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March 15, 2024

**VIA ELECTRONIC DELIVERY**

Mr. Julian Perez, AICP, CFM  
Development Services Administrator  
City of Doral  
8401 NW 53 Terrace, 2nd Floor  
Doral, Florida 33166

**RE: First Amendment to Master Development Agreement for Doral Gateway -  
Updates to East Neighborhood Plan (“Application”)  
CENTRUM DORAL OWNER, LLC**

Dear Mr. Perez:

Please accept this Letter of Intent on behalf of Centrum Doral Owner, LLC (the “Applicant” or “Centrum”) for its application to amend the Master Development Agreement (the “Master Development Agreement”)<sup>1</sup> for the mixed-use Doral Gateway DMU (“Doral Gateway”).<sup>2</sup> Applicant is the sole Co-Developer of the Doral Gateway DMU East Neighborhood under the Master Development Agreement. The Application seeks to allow Centrum to develop its ±12.4 acre parcel located in the East Neighborhood of Doral Gateway (the “Centrum Property”)<sup>3</sup> in a manner that differs from what is currently contemplated under Conceptual Master Plan/Pattern Book for Doral Gateway but still within the equivalent combination of uses and infrastructural impact and trip cap thresholds allowed under the Master Development Agreement.

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<sup>1</sup> The Master Development Agreement is dated December 15, 2014, and recorded in Official Records Book 29430 at page 4554 in the Public Records of Miami-Dade County, Florida. A copy of the Master Development Agreement is enclosed with this Application. The Master Development Agreement vests the Project with all City Doral laws in place as of the effective date of the agreement, and the term of the Master Development Agreement runs for thirty (30) years from the effective date of December 15, 2015.

<sup>2</sup> Doral Gateway includes ±25.19 acres divided along the Dressel’s Dairy Canal into the West Neighborhood and East Neighborhood, as more particularly described in the Master Development Agreement and related documents.

<sup>3</sup> The Centrum Property is located at approximately 3750 NW 87th Avenue in the City of Doral (the “City”) identified by Miami-Dade Property Appraiser folio nos. 35-3028-010-0020, -0030, and -0050, and as further depicted on the survey enclosed with the Application.

## **I. BACKGROUND INFORMATION**

### **A. Future Land Use / Comprehensive Plan**

Pursuant to the City's Comprehensive Plan (the "Comprehensive Plan") Land Use Plan (LUP) map, Doral Gateway has a designation of Downtown Mixed Use ("DMU") with an Urban Central Business District ("UCBD") overlay. Doral Gateway's DMU land use designation was approved by Ordinance No. 2014-12, which was passed and adopted on July 9, 2014. Policy 2.1.2 of the Land Use Element of the Comprehensive Plan provides the following permitted uses within the DMU land use category: retail, service, office and residential. The base maximum residential density permitted under the DMU land use category is 25 dwelling units per gross acre and maximum building height is eight (8) stories. Additional density and height may be granted upon City Council approval of a demonstration of "creative excellence." Doral Gateway is considered one DMU site for density purposes and density may be averaged across Doral Gateway. As such, parcels within Doral Gateway may have up to 35 dwelling units per acre under the Comprehensive Plan.

### **B. Zoning / Existing Entitlements**

Doral Gateway is zoned DMU, which is a planned unit development district. Doral Gateway is governed by the DMU zoning district in the City's Land Development Regulations (LDRs), as well as the specific Doral Gateway approvals issued pursuant to Ordinance No. 2014-13, passed and adopted on July 9, 2014, which include the Doral Gateway Conceptual Master Plan/Pattern Book, as last modified on May 22, 2015, and the Master Development Agreement. Those approvals established a development program for Doral Gateway consisting of the following uses:

- Up to 550 residential units;
- 150 hotel rooms;
- 47,900 square feet of retail use; and
- 340,634 square feet of office use.

The Master Development Agreement states that the actual combination of uses for the Project may vary from the development program described above, provided that the actual development program for Doral Gateway does not generate more than 1,063 gross pm peak hour trips (the "Trip Cap").

The Conceptual Master Plan/Pattern Book for Doral Gateway establishes two distinct neighborhoods in Doral Gateway – the East Neighborhood and West Neighborhood.

The private Agreement for the Allocation of Development Rights dated January 9, 2015, and recorded in Official Records Book 29461, Page 0805 of the Public Records of Miami-Dade County ("Allocation Agreement"), assigns development programs between the neighborhoods and, accordingly, the developers of each neighborhood, as follows:

East Neighborhood (east of Dressel’s Dairy Canal):

- 150 hotel rooms;
- 37,900 square feet of restaurant/retail use; and
- 340,634 square feet of office use.

West Neighborhood (west of Dressel’s Dairy Canal):

- 550 residential units; and
- 10,000 square feet of restaurant/retail use.

The West Neighborhood is almost entirely developed today, with 550 residential units constructed and a less than 10,000 square foot retail project currently in the planning phase. The East Neighborhood is currently significantly underdeveloped relative to capacity available/allocated to it. Specifically, to date, only a CVS pharmacy consisting of 16,252 square feet of retail space and 295,134 square feet of office buildings have been constructed. Accordingly there is currently an excess development capacity of 150 hotel rooms, 21,648 square feet of retail use, and 45,500 square feet of office use available at the East Neighborhood (or the equivalent uses thereof, subject to the Trip Cap).

**II. PROPOSED UPDATES TO EAST NEIGHBORHOOD PLAN**

The Application proposes to amend the Master Development Agreement for the Project to allow Centrum to develop the Centrum Property (which is located exclusively in the East Neighborhood) in a manner that differs from what is currently contemplated under Conceptual Master Plan but still within the equivalent combination of uses and infrastructural impact and Trip Cap thresholds contemplated under the Master Development Agreement. Specifically, Centrum seeks to Amend the Master Development Agreement, in pertinent part, as follows:<sup>4</sup>

**A. Update/Convert permitted land uses to facilitate more appropriate long-term development of the East Neighborhood.**

The Application seeks to update the overall land use plan for Doral Gateway as follows:

Existing Approved Project Land Use Mix	Proposed Updated/Converted Project Land Use Mix
up to 550 residential units, 150 hotel rooms, 47,900 square feet of retail use, and 340,634 square feet of office use, or an equivalent combination of uses.	up to <b>880</b> residential units, <b>0</b> hotel rooms, <b>30,452</b> square feet of retail use, and <b>346,000</b> square feet of office use, or an equivalent combination of uses.

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<sup>4</sup> The Application includes other miscellaneous proposed minor changes to the Master Development Agreement, as further detailed in other documents provided with the Application.

Applicant's proposed land use update/conversion is consistent with the methodology set forth in the Master Development Agreement. Specifically, the Master Development Agreement states that the actual combination of uses for Doral Gateway may vary, provided that the actual development program does not exceed the 1,063 gross pm peak hour Trip Cap. Applicant's current proposal meets that requirement as confirmed in the Trip Generation Statement prepared by Kimley Horn dated March 4, 2024 ("Trip Gen Memo"), enclosed with this Application.

The East Neighborhood is currently significantly underdeveloped relative to capacity allocated to it under the Master Development Agreement and Allocation Agreement. Specifically, the Allocation Agreement reserved the following rights to the East Neighborhood.

- 150 hotel rooms;
- 37,900 square feet of restaurant/retail use; and
- 340,634 square feet of office use.

However, to-date, only 295,134 square feet of office (across multiple buildings) and 16,252 square feet of retail (a CVS Pharmacy) have been constructed.

The purpose of the current proposal is to allow Centrum to convert its remaining East Neighborhood development capacity to pursue a mixed-use project including a meaningful residential component. Accordingly, the proposed land use update/conversion would permit the following development in the East Neighborhood:

- 0 hotel rooms;
- 20,452 square feet of restaurant/retail use;
- 346,000 square feet of office use; and
- 330 residential units.

Because 295,134 square feet of office (across multiple buildings) and 16,252 square feet of retail (a single CVS Pharmacy) are already constructed in the East Neighborhood, approval of the updated development plan for the East Neighborhood would authorize the following theoretical new construction at the Centrum Property in the future:

- 0 hotel rooms;
- 4,200 square feet of restaurant/retail use;
- 50,866 square feet of office use; and
- 330 residential units.

To reiterate: approval of the subject Application would not create new development rights for the Centrum Property; rather, approval would merely convert existing development rights based on a use-conversion methodology set forth in the Master Development Agreement.

**B. Amend the Conceptual Master Plan/Pattern Book for a portion of the East Neighborhood consistent with the land use conversions described above.**

The Application also seeks to amend and partially supersede the existing Conceptual Master Plan/Pattern Book for Doral Gateway with a site plan for the first phase of the Centrum Future Phases – namely, a 330-unit multifamily building and related improvements to be located in the southeast portion of the East Neighborhood. The site plan for the Centrum Residential Phase as prepared by Pascual, Perez, Kiliddjian, Starr & Assoc., entitled “Doral Gateway East,” signed and sealed March 13, 2024 (the “Centrum Residential Plan”), is enclosed with this Application.

The Master Development Agreement requires site plan approval for any significant new development within Doral Gateway. Accordingly, the Centrum Residential Plan was also submitted as part of a separate standalone site plan application (“Site Plan Application”). Applicant intends for the subject Application and the separate Site Plan Application to travel concurrently through the City’s review process. Please see the letter of intent submitted with the separate Site Plan Application for a detailed discussion of the Centrum Residential Plan as well as a breakdown of other relevant development review, design, and creative excellence criteria.

Importantly for density purposes as described in Section I(a) above, the Centrum Residential Plan satisfies the Creative Excellence standards set forth in Section 86-83 of the City Code, as follows:

(1) *Urbanism.*

a. *The project shall contribute to creating a neighborhood that is diverse, compact and pedestrian friendly.*

The new residential development helps foster a diverse, compact, pedestrian friendly neighborhood by providing a diverse mixture of uses across the East Neighborhood that encourages live/work opportunities, creates new pedestrian recreation options within the East Neighborhood including along Dressel’s Dairy Canal (visual access to water, invites connections to local ecology, and creates new recreation and fitness opportunities for residents), and provides linkages to the West Neighborhood’s existing and expansive pathways as well as the numerous retail opportunities along both Doral Boulevard and NW 87th Avenue. The project is also located within short distance to other DMU sites.

b. *The project shall create opportunities for daily living activities within walking distance.*

The new residential development creates opportunities for daily living activities by providing high-quality residential building amenities, a diverse mixture of uses across the East Neighborhood that encourages live/work opportunities, creates new pedestrian recreation options within the East Neighborhood including along Dressel’s Dairy Canal (visual access to water, invites connections to local ecology, and creates new recreation and fitness opportunities for residents), and provides linkages to the West Neighborhood’s existing and expansive pathways as well as to the

numerous retail opportunities along both Doral Boulevard and NW 87th Avenue. The project is also within short walking distance to grocery stores, restaurants, entertainment opportunities, as well as one of the City's most attractive outdoor recreation options – Doral Central Park and Great Egret Lake.

- c. The project shall include a civic and/or cultural component reinforcing the community identity.*

The new residential development effectuates a new residentially-anchored mixed-use community in the East Neighborhood which effectively expands and reinforces the existing residential community located in the West Neighborhood. The hallmark of both communities is pedestrian connectivity, and numerous opportunities for outdoor recreation (including visual access to water, which in turn invites connections to local ecology), all with convenient access to a variety of live/work opportunities and retail establishments.

- d. Within one-quarter (¼) mile of major intersections (section line and half section line roads), buildings six stories or higher are strongly encouraged, but not required, to preserve as much of the site as possible for ground level spaces and activities, such as improved plazas, active and passive recreation, shaded walkways and sitting areas, bike paths, and community agriculture.*

The new residential phase meets this requirement by proposing a residential building that is 6 stories or higher – namely, the residential component of the project proposes 8 stories. The project also promotes passive recreation, sitting, biking, and community activity with lush landscaping, shaded areas, numerous sitting areas, and usable outdoor spaces.

*(2) Design excellence.*

- a. Design and material must be selected that fit with South Florida's natural and urban environment. Building architecture shall be creative and distinctive with site development incorporating sustainable design concepts. Buildings fronting on public streets shall have an inviting frontage conducive to pedestrian interaction and activities with no expanse of solid wall surface greater than sixteen (16) feet in length unbroken by a functional window or doorway or other appropriate design feature such as a green wall and wall artwork.*

The new residential development's design fits with South Florida's natural and urban environment and consciously integrates sustainable design concepts. The proposed residential phase does not front a public street, but rather is designed to take advantage of the unique site configuration to create a residential "enclave" that is nevertheless integrated within a larger mixed-use community. The design and materials such as concrete, glass, steel and stone fit with South Florida's urban environment. The architecture is creative, distinctive, of a high quality, and will seek green building certification.

- b. Materials must contribute to the longevity of the project.*

Project materials were consciously selected with longevity in mind. Materials such as concrete, stone, and metal will contribute to the longevity of the project.

- c. The project shall contribute to the encouragement of public art in a substantial manner by fully complying with the city's public arts program.*

The project encourages public art, and Applicant will comply with the City's public arts program.

- d. The project must demonstrate innovation with respect to architecture, green design, landscaping and urban form. All buildings shall be designed and constructed to the meet, at a minimum, Florida Green Building Coalition (FGBC) Silver, Green Globe "One Globe" Silver, Leadership in Energy and Environmental Design (LEED) Silver, or an equivalent standard of another recognized green building rating certification approved by the Building Official. Owner will install well-designed landscaping in rights-of-way and easements abutting all internal and adjacent public streets (exclusive of medians) to the project, at no cost to the city. The landscaping plan for these areas must be approved by the public agency with ownership of the subject right-of-way or control of the easement use.*

The proposed project complies with these innovation and green building standards requirements, as demonstrated by the provided plans. The project will seek green building designation.

- e. Project shall contain recreation, health and fitness (RHF) areas equal in size to at least 50 percent of the city's park acreage level-of-service standard, and a minimum of one-half (1/2) of this area must be located outside. The outside RHF area is over and above the minimum open space requirement contained in the City Code for the applicable zoning district. RHF features may include, but are not limited to, walkways, bike paths, community gardens, passive recreation, swimming pools, plazas, and fitness courses and centers.*

The proposed project contains multiple outdoor recreational, health and fitness areas, and is within short walking distance to Doral Central Park and Great Egret Lake.

- f. If a project contains retail uses, they are encouraged to be located on, and serve to activate, the street frontage.*

Existing retail uses within the wider Doral Gateway project are located on, and serve to active street frontages.

- g. Projects shall utilize low impact development design principles and standards in compliance with City Code Section 74-881.*

The proposed residential phase utilizes low impact development design principles and meets relevant standards.

(3) *Scale, connections and context.*

- a. *The project must integrate into the existing neighborhood by providing vehicular, bicycle and pedestrian connections. At no cost to the city, dedicate rights-of-way and/or grant easements, and construct bicycle and/or pedestrian facilities contained in approved city plans to be located within or abutting the project.*

The new residential phase is well-integrated into the wider Doral Gateway project, as well as the larger neighborhood.

- b. *The project must incorporate opportunities for public transportation enhancement and connections. At no cost to the city or Miami-Dade County, grant easements and dedicate right-of-ways, as necessary, and/or construct a spacious, lighted, weather-resistant and attractive transit and/or trolley shelter at or near the subject project, if requested by Miami-Dade Transit or the City of Doral, and provided site conditions allow for proper shelter placement.*

The wider Doral Gateway project was subject to numerous public enhancement requirements relative to the Trip Cap. The proposed residential phase is within the Trip Cap, and is intentionally placed some distance away from major roadways in order to ensure as tranquil a residential environment as possible, and does not generate any additional requirement for enhancements.

- c. *The overall scale of the development shall be consistent with the existing land use patterns or future land uses for the neighborhood.*

The overall scale of the development is consistent with the Master Development Agreement, as well as other applicable standards set forth in applicable land use and zoning regulations. As described above, the proposed residential phase is 8 stories, which is encouraged by these Creative Excellence standards. The project is also consistent in scale with other DMU projects.

- d. *To the greatest extent possible, the project shall connect to the existing ecology, and provide for logical interconnections.*

The new residential development helps foster a diverse, compact, pedestrian friendly neighborhood by activating a diverse mixture of uses across the East Neighborhood that creates new pedestrian recreation options within the East Neighborhood including along Dressel's Dairy Canal (visual access to water, invites connections to local ecology, and creates new recreation and fitness opportunities for residents), and provides linkages to the West Neighborhood's existing and expansive pathways.



- e. *Any roadway, transit, and/or beautification rights-of-way or easements to be dedicated or granted shall be without cost to the city.*

Applicant will comply with this requirement.

**C. Impose an internal pedestrian path construction requirement upon Centrum in connection with the new residential development described above.**

The Application also proposes, to the extent readily feasible, that Centrum construct a waterfront pedestrian path along a limited portion of the eastern side of Dressel's Dairy Canal in connection with the Centrum Residential Phase. Although not required, Centrum has determined with input from City Staff that it will be in the best interest of the future residents of the Centrum Residential phase and the City that Centrum voluntarily proffer to construct an internal pedestrian path along Dressel's Dairy Canal so that residents may enjoy additional outdoor recreational activity in a pleasant water-oriented environment. This proffer is subject to both design and regulatory feasibility, as further detailed in the draft First Amendment instrument.

**III. CONCLUSION**

The Application seeks to convert existing entitled land uses in the East Neighborhood from one type to another consistent with the Trip Cap requirements contained within the Master Development Agreement. Approval of the Application would enable meaningful residential development with a balanced mix of complementing retail and office uses in the East Neighborhood (subject to contemporaneous site plan approval under a companion application also filed by Centrum). The proposed residential phase of the East Neighborhood will provide high-quality and attractive housing that meets Creative Excellence standards, and will thus be a positive and impactful addition to the community.

We respectfully request your favorable consideration of the Application. Please contact me should you have any questions.

Respectfully submitted,

LSN Law, P.A.



Tracy R. Slavens

Enclosures



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

**PUBLIC HEARING APPLICATION**      **PLANNING AND ZONING DEPARTMENT**  
/ Administrative Review Application

- Please check one:
- CITY COUNCIL
  - ADMINISTRATIVE REVIEW

<b>OFFICIAL USE ONLY</b> Application No.: <u>PZAD-2403-0430</u> Date Received: _____ <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 5px auto;"> <b>RECEIVED</b>  <i>By Stephanie Puglia at 3:51 pm, Mar 15, 2024</i> </div>
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**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:

- |  |   |
|--|---|
| <input type="checkbox"/> Change in Zoning District<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Appeal of Decision<br><input type="checkbox"/> Conditional Use | <input type="checkbox"/> Plat<br><input type="checkbox"/> Entry Feature<br><input type="checkbox"/> Site Plan<br><input checked="" type="checkbox"/> Other <u>Modification of Development Agreement</u> |
|--|---|

**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) <b>Centrum Doral Owner, LLC</b>		
Mailing Address <b>80 W 8 Street Suite 200</b>	City, State, Zip <b>Miami FL 33130</b>	Telephone Fax Email: <b>twhite@banyanstreet.com</b>
Name of Owner <b>Centrum Doral Owner, LLC</b>		
<b>80 W8 Street Suite 200</b>	<b>Miami FI 33130</b>	Telephone Fax Email: <b>twhite@banyanstreet.com</b>

**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) 35-3028-010-0020, -0030, -0050

Address 8750 NW 36 Street & 3750 NW 87 Ave

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. 123 Page No. 19

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD ZONE: \_\_\_\_\_

B. ADDRESS (If number has been assigned) 8750 NW 36 Street & 3750 NW 87 Ave

C. SIZE OF PROPERTY \_\_\_\_\_ ft. X \_\_\_\_\_ ft. = 576,905 sq. ft.; 13.243 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 \_\_\_\_\_

**APPLICANT'S REQUEST:**

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

The Applicant is seeking approval for the proposed modification of the previously approved Development Agreement. For further information and details please see the Letter of Intent in connection with this application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.)

The Applicant is seeking approval for the proposed modification of the previously approved Development Agreement. For further information and details please see the Letter of Intent in connection with 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) Office and retail buildings

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

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

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

- A.  **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B.  **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C.  **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D.  **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E.  **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F.  **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

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


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

- 35 MM Photo(s) (Mounted 8 1/2 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.

3/4/24 /  / Centrum Doral Owner, LLC  
 Date Applicant's Signature By: Taylor White Print Name  
 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Date Applicant's Signature (if more than one) Print Name



PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Centrum Doral Owner, LLC as Owner (s) of Lot (s) \_\_\_\_\_

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PG 123/19

of property which is located at 8750 NW 36 Street & 3750 NW 87 Ave  
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 LSN Law, P.A./ Tracy Slavens Esq. 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 Centrum Doral Owner, LLC Signature [Signature] Date 3/4/24  
By: Taylor White

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Owner:  **Karin Dume**  
Notary Public  
State of Florida  
Comm# HH131642  
Expires 5/20/2025

Applicant's Name Centrum Doral Owner, LLC Signature [Signature] Date 3/4/24  
By: Taylor White

Notary to Applicant:  **Karin Dume**  
Notary Public  
State of Florida  
Comm# HH131642  
Expires 5/20/2025

**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: Centrum Doral Owner, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
See attached Exhibit A	

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: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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: N/A

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

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: N/A

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: \_\_\_\_\_  
(Applicant)

Centrum Doral Owner, LLC By: Taylor White

Sworn to and subscribed before me this 4 day of March, 2004. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)



**Karin Dunn**  
Notary Public  
State of Florida  
Comm# HH131642  
Expires 5/20/2025

My commission expires 5/20/2005

\*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 A

### Centrum Doral Owner, LLC

- 100% Centrum Doral Holdings, LLC
  - o 90% REUS Centrum Doral LLC
    - 1.97% Centrum Doral E-Partners LLC
    - 4.01% Centrum Doral Investors LLC
    - 94.02% REUS Doral CBD Inc.
      - 0.68% IAM Partners LLC
      - 7.83% FIP Quest Independencia USA (Chile)
      - 7.83% FIP Quest Independencia USA I (Chile)
      - 12.04% FIP Centrum Doral (Chile)
      - 71.62% Centrum Doral Partners Inc. (BVI)
  - o 10% Banyan Street Centrum Doral Holdings, LLC
    - 85.67% Banyan Street Centrum Doral, LLC
      - 64.07% Touzet Family Investments LLC
      - 9.155% Kenneth Taylor White II Living Trust u/a/d November 12, 2020
      - 9.155% Melissa McCaughan White Living Trust u/a/d November 12, 2020
      - 9.15% Dunne Family Investments LLC
      - 8.47% Noble Carpenter
    - 14.33% SP Centrum Doral LLC



## Legal Description

### PARCEL 1:

A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE RUN S 0°11'13" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1319.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN N 88°54'26" W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 1035.42 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

THENCE CONTINUE N 88°54'26" W, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 232.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE 80 FEET WIDE DRESSSEL'S DAIRY CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 5176, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 46°02'36" E, ALONG SAID DRESSSEL'S DAIRY CANAL RIGHT OF WAY LINE, FOR A DISTANCE OF 1027.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 36TH STREET EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1835, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 79°27'59" E, ALONG SAID NW 36TH STREET EXTENSION RIGHT OF WAY LINE AND ALONG A RADIAL TO THE NEXT MENTIONED CURVE, FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 425.00 FEET; THENCE RUN SOUTHWESTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 343.74 FEET; THROUGH A CENTRAL ANGLE OF 46°20'27" TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 326.69 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 141.84 FEET; THROUGH A CENTRAL ANGLE OF 24°52'34" TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 404.50 FEET AND A RADIAL BEARING S 51°42'22" E FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FOR A DISTANCE OF 660.70 FEET; THROUGH A CENTRAL ANGLE OF 93°35'09" TO A POINT; THENCE RUN S 46°02'36" W, ALONG A LINE PARALLEL WITH AND 164.50 FEET SOUