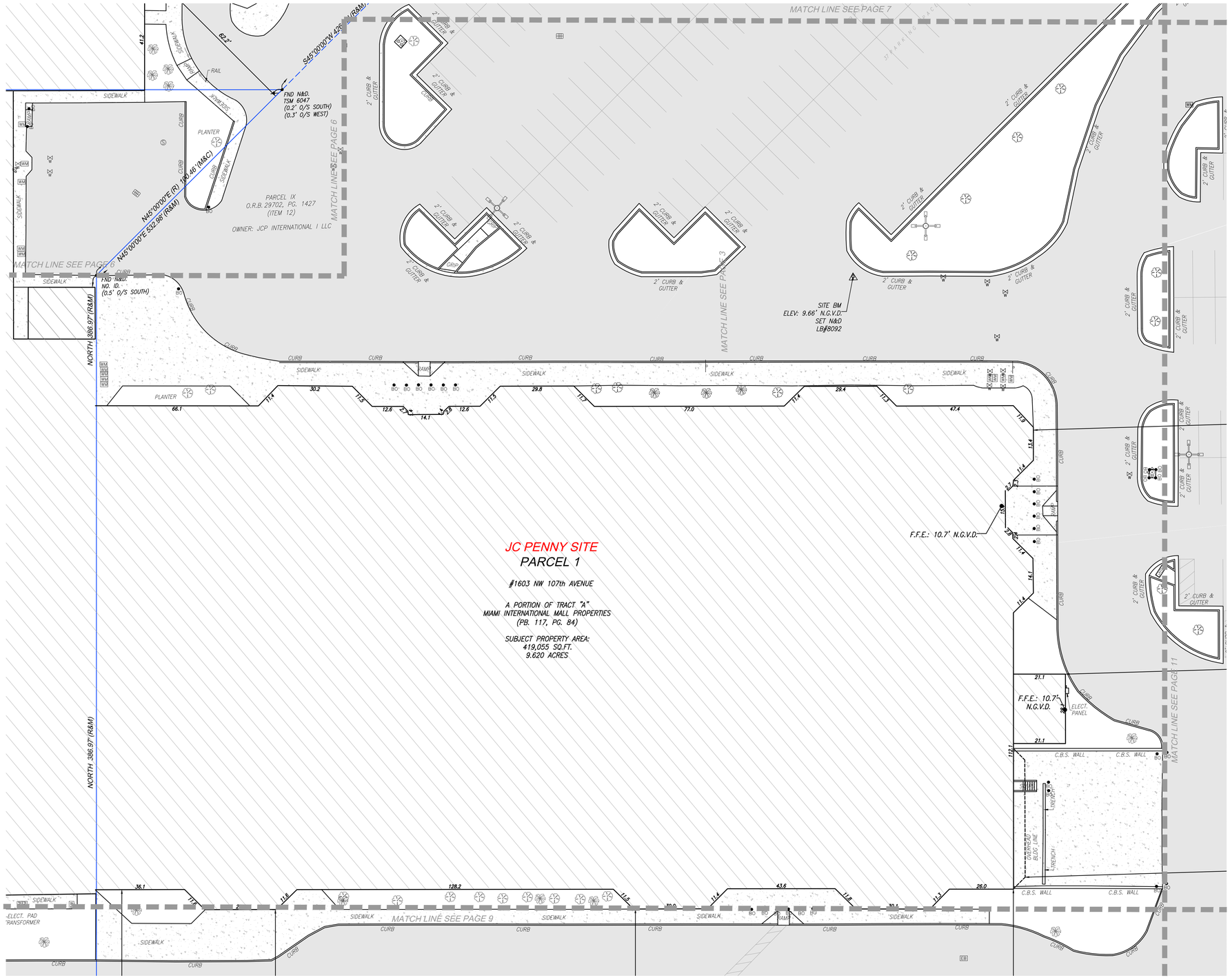
- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAIN LINK FENCE, ALONG THE WEST BOUNDARY LINE, ENCROACH 0.7' FROM SUBJECT PROPERTY ONTO ADJOINING LAND .
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE NORTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT.
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE NORTH BOUNDARY LINE, ENCROACH 34.3' FROM SUBJECT PROPERTY ONTO ADJOINING LAND.
- THERE ARE NO.T. ADDITIONAL ,OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE ADJOINING LANDS ONTO SUBJECT PROPERTY , UNLESS OTHERWISE NOTED.

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.



JC PENNY SITE
PARCEL 1
#1603 NW 107th AVENUE
A PORTION OF TRACT "A"
MIAMI INTERNATIONAL MALL PROPERTIES
(PB. 117, PG. 84)
SUBJECT PROPERTY AREA:
419,055 SQ.FT.
9.620 ACRES

BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY:	CHECKED BY:	JOB NUM:
C.A.F.	J.G.H.	155116
DATE: 05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 89° 56' 52" E, A DISTANCE OF 1226.60 FEET TO A POINT; THENCE S 1° 43' 13" E, A DISTANCE OF 1317.66 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.06 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 89° 16' 37" W A DISTANCE OF 426.53 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 272.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 141.42 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 100.00 FEET TO A POINT; THENCE S 45° 00' 00" W A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 60.63 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 532.98 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 386.97 FEET TO A POINT; THENCE 461.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 360.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE

PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 29' 39" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1,226.60 FEET; THENCE NORTH 01° 43' 13" WEST A DISTANCE OF 1,749.03 FEET TO A POINT; THENCE SOUTH 89° 16' 47" WEST A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 89° 16' 47" EAST A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST A DISTANCE OF 344.13 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 426.53 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 386.97 FEET TO A POINT; THENCE NORTH 44° 00' 00" EAST A DISTANCE OF 532.98 FEET TO A POINT; THENCE NORTH 45° 00' 00" WEST A DISTANCE OF 60.63 FEET TO A POINT; THENCE 237.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 43° 11' 49" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 439.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS, SET FORTH IN THE, MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, AND PENNEY PROPERTIES, INC., DATED OCTOBER 26, 1990, RECORDED APRIL 11, 1991 IN OFFICIAL RECORDS BOOK 11411, PAGE 1049, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT, BY AND BETWEEN, SEARS, ROEBUCK AND CO., ALLIED STORES CORPORATION, ESTATES PROPERTIES, INC., BURDINES, INC., AND CHANNEL PROPERTIES, INC., RECORDED OCTOBER 26, 1990 IN MIAMI-DADE COUNTY ASSOCIATES, RECORDED OCTOBER 26, 1990 IN OFFICIAL RECORDS BOOK 15238, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY PROPERTIES, LLC, AND WEST DADE COUNTY ASSOCIATES, RECORDED AUGUST 31, 2016 IN OFFICIAL RECORDS BOOK 30674, PAGE 1502, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY PROPERTIES, LLC, TROPICAL MACYS, LLC, AND WEST DADE COUNTY ASSOCIATES, RECORDED NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30702, PAGE 436, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30769, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, LC PENNEY CORPORATION, INC., GJPC'S DEPARTMENT STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 89° 56' 52" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 56' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 03' 08" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE S 44° 56' 52" W, A DISTANCE OF 14.14 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS 0° N 43° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 13°20'00", TO A POINT OF TANGENCY; THENCE N 89° 36' 00" W, FOR A DISTANCE OF 7.55 FEET TO A POINT (THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1046, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY); THENCE, N 0° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 89° 56' 52" E, A DISTANCE OF 1774.66 FEET TO A POINT, (ALSO KNOWN AS PRINCIPAL POINT); THENCE, CONTINUE N 89° 56' 52" E, A DISTANCE OF 67.34 FEET TO A POINT; THENCE S 1° 43' 13" E, A DISTANCE OF 1317.66 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 01°43' 13" E, A DISTANCE OF 284.50 FEET; THENCE N 89° 16' 47" E, A DISTANCE OF 10.00 FEET; THENCE N 44° 16' 47" E, A DISTANCE OF 14.14 FEET; THENCE N 89° 16' 47" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°00'00", AN ARC DISTANCE OF 213.82 FEET TO A POINT OF TANGENCY; THENCE S 0° 16' 47" W, ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY FROM THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED ON SAID OFFICIAL RECORD BOOK 11411, AT PAGE 1046; THENCE, N 45°00'00" E, A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL 10-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 19702, PAGE 1427, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 10, FOR A DISTANCE OF 426.27 FEET TO A POINT; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 10, FOR A DISTANCE OF 611.18 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL 10, FOR A DISTANCE OF 297.16 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTH 51 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°30'00", AN ARC DISTANCE OF 235.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 44 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 471.31 FEET, LAST MENTIONED TWO COURSE BEING ALONG THE NORTHWESTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 11411, AT PAGE 1046, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN N 89° 39' 52" E ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1,226.60 FEET; THENCE S 01°43'13" E, A DISTANCE OF 1749.03 FEET TO A POINT; THENCE S 89°16'47" W, A DISTANCE OF 84.00 FEET TO A POINT; THENCE S 01°43'13" E, A DISTANCE OF 212.66 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE S44°16'47"E, A DISTANCE OF 386.46 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE NORTHERLY BOUNDARY LINE OF PARCEL 11-A, AND ITS SOUTHEASTERLY EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA); THENCE N45°00'00"E, A DISTANCE OF 20.00 FEET; THENCE N45°00'00"E, A DISTANCE OF 538.56 FEET TO THE POINT OF BEGINNING (LAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 11-B, AND ITS SOUTHWESTERLY EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 11636, AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA);

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN, S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 781.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'13"E, ALONG THE EASTERLY DESCRIBED SAID TRACT "A", A DISTANCE OF 439.74 FEET TO A POINT; THENCE, S89°16'47"W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE, N01°43'13"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11417, AT PAGE 1046 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 439.74 FEET TO A POINT; THENCE, N89°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1046, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 20.00 FEET NORTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE NORTHWESTERLY LINE OF SAID PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 8 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	U	UNKNOWN MANHOLE
	ALUMINUM POLE	W	WATER MANHOLE
	ALUMINUM LIGHT POLE	S	SEWER MANHOLE
	WOOD POLE	P	PHONE MANHOLE
	WOOD POWER POLE	I	IRRIGATION MANHOLE
	WOOD LIGHT POLE	GT	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	G	GAS MANHOLE
SB	STREET LIGHT BOX	F	FORCEMAIN MANHOLE
PB	PHONE BOX	E	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	D	DRAINAGE MANHOLE
EB	ELECTRIC BOX	C	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	BS	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX	W	WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR	F	FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARECOLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
		L	ARC DISTANCE
	DRAINAGE WELL	PCP	PERMANENT CONTROL POINT
	SQUARE DRAINAGE	PRM	PERMANENT REFERENCE MONUMENT
		PB ___ PG ___	PLAT BOOK AND PAGE
	PS INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	PS INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
		C.L.F.	CHAINLINK FENCE
	CURB INLET	W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND. I.P.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCROACHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,951 sq.ft.(12.992 Acres)
   PARCEL #1 - JC PENNY SITE: 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,278 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID : 35-3032-008-0140

CERTIFY TO:

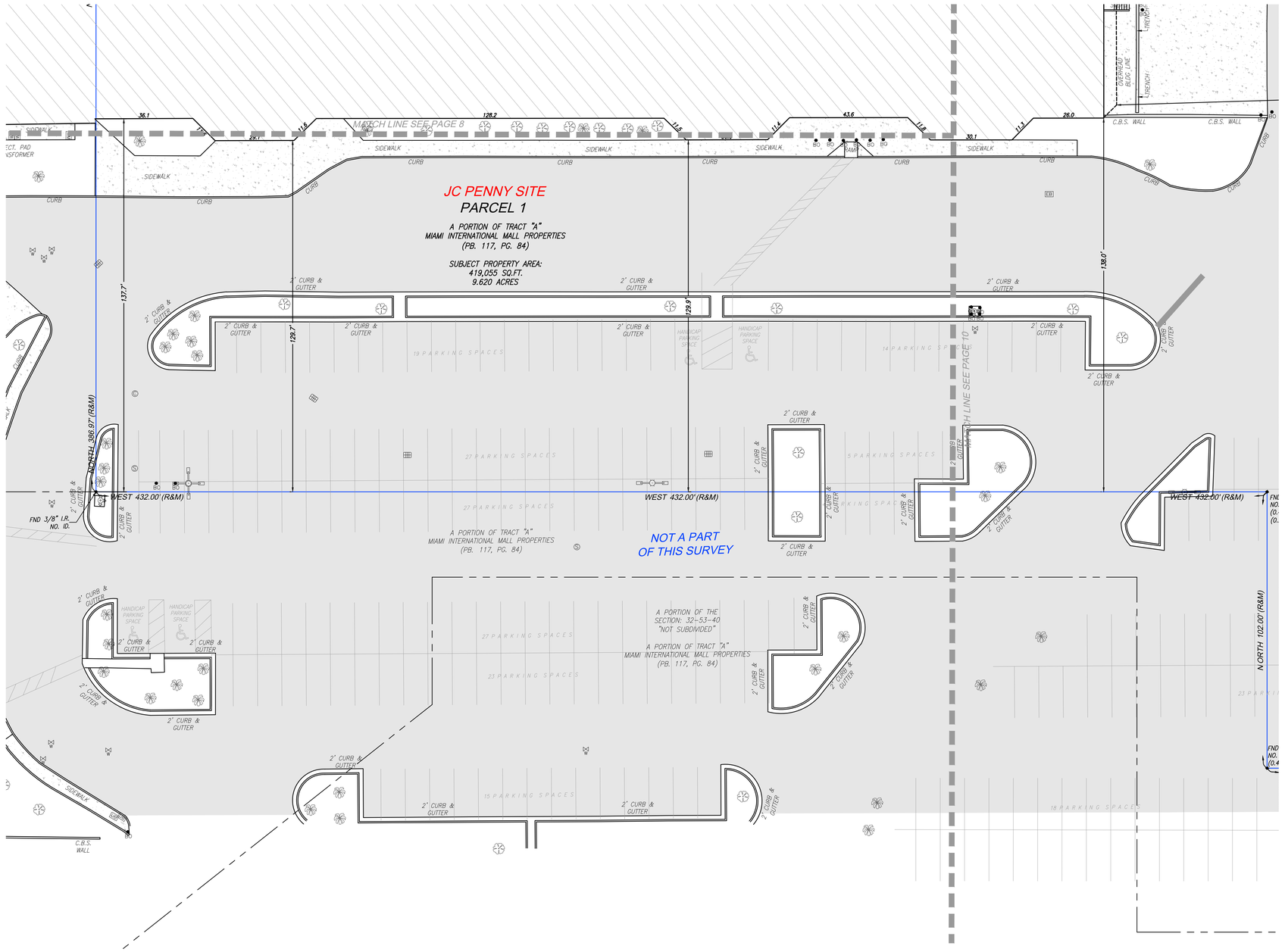
- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.



BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE: 05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 30" E, A DISTANCE OF 1226.60 FEET TO A POINT; THENCE S 0° 23' 30" E, A DISTANCE OF 386.97 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.18 FEET TO A POINT; THENCE S 0° 00' 00" W A DISTANCE OF 406.83 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 472.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 137.70 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 97.00 FEET TO A POINT; THENCE S 45° 00' 00" W A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W A DISTANCE OF 60.63 FEET TO A POINT; THENCE N 45° 00' 00" E A DISTANCE OF 10.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 97.00 FEET TO A POINT; THENCE 461.84 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 360.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE

PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 36' 30" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.60 FEET; THENCE NORTH 0° 23' 30" WEST, A DISTANCE OF 386.97 FEET TO A POINT; THENCE SOUTH 89° 36' 30" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 137.70 FEET TO A POINT; THENCE NORTH 89° 36' 30" EAST, A DISTANCE OF 129.90 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 129.70 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 344.15 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 133.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 472.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 386.97 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 45° 00' 00" WEST A DISTANCE OF 60.63 FEET TO A POINT; THENCE 237.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 1199.00 FEET AND A CENTRAL ANGLE OF 4° 16' 47" TO A POINT; THENCE SOUTH 51°43' 13" EAST A DISTANCE OF 434.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS, SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JONDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, PENNEY OPCO LLC, AND WEST DADE COUNTY ASSOCIATES, RECORDED APRIL 11, 1983 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS, ROEBUCK AND CO., JONDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., WEST DADE COUNTY ASSOCIATES, RECORDED OCTOBER 22, 1991 IN OFFICIAL RECORDS BOOK 15258, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS, ROEBUCK AND CO., JONDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, PENNEY OPCO LLC, AND WEST DADE COUNTY ASSOCIATES, RECORDED AUGUST 30, 2007 IN OFFICIAL RECORDS BOOK 24874, PAGE 1902, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, SEARS, ROEBUCK AND CO., JONDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, PENNEY OPCO LLC, AND WEST DADE COUNTY ASSOCIATES, RECORDED NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30702, PAGE 434, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30795, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., MACY'S FLORIDA STORES, LLC, PENNEY OPCO LLC, JONDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 30" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 30" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 00' 00" W, A DISTANCE OF 129.70 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS OF N 43° 39' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND HAVING A RADIUS OF 1199.00 FEET, ALONG A CURVE TO THE SOUTHWEST AND HAVING A DELTA ANGLE OF 4° 16' 47" FOR A DISTANCE OF 89.54 FEET TO A POINT OF TANGENCY; THENCE N 51° 37' 47" W, FOR A DISTANCE OF 115 FEET TO A POINT THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 38° 21' 06" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 30" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 30" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 00' 00" W, A DISTANCE OF 15.33 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS OF N 43° 39' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND HAVING A RADIUS OF 1199.00 FEET, ALONG A CURVE TO THE SOUTHWEST AND HAVING A DELTA ANGLE OF 4° 16' 47" FOR A DISTANCE OF 89.54 FEET TO A POINT OF TANGENCY; THENCE, N 51° 37' 47" W, FOR A DISTANCE OF 115 FEET TO A POINT THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 38° 21' 06" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE, RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 297.18 FEET; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 60.63 FEET TO A POINT; THENCE RUN SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 547 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 51 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY AND HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 5 DEGREES 35 MINUTES 30 SECONDS FOR AN ARC DISTANCE OF 33.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.42 FEET TO A POINT; THENCE RUN ALONG A COURSE BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN SOUTH 01° 43' 13" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1058.87 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, N 89° 36' 52" E, ALONG THE NORTH LINE OF PARCEL V, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, A DISTANCE OF 1700.15 FEET TO A POINT; THENCE, S 45° 23' 08" E, A DISTANCE OF 272.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 115.00 FEET THROUGH A CENTRAL ANGLE OF 44°59'56", FOR AN ARC OF 134.99 FEET TO A POINT OF TANGENCY; THENCE, S45°00'00"E, A DISTANCE OF 14.42 FEET TO A POINT; THENCE, S 45° 00' 00" W, A DISTANCE OF 60.63 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 45° 00' 00" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE, S 45° 00' 00" W, A DISTANCE OF 97.00 FEET TO A POINT; THENCE, S 0° 00' 00" W, A DISTANCE OF 137.70 FEET TO A POINT; THENCE, S 89° 36' 30" W, A DISTANCE OF 129.90 FEET TO A POINT; THENCE, S 0° 00' 00" W, A DISTANCE OF 129.70 FEET TO A POINT; THENCE, S 89° 36' 30" W, A DISTANCE OF 344.15 FEET TO A POINT; THENCE, N 0° 00' 00" E, A DISTANCE OF 133.00 FEET TO A POINT; THENCE, S 89° 36' 30" W, A DISTANCE OF 472.00 FEET TO A POINT; THENCE, N 0° 00' 00" E, A DISTANCE OF 386.97 FEET TO A POINT; THENCE, N 45° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE, N 45° 00' 00" W, A DISTANCE OF 60.63 FEET TO A POINT; THENCE, N 45° 00' 00" E, A DISTANCE OF 14.42 FEET TO A POINT; THENCE, N 45° 00' 00" E, A DISTANCE OF 297.18 FEET TO A POINT; THENCE, 247.40 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING N 67° 30' 00" W TO A POINT; THENCE, N 89° 00' 00" W, A DISTANCE OF 280.00 FEET TO A POINT; THENCE, N 0° 00' 00" E, A DISTANCE OF 386.97 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A" AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 1058.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 458.78 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY LINE, RUN S88°16'47"W, A DISTANCE OF 10.00 FEET; THENCE S01°43'13"E, A DISTANCE OF 137.70 FEET TO A POINT; THENCE N88°16'47"E, A DISTANCE OF 10.00 FEET TO A POINT ON SAID EASTERLY LINE OF SAID TRACT "A"; THENCE S01°43'13"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 129.90 FEET TO A POINT; THENCE S88°16'47"W, A DISTANCE OF 344.15 FEET TO A POINT; THENCE N01°43'13"W, A DISTANCE OF 129.70 FEET TO A POINT; THENCE N88°16'47"E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N01°43'13"W, A DISTANCE OF 137.70 FEET TO A POINT; THENCE N88°16'47"E, A DISTANCE OF 344.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN, OFFICIAL RECORD BOOK, 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 29.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, AS MEASURED ALONG THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-730

SHEET NUMBER: 9 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 29, 2025.

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	(U)	UNKNOWN MANHOLE
	ALUMINUM POLE	(W)	WATER MANHOLE
	ALUMINUM LIGHT POLE	(S)	SEWER MANHOLE
	WOOD POLE	(P)	PHONE MANHOLE
	WOOD POWER POLE	(I)	IRRIGATION MANHOLE
	WOOD LIGHT POLE	(G)	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	(G)	GAS MANHOLE
SB	STREET LIGHT BOX	(F)	FORCEMAIN MANHOLE
PB	PHONE BOX	(E)	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	(D)	DRAINAGE MANHOLE
EB	ELECTRIC BOX	(C)	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	(B)	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR		FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARECOLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
		L	ARC DISTANCE
	DRAINAGE WELL	POT	PERMANENT CONTROL POINT
	SQUARE DRAINAGE	PRM	PERMANENT REFERENCE MONUMENT
		PB ___ PG ___	PLAT BOOK AND PAGE
	P6 INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	P5 INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
EINL	CURB INLET	C.L.F.	CHAINLINK FENCE
		W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND. I.P.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCROACHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 569,861 sq.ft. (12.992 Acres)
   PARCEL #1 - JC PENNY SITE: 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 N/W 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID: 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 N/W 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID: 35-3032-008-0140

CERTIFY TO:

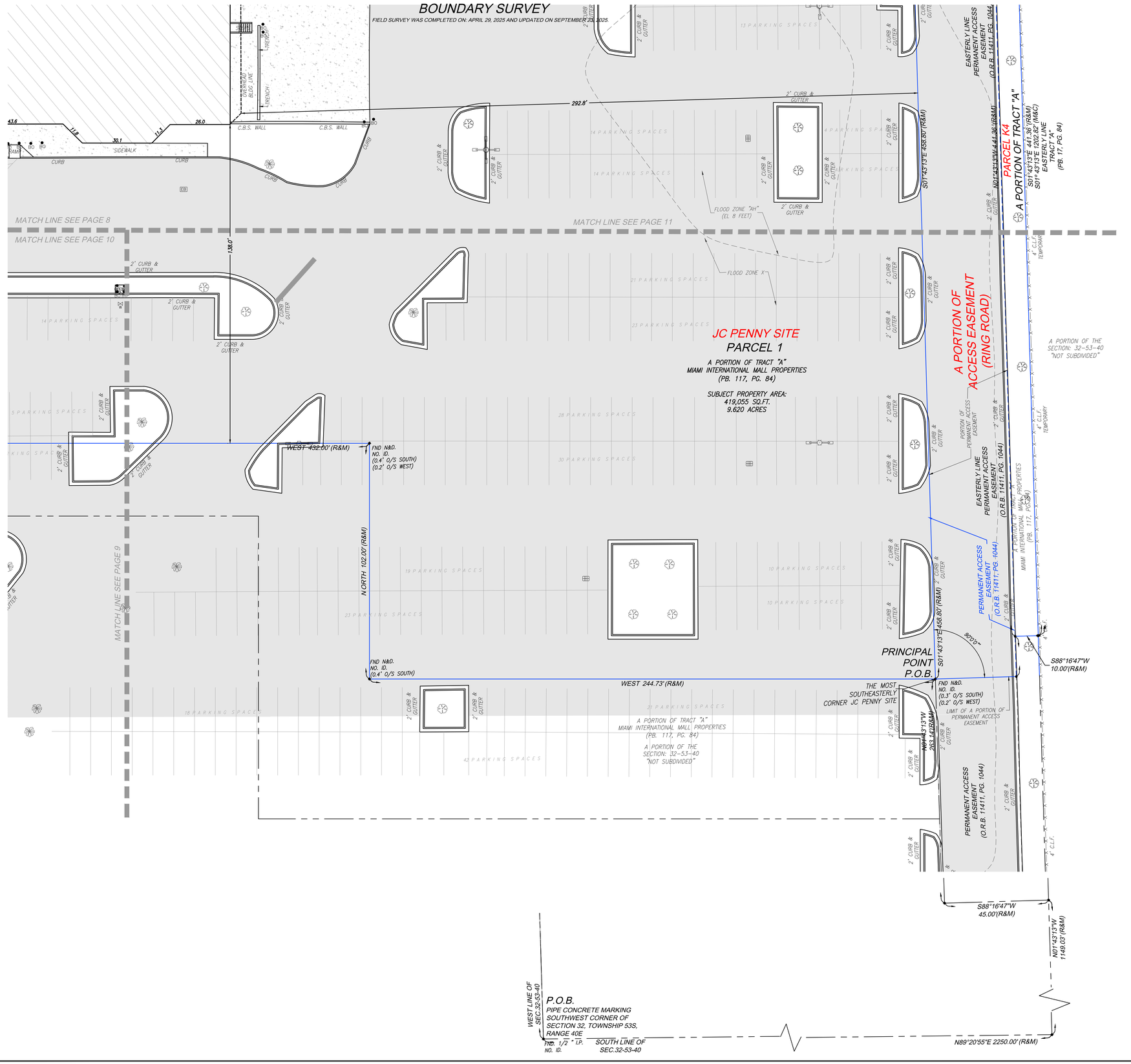
- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE , ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY.
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.



BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY:	C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE:	05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1226.61 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO A POINT; THENCE S 89° 00' 00" E, A DISTANCE OF 45.00 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 772.00 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 141.42 FEET TO A POINT; THENCE N 0° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 60.62 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO A POINT; THENCE 261.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 255.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE

PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 36' 52" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1440.53 FEET TO A POINT; THENCE SOUTH 89° 16' 47" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1202.82 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE DUE WEST A DISTANCE OF 344.13 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 428.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 386.81 FEET TO A POINT; THENCE NORTH 49° 00' 00" EAST A DISTANCE OF 1.42 FEET TO A POINT; THENCE NORTH 41° 00' 00" EAST A DISTANCE OF 157.00 FEET TO A POINT; THENCE 237.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 45° 46' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 638.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., A STORES REALTY CORPORATION, JCHDAN HARSH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, J.C. PENNEY CORPORATION, INC., AND WEST DADE COUNTY ASSOCIATES, APRIL 15, 1980, IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALLIED STORE CORPORATION, ESTATE FINANCING, BAMS, INC., BURDINES, INC., CENTRAL FLORIDA INVESTMENTS, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED OCTOBER 22, 1991, IN OFFICIAL RECORDS BOOK 15238, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, J.C. PENNEY CORPORATION, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED IN OFFICIAL RECORDS ASSOCIATES RECORDED AUGUST 30, 2017, IN OFFICIAL RECORDS BOOK 30674, PAGE 1900, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, J.C. PENNEY CORPORATION, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED NOVEMBER 3, 2017, IN OFFICIAL RECORDS BOOK 30702, PAGE 436, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 6, 2017, IN OFFICIAL RECORDS BOOK 30769, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, J.C. PENNEY CORPORATION, INC., SEARS, ROEBUCK AND STORES, INC., AND WEST DADE COUNTY ASSOCIATES, RECORDED JUNE 23, 2018, IN OFFICIAL RECORDS BOOK 31003, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1352.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 42.43 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.43 FEET TO A TANGENT POINT; SAID POINT BEARS 0° N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE ALONG A CIRCULAR CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE N 89° 36' 52" E, A DISTANCE OF 215.66 FEET TO A POINT THE LAST COURSE BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 00° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 36' 52" E, A DISTANCE OF 1352.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 42.43 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 14.43 FEET TO A TANGENT POINT; SAID POINT BEARS 0° N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE ALONG A CIRCULAR CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE N 89° 36' 52" E, A DISTANCE OF 215.66 FEET TO A POINT THE LAST COURSE BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 00° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 170.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, A DISTANCE OF 14.43 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, A DISTANCE OF 42.43 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 51 DEGREES 30 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00 FEET, AND A CENTRAL ANGLE OF 4 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 27.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 41 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 131.31 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 48 DEGREES 30 MINUTES 30 SECONDS WEST FROM THE RADIUS POINT OF THE LAST MENTIONED CIRCULAR CURVE, A DISTANCE OF 14.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN N 89° 36' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1055.97 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 36' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 296.64 FEET; THENCE S 0° 23' 08" E, A DISTANCE OF 172.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S 89°36'52" E, A DISTANCE OF 366.46 FEET, (THE LAST MENTIONED THREE COURSES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE S 45° 36' 52" E, ALONG SAID EASTERLY LINE, A DISTANCE OF 339.56 FEET TO THE POINT OF BEGINNING, LAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI,E AND ITS SOUTHWESTERLY EXTENSION, AS DESCRIBED IN OFFICIAL RECORD BOOK 11636 AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA)

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN S01°43'13"E ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 787.46 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 458.80 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT "A"; THENCE RUN S88°16'47"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 45.00 FEET TO A POINT; THENCE N89°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING TO THE WEST BY A LINE PERPENDICULAR TO AND 20.00 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

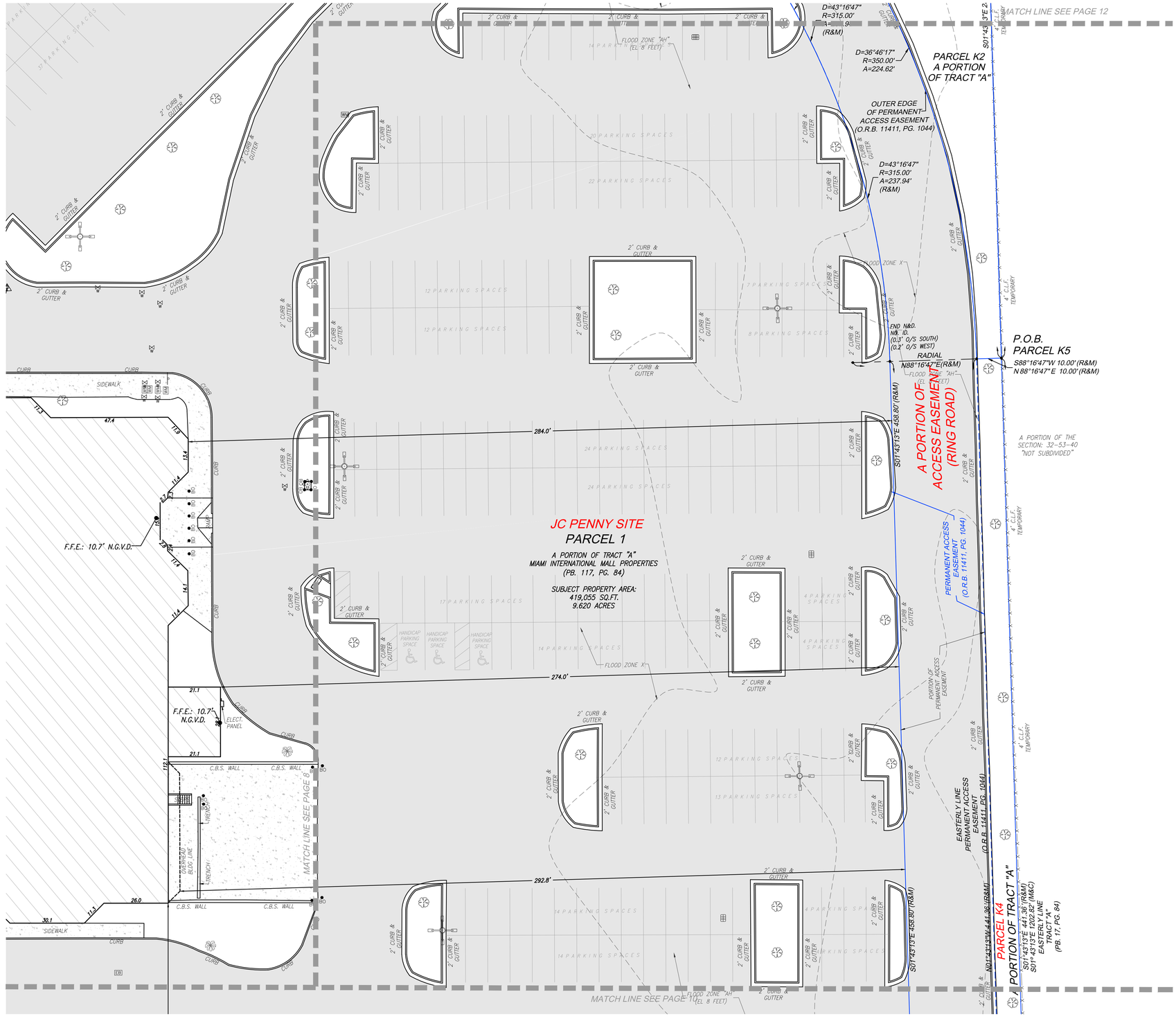
THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-730

SHEET NUMBER: 10 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.



LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	U	UNKNOWN MANHOLE
	ALUMINUM POLE	W	WATER MANHOLE
	ALUMINUM LIGHT POLE	S	SEWER MANHOLE
	WOOD POLE	P	PHONE MANHOLE
	WOOD POWER POLE	I	IRRIGATION MANHOLE
	WOOD LIGHT POLE	GT	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	G	GAS MANHOLE
SB	STREET LIGHT BOX	F	FORCEMAIN MANHOLE
PB	PHONE BOX	E	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	D	DRAINAGE MANHOLE
EB	ELECTRIC BOX	C	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	BS	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX	W	WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR		FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARE COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
		L	ARC DISTANCE
	DRAINAGE WELL	PCP	PERMANENT CONTROL POINT
	SQUARE DRAINAGE	PRM	PERMANENT REFERENCE MONUMENT
		PB ___ PG ___	PLAT BOOK AND PAGE
	P6 INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	P5 INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC	CONCRETE
	CURB INLET	C.L.F.	CHAINLINK FENCE
		W.F.	WOOD FENCE
	CIRCULAR DRAINAGE	FND. I.P.	FOUND IRON PIPE
	CATCH BASIN	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	ACCESS MANHOLE	ENCR.	ENCROACHMENT
		(D)	DEED OR LEGAL DISTANCE
	SWALE INLET	(M)	MEASURED DISTANCE
	TRAFFIC SIGNAL POLE	(R)	RECORD OR PLATTED DISTANCE
	TRAFFIC SIGN	(C)	RECORD CALCULATED
	SURVEILLANCE CAMERA	U.E.	UTILITY EASEMENT
	PEDESTRIAN CROSS SIGNAL		CONCRETE
	PAVEMENT ASPHALT		DENOTES PALM
			DENOTES TREE

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 569,901 sq.ft.(12.992 Acres)
   PARCEL #1 - JC PENNY SITE: 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft.(0.144 Acres)
   PARCEL K2: 9,734 sq.ft.(0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID: 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID: 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE , ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE , ALONG THE SOUTHWESTERLY BOUNDARY LINE , ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE: 05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 88° 36' 52" E, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE S 1° 23' 08" E, A DISTANCE OF 1.00 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 89° 16' 31" E, A DISTANCE OF 406.93 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 772.77 FEET TO A POINT; THENCE NORTH 89° 16' 31" WEST, A DISTANCE OF 406.93 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING N 67° 30' 00" W TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 297.16 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 60.63 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 60.63 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 60.63 FEET TO A POINT; THENCE 461.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 360.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE
PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117 PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 29' 29" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1746.53 FEET TO A POINT; THENCE SOUTH 88° 16' 47" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST, A DISTANCE OF 1.00 FEET TO A POINT; THENCE SOUTH 88° 16' 47" WEST, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE DUE WEST A DISTANCE OF 344.13 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 406.93 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 386.91 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 297.16 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING N 67° 30' 00" E TO A POINT; THENCE DUE EAST A DISTANCE OF 772.77 FEET TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 458.80 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., A STORES REALTY CORPORATION, ICHIDAN HARISH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, AND J. C. PENNEY CORPORATION, INC., DATED APRIL 30, 1981 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., A STORES REALTY CORPORATION, ICHIDAN HARISH COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, AND J. C. PENNEY CORPORATION, INC., DATED OCTOBER 22, 1991 IN OFFICIAL RECORDS BOOK 15258, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, J.C. PENNEY PROPERTIES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2016 IN ASSOCIATES RECORDED AUGUST 31, 2017 IN OFFICIAL RECORDS BOOK 30874, PAGE 1902, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, J.C. PENNEY PROPERTIES, INC., AND J. C. PENNEY CORPORATION, INC., DEPARTMENT STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED NOVEMBER 9, 1017 IN OFFICIAL RECORDS BOOK 30702, PAGE 436, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN BERITAGE, SRC FINANCE LLC, MACY'S FLORIDA STORES, LLC, J.C. PENNEY PROPERTIES, INC., AND J. C. PENNEY CORPORATION, INC., DEPARTMENT STORES, INC., AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31003, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 88° 36' 52" E, A DISTANCE OF 1352.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 88° 36' 52" E, A DISTANCE OF 215.66 FEET; THENCE S 45° 00' 00" W, A DISTANCE OF 60.63 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 60.63 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 4.42 FEET TO A NON-TANGENT POINT; SAID POINT BEARS 0° N 43° 39' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 224.62 FEET, THROUGH A CENTRAL ANGLE OF 36°46'17", TO A POINT OF TANGENCY; THENCE N 89° 16' 31" W, A DISTANCE OF 406.93 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 215 FEET TO A POINT; THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 89° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 88° 36' 52" E, A DISTANCE OF 1717.66 FEET TO A POINT, SAID POINT KNOWN AS PRINCIPAL POINT; THENCE CONTINUE N 88° 36' 52" E, A DISTANCE OF 67.34 FEET TO A POINT; THENCE S 1° 23' 08" E, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 88° 36' 52" E, A DISTANCE OF 284.55 FEET; THENCE S 1° 43' 13" E, A DISTANCE OF 1202.82 FEET TO A POINT; THENCE 441.36 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, AND A CHORD OF 414.36 FEET, BEARING S 36° 07' 47" W FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 224.62 FEET, THROUGH A CENTRAL ANGLE OF 36°46'17", TO A POINT OF TANGENCY; THENCE N 89° 16' 31" W, A DISTANCE OF 406.93 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 215 FEET TO A POINT; THE LAST TWO COURSES BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 89° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 46 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 110.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 46 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 1.42 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 1.42 FEET TO A POINT; THENCE NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.42 FEET TO A POINT; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00 FEET, AND A CENTRAL ANGLE OF 0 DEGREES 00 MINUTES 22 SECONDS FOR AN ARC DISTANCE OF 2.28 FEET; THENCE ALONG SAID CURVE TO THE NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.42 FEET TO A POINT; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN, N 89° 39' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1055.97 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, N 89° 39' 52" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 170.69 FEET TO A POINT; THENCE S 0° 20' 08" E, A DISTANCE OF 13.04 FEET TO A POINT; THENCE, N 89° 39' 52" E, FOR A DISTANCE OF 172.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE, ALONG SAID CURVE, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 294.5 FEET TO A POINT OF TANGENCY; THENCE, S 41°39'52" E, FOR AN ARC DISTANCE OF 294.5 FEET TO A POINT OF TANGENCY; THENCE, S41°39'52" E, A DISTANCE OF 368.46 FEET; THE LAST MENTIONED THREE COURSES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, S 48°20'08" W, FOR A DISTANCE OF 19.00 FEET TO A POINT; THENCE, A DISTANCE OF 539.84 FEET TO THE POINT OF BEGINNING; LAST MENTIONED COURSE BEING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL VI,E AND ITS SOUTHWESTERLY EXTENSION, AS DESCRIBED IN OFFICIAL RECORD BOOK 11636 AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA)

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN S01°43'13"E ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 787.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 458.79 FEET TO A POINT; THENCE N88°16'47"W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N01°43'13"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, A DISTANCE 458.79 FEET TO A POINT; THENCE N88°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING ON THE WEST BY A LINE PERPENDICULAR TO AND 20.00 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT) BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

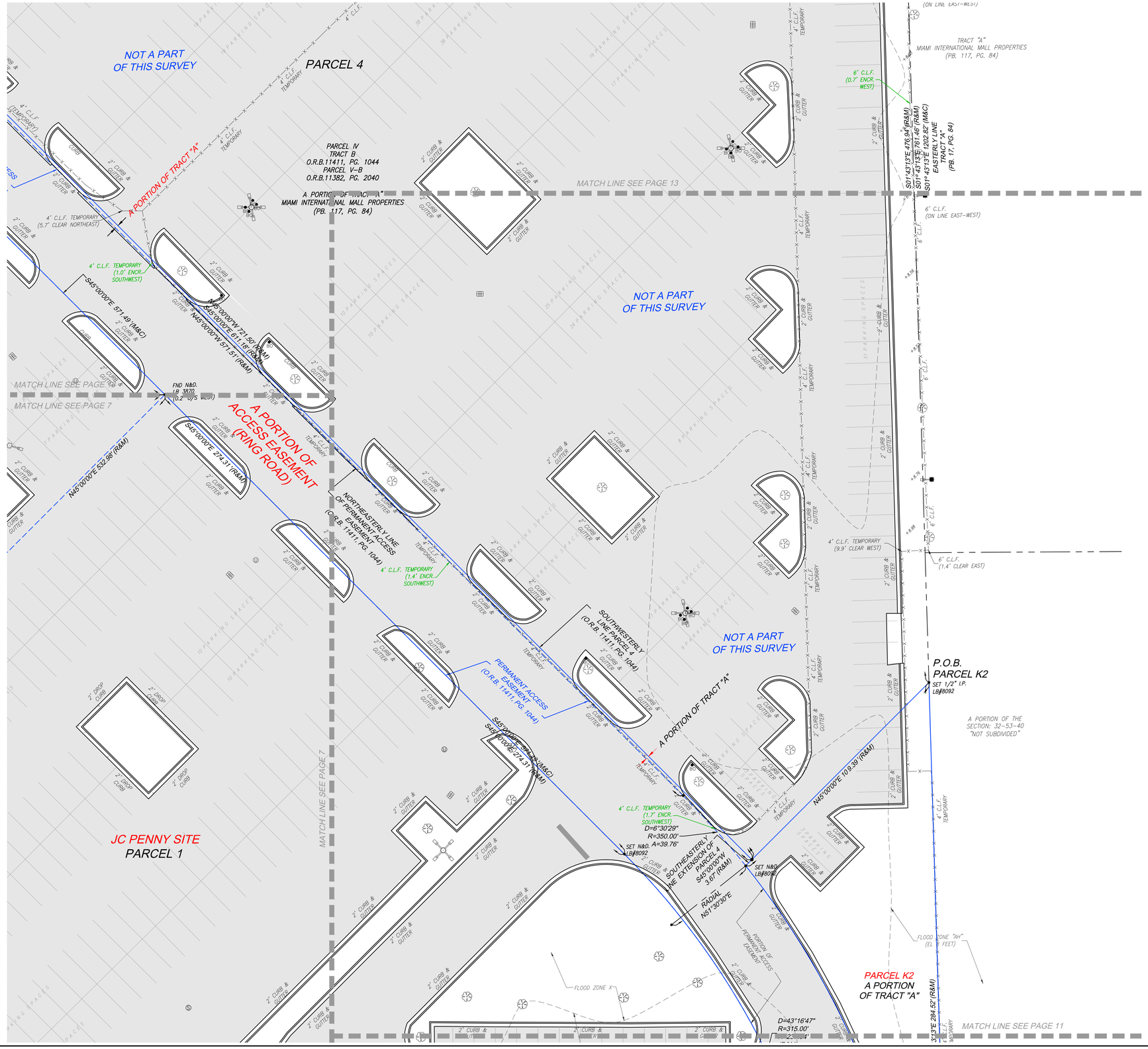
BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 11 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.



N

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

LEGEND AND ABBREVIATIONS

- CONCRETE POLE
- CONCRETE POWER POLE
- CONCRETE LIGHT POLE
- ALUMINUM POLE
- ALUMINUM LIGHT POLE
- WOOD POLE
- WOOD POWER POLE
- WOOD LIGHT POLE
- TRAFFIC BOX
- STREET LIGHT BOX
- PHONE BOX
- IRRIGATION BOX
- ELECTRIC BOX
- COMMUNICATION BOX
- CABLE T.V. BOX
- UNKNOWN BOX
- TRAFFIC CONTROL BOX
- CLEANOUT
- BO BOLLARD
- ARM GATE
- ANCHOR
- WM WATER METER
- IM IRRIGATION METER
- GM GAS METER
- EM ELECTRIC METER
- SQUARE/COLUMN
- ROUND COLUMN
- MAIL BOX
- IRRIGATION PUMP
- GP GUARD POST
- GROUND LIGHT
- FLAG POLE
- DRAINAGE WELL
- SQUARE DRAINAGE
- PB INLET
- PS INLET
- CURB INLET
- CIRCULAR DRAINAGE
- CATCH BASIN
- ACCESS MANHOLE
- SWALE INLET
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- SURVEILLANCE CAMERA
- PEDESTRIAN CROSS SIGNAL
- PAVEMENT ASPHALT
- HANDICAP PAINT MARK
- BABY STROLLER PAINT MARK
- UNKNOWN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- PHONE MANHOLE
- IRRIGATION MANHOLE
- GREASE TRAP MANHOLE
- GAS MANHOLE
- FORCEMAIN MANHOLE
- ELECTRICITY MANHOLE
- DRAINAGE MANHOLE
- COMMUNICATION MANHOLE
- BELL SOUTH MANHOLE
- PARKING METER
- PARKING KIOSK
- WV WATER VALVE
- SV SEWER VALVE
- IV IRRIGATION VALVE
- GV GAS VALVE
- FORCE MAIN VALVE
- VACUUM BREAKER ASSEMBLY
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- BACK FLOW PREVENTOR
- PROPERTY LINE
- CENTERLINE
- RIGHT–OF–WAY
- R RADIUS
- D DELTA ANGLE
- L ARC DISTANCE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PB ___ PG ___ PLAT BOOK AND PAGE
- OHW OVERHEAD UTILITY WIRES
- ORB OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK STRUCTURE
- CONC CONCRETE
- C.L.F. CHAINLINK FENCE
- W.F. WOOD FENCE
- FND. I.P. FOUND IRON PIPE
- FND. N&D. FOUND NAIL & BRASS DISC
- CLR. CLEAR
- ENCR. ENCROACHMENT
- (D) DEED OR LEGAL DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD OR PLATTED DISTANCE
- (C) RECORD CALCULATED
- U.E. UTILITY EASEMENT
- CONCRETE
- DENOTES PALM
- DENOTES TREE

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,851 sq.ft. (12.992 Acres)
   PARCEL #1 – JC PENNY SITE: 418,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID : 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- PARCEL ID : 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443–5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443–5	UPDATE BOUNDARY SURVEY	C.A.F.

BOUNDARY SURVEY

PREPARED FOR:

GREYSTAR DEVELOPMENT EAST, LLC

LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
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DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE: 05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 90° 00' 00" E, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 571.49 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 426.5 FEET, TO A POINT; THENCE DUE WEST, A DISTANCE OF 277.77 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 141.42 FEET TO A POINT; THENCE N 0° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 426.5 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 80.34 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 260.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE
PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 90° 00' 00" E, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 571.49 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 426.5 FEET, TO A POINT; THENCE DUE WEST, A DISTANCE OF 277.77 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 141.42 FEET TO A POINT; THENCE N 0° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 426.5 FEET TO A POINT; THENCE 80.34 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 260.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE
PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 90° 00' 00" E, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 571.49 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.04 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 426.5 FEET, TO A POINT; THENCE DUE WEST, A DISTANCE OF 277.77 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 141.42 FEET TO A POINT; THENCE N 0° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 426.5 FEET TO A POINT; THENCE 80.34 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 260.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 90° 00' 00" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 58' 59" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 01' 00" E, A DISTANCE OF 10.00 FEET; THENCE S 44° 58' 59" W, A DISTANCE OF 14.14 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 5.43 FEET TO A POINT OF TANGENCY; SAID POINT BEARS 0° N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, THROUGH A CENTRAL ANGLE OF 13°20'00", TO A POINT OF TANGENCY; THENCE N 58° 20' 00" W FOR A DISTANCE OF 7.55 FEET TO A POINT THAT LAST COURSE BEING CONCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 30° 21' 06" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.13 FEET TO A POINT; THENCE N 90° 00' 00" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 58' 59" E, A DISTANCE OF 215.66 FEET; THENCE S 0° 01' 00" E, A DISTANCE OF 10.00 FEET; THENCE S 44° 58' 59" W, A DISTANCE OF 14.14 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 5.43 FEET TO A POINT OF TANGENCY; SAID POINT BEARS 0° N 45° 00' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, THROUGH A CENTRAL ANGLE OF 13°20'00", TO A POINT OF TANGENCY; THENCE N 58° 20' 00" W FOR A DISTANCE OF 7.55 FEET TO A POINT THAT LAST COURSE BEING CONCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 30° 21' 06" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE, RUN SOUTH 45 DEGREES, 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 110.92 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES, 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 411.18 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 3.67 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 411.18 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES 00 SECONDS EAST, FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 6°30'29", TO A POINT OF TANGENCY; THENCE N 51 DEGREES, 30 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 39.76 FEET, LAST MENTIONED TWO COURSE BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN S. 01° 43' 13" E. ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1055.57 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S. 01° 43' 13" E. ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 146.03 TO A POINT; THENCE S. 90° 00' 00" W., A DISTANCE OF 13.20 FEET TO A POINT; THENCE N. 90° 00' 00" W., A DISTANCE OF 1.42 FEET TO A POINT; THENCE N. 45° 00' 00" W., A DISTANCE OF 10.00 FEET TO THE SOUTHEAST HAVING A RADIUS OF 115.00 FEET THROUGH A CENTRAL ANGLE OF 44°59'58" FOR AN ARC OF 194.52 FEET, TO A POINT OF TANGENCY; THENCE, S45°00'00"E A DISTANCE OF 395.46 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA); THENCE, N45°00'00"E A DISTANCE OF 109.39 FEET; THENCE, N. 90° 00' 00" E A DISTANCE OF 538.56 FEET TO THE POINT OF BEGINNING. (LAST MENTIONED COURSE BEING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, AND ALSO THE SOUTHWESTERLY EXTENSION AS DESCRIBED IN OFFICIAL RECORD BOOK 17439, AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA)

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MALL PROPERTIES; THENCE RUN, S01°43'13"E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 761.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'13"E, ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 284.52 FEET TO A POINT; THENCE, S88°16'47"W, A DISTANCE OF 10.66 FEET TO A POINT; THENCE, N01°43'13"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 284.52 FEET; THENCE, N88°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK, 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 39.00 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST, BY THE WESTERLY LINE OF PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 12 OF 13

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.

LEGEND AND ABBREVIATIONS

- CONCRETE POLE
- CONCRETE POWER POLE
- CONCRETE LIGHT POLE
- ALUMINUM POLE
- ALUMINUM LIGHT POLE
- WOOD POLE
- WOOD POWER POLE
- WOOD LIGHT POLE
- TRAFFIC BOX (TB)
- STREET LIGHT BOX (SB)
- PHONE BOX (PB)
- IRRIGATION BOX (IB)
- ELECTRIC BOX (EB)
- COMMUNICATION BOX (CB)
- CABLE T.V. BOX (TV)
- UNKNOWN BOX (UB)
- TRAFFIC CONTROL BOX (TCB)
- CLEANOUT
- BOLLARD
- ARM GATE
- ANCHOR
- WATER METER (WM)
- IRRIGATION METER (IM)
- GAS METER (GM)
- ELECTRIC METER (EM)
- SQUARE/COLUMN
- ROUND COLUMN
- MAIL BOX
- IRRIGATION PUMP
- GUARD POST
- GROUND LIGHT
- FLAG POLE
- DRAINAGE WELL
- SQUARE DRAINAGE
- P6 INLET
- P5 INLET
- CURB INLET (CIN)
- CIRCULAR DRAINAGE
- CATCH BASIN
- ACCESS MANHOLE
- SWALE INLET
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- SURVEILLANCE CAMERA
- PEDESTRIAN CROSS SIGNAL
- PAVEMENT ASPHALT

- HANDICAP PAINT MARK
- BABY STROLLER PAINT MARK
- UNKNOWN MANHOLE
- WATER MANHOLE (W)
- SEWER MANHOLE (S)
- PHONE MANHOLE (P)
- IRRIGATION MANHOLE (I)
- GREASE TRAP MANHOLE (GT)
- GAS MANHOLE (G)
- FORCEMAIN MANHOLE (F)
- ELECTRICITY MANHOLE (E)
- DRAINAGE MANHOLE (D)
- COMMUNICATION MANHOLE (C)
- BELL SOUTH MANHOLE (BS)
- PARKING METER
- PARKING KIOSK
- WATER VALVE (W)
- SEWER VALVE (S)
- IRRIGATION VALVE (I)
- GAS VALVE (G)
- FORCE MAIN VALVE
- VACUUM BREAKER ASSEMBLY
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- BACK FLOW PREVENTOR
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- R RADIUS
- D DELTA ANGLE
- L ARC DISTANCE
- POP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PB ___ PG ___ PLAT BOOK AND PAGE
- OHW OVERHEAD UTILITY WIRES
- ORB OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK STRUCTURE
- CONC CONCRETE
- C.L.F. CHAIN/LINK FENCE
- W.F. WOOD FENCE
- FND. I.P. FOUND IRON PIPE
- FND. N&D. FOUND NAIL & BRASS DISC
- CLR. CLEAR
- ENCR. ENCROACHMENT
- (D) DEED OR LEGAL DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD OR PLATTED DISTANCE
- (C) RECORD CALCULATED
- U.E. UTILITY EASEMENT
- CONCRETE
- DENOTES PALM
- DENOTES TREE

N

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA:
   SEARS SITE: 565,951 sq.ft.(12.992 Acres)
   PARCEL #1 - JC PENNY SITE : 419,055 sq.ft. (9.620 Acres)
   PARCEL K1: 6,276 sq.ft (0.144 Acres)
   PARCEL K2: 9,734 sq.ft (0.223 Acres)
   PARCEL K3: 897 SQ.FT. (0.021 ACRES)
   PARCEL K4: 19,036 SQ.FT. (0.437 ACRES)
   PARCEL K5: 4,414 SQ.FT. (0.101 ACRES)
   A PORTION OF PERMANENT ACCESS EASEMENT:
   90,340 SQ.FT. (2.074 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

SEARS SITE

- PROPERTY ADDRESS: 1625 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID.: 35-3032-008-0050

JC PENNY SITE

- PROPERTY ADDRESS: 1603 NW 107th AVE
  CITY OF DORAL , MIAMI-DADE, FL 33172
- P.ARCEL ID.: 35-3032-008-0140

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

POSSIBLE ENCROACHMENTS

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 0.7' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 13)
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE, ENCROACH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT. (SEE PAGE 12)

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

LOT 5 INTERNATIONAL CORPORATE PARK SECTION 3 (P.B. 149, PG. 93)

TRACT "A" MIAMI INTERNATIONAL MALL PROPERTIES (PB. 117, PG. 84)

P.O.C.
NORTHEAST CORNER OF TRACT "A"
(P.B. 117, PG. 84)

SET 1/2" I.P. LB#8092

N89°38'52"E 748.25'(M&C)

NORTH LINE OF OF THE S.W. 1/4 SECTION 32, TOWNSHIP 53S, RANGE 40E
N89°38'52"E 532.59'(R&M)

6' C.L.F. (0.8' CLEAR NORTH)

4' C.L.F. TEMPORARY (8.3' CLEAR SOUTH)

4' C.L.F. TEMPORARY (11.5' CLEAR SOUTH)

6' C.L.F. (1.4' CLEAR EAST)

PAVER

SITE BM
ELEV. 9.81' N.G.V.D.
SET N&D LB#8092

NOT A PART OF THIS SURVEY

MATCH LINE SEE PAGE 4

MATCH LINE SEE PAGE 6

MATCH LINE SEE PAGE 12

10 PARKING SPACES

2' CURB & GUTTER

4' C.L.F. TEMPORARY

FLOOD ZONE "AH" (EL 8 FEET)

FLOOD ZONE X

A PORTION OF TRACT "A"

A PORTION OF TRACT "A"

SOUTHWESTERLY LINE (O.R.B 11411 PG. 1044)

NORTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT (O.R.B. 11411, PG. 1044)

N41°00'00"W 721.50'(R&M)
S45°00'00"E 611.18'(R&M)
N45°00'00"W 571.51'(R&M)

PERMANENT ACCESS EASEMENT (O.R.B. 11411, PG. 1044)

A PORTION OF TRACT "A"

4' C.L.F. TEMPORARY (5.7' CLEAR NORTHEAST)

4' C.L.F. TEMPORARY (1.0' ENCR.- SOUTHWEST)

A PORTION OF ACCESS EASEMENT (RING ROAD)

S45°00'00"E 571.49'(M&C)

FND N&D. LB 3870 (0.2' O/S WEST)

S45°00'00"E 532.98'(R&M)

S45°00'00"E 271.31'(R&M)

PARCEL 4

PARCEL IV
TRACT B
O.R.B.11411, PG. 1044
PARCEL V--B
O.R.B.11382, PG. 2040

A PORTION OF TRACT "A" MIAMI INTERNATIONAL MALL PROPERTIES (PB. 117, PG. 84)

TRACT "A" MIAMI INTERNATIONAL MALL PROPERTIES (PB. 117, PG. 84)

6' C.L.F. (0.7' ENCR. WEST)

S01°43'13"E 478.94'(R&M)
S01°43'13"E 761.46'(M&C)
EASTERLY LINE
(PB. 117, PG. 84)

6' C.L.F. (ON LINE EAST–WEST)

6' C.L.F. (ON LINE EAST–WEST)

BOUNDARY SURVEY

PREPARED FOR:
GREYSTAR DEVELOPMENT EAST, LLC
LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY:	C.A.F.	CHECKED BY: J.G.H.	JOB NUM: 155116
DATE:	05/01/2025	DATE: 05/01/2025	F.B.: MD-80, PG. 30

LEGAL DESCRIPTION

SEARS SITE

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1226.61 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 611.18 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET, TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.09 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.16 FEET TO A POINT; THENCE S 89° 00' 00" E, A DISTANCE OF 645.51 FEET, TO A POINT; THENCE DUE WEST, A DISTANCE OF 772.77 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 41.00 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 141.00 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 1.41 FEET TO A POINT; THENCE N 45° 00' 00" W, A DISTANCE OF 60.63 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 1.41 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE 461.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, AND A CHORD OF 360.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

JC PENNY SITE
PARCEL 1

A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 29' 00" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1056.97 FEET; THENCE NORTH 01° 31' 00" WEST, A DISTANCE OF 1146.00 FEET TO A POINT; THENCE SOUTH 89° 29' 00" WEST, A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 01° 31' 00" WEST, A DISTANCE OF 1498.00 FEET TO A POINT; THENCE SOUTH 89° 29' 00" WEST, A DISTANCE OF 344.73 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 103.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 588.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 388.91 FEET TO A POINT; THENCE NORTH 49° 00' 00" EAST A DISTANCE OF 1.41 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 60.63 FEET TO A POINT; THENCE NORTH 41° 00' 00" WEST A DISTANCE OF 1.41 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 119.00 FEET AND A CENTRAL ANGLE OF 44° 16' 47" TO A POINT; THENCE SOUTH 01°43' 13" EAST A DISTANCE OF 1202.32 FEET TO A POINT; THENCE SOUTH 45° 00' 00" EAST A DISTANCE OF 458.60 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

PARCEL 2

EASEMENT, RIGHTS AS SET FORTH IN THE MIAMI INTERNATIONAL MALL EASEMENT AND OPERATING AGREEMENT BY AND AMONG SEARS, ROEBUCK AND CO., ALSTORES REALTY CORPORATION, JCPENN HARRIS COMPANY, FEDERATED DEPARTMENT STORES, INC., MACY'S FLORIDA STORES, LLC, AND MACY'S DEPARTMENT STORES, INC., RECORDED APRIL 11, 1980 IN OFFICIAL RECORDS BOOK 11411, PAGE 1044, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., ALLIED STORE CORPORATION, ESTATE BUSINESS AND FINANCIAL SERVICES, INC., AND MIAMI INTERNATIONAL REALTY COMPANY, MIAMI-DADE COUNTY ASSOCIATES, RECORDED OCTOBER 29, 1991 IN OFFICIAL RECORDS BOOK 15218, PAGE 2286, AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., MACY'S FLORIDA STORES, LLC, FEDERATED DEPARTMENT STORES, INC., AND MIAMI-DADE COUNTY ASSOCIATES RECORDED AUGUST 31, 1994 IN OFFICIAL RECORD BOOK 16874, PAGE 1560, AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN SEARS, ROEBUCK AND CO., MACY'S FLORIDA STORES, LLC, FEDERATED DEPARTMENT STORES, INC., AND MIAMI-DADE COUNTY ASSOCIATES RECORDED NOVEMBER 9, 1017 IN OFFICIAL RECORDS BOOK 30702, PAGE 434, AND BY FOURTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED SEPTEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 30705, PAGE 3451, AND BY FIFTH AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, BY AND BETWEEN SEARS, ROEBUCK AND CO., MACY'S FLORIDA STORES, LLC, FEDERATED DEPARTMENT STORES, INC., AND MIAMI-DADE COUNTY ASSOCIATES RECORDED JUNE 23, 2018 IN OFFICIAL RECORDS BOOK 31023, PAGE 4347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

PARCEL K1

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1353.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 219.66 FEET; THENCE S 0° 21' 08" E, A DISTANCE OF 15.34 FEET TO A POINT; THENCE S 44° 59' 00" W, A DISTANCE OF 4.42 FEET TO A POINT; THENCE S 89° 00' 00" W, A DISTANCE OF 214.62 FEET TO A NON-TANGENT POINT; SAID POINT BEARS OF N 43° 39' 00" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 93° 00' 00", TO A POINT OF TANGENCY; THENCE N 89° 00' 00" E, A DISTANCE OF 7.55 FEET TO A POINT THE LAST COURSE BEING COINCIDENT WITH THE OUTER EDGE OF PERMANENT ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, N 30° 21' 08" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K2

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1717.66 FEET TO A POINT, SAID KNOWN AS PRINCIPAL POINT; THENCE CONTINUE N 89° 38' 52" E, A DISTANCE OF 87.94 FEET TO A POINT; THENCE S 1° 43' 13" E, A DISTANCE OF 284.55 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 01° 43' 13" E, A DISTANCE OF 284.55 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 1.41 FEET TO A POINT; THENCE N 89° 00' 00" W, A DISTANCE OF 7.55 FEET TO A NON-TANGENT POINT; SAID POINT BEARS OF N 89° 16' 47" E FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET, THENCE, THROUGH A CENTRAL ANGLE OF 0° 46' 47", TO A POINT OF TANGENCY; THENCE N 0° 30' 00" W, A DISTANCE OF 283.73 FEET TO A POINT; THENCE N 45° 00' 00" E, A DISTANCE OF 1.41 FEET TO A POINT; THENCE S 89° 00' 00" E, A DISTANCE OF 7.55 FEET TO A NON-TANGENT POINT; SAID POINT BEARS OF N 44° 30' 00" W FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET, THENCE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", TO A POINT OF TANGENCY; THENCE N 45° 00' 00" E, A DISTANCE OF 108.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 45°00'00" E, A DISTANCE OF 611.18 FEET TO A POINT ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV; FOR A DISTANCE OF 110.32 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 271.31 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 21 SECONDS WEST, ALONG SOUTHWESTERLY EXTENSION OF SAID SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 3.67 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FROM RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLES OF 0 DEGREES 33 MINUTES 29 SECONDS FOR AN ARC DISTANCE OF 3.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 271.31 FEET TO A POINT; SAID POINT BEARS A COURSE BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K4

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE S 89° 38' 52" W, ALONG THE NORTH LINE OF SAID MALL PROPERTIES; THENCE S 89° 38' 52" W, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1056.97 TO, THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 89° 38' 52" W, ALONG THE NORTH LINE OF SAID SECTION, TO A DISTANCE OF 1180.02 TO A POINT; THENCE S 01°43'13" E, A DISTANCE OF 761.46 FEET TO A POINT; THENCE S 45°00'00" E, A DISTANCE OF 237.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", TO A POINT OF TANGENCY; THENCE S 45°00'00" E, A DISTANCE OF 99.44 FEET, A DISTANCE OF 99.44 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE N 45°00'00" E, A DISTANCE OF 458.60 FEET TO A POINT; THENCE N 01°43'13" W, A DISTANCE OF 1202.32 FEET TO A POINT; THENCE N 45°00'00" W, A DISTANCE OF 538.95 FEET TO THE POINT OF BEGINNING (LAST MENTIONED COURSE BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF PARCEL V-B AND THE SOUTHWESTERLY EXTENSION, AS DESCRIBED IN OFFICIAL RECORD BOOK 11638, AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA).

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 01°43'13" E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 761.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 01°43'13" E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 458.79 FEET TO A POINT; THENCE S 89°16'47" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 01°43'13" W, A DISTANCE OF 458.79 FEET TO A POINT; THENCE N 89°16'47" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA A DISTANCE 458.79 FEET TO A POINT; THENCE, N89°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 32, BOUNDED ON THE NORTHEAST BY THE MOST WESTERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

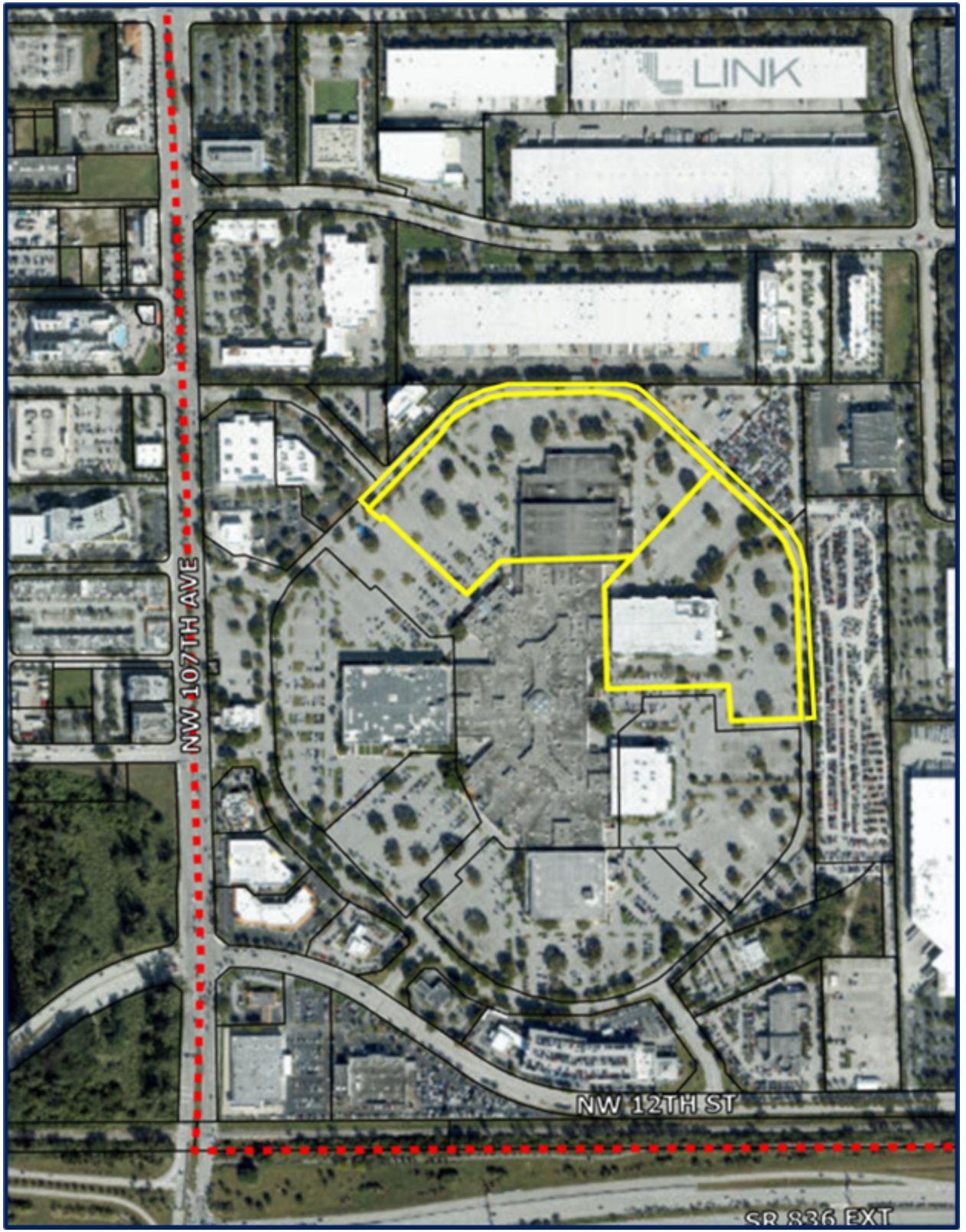
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 24, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 13 OF 13

EXHIBIT “B”


LINK
NW 107TH AVE
NW 12TH ST
SR 836 EXT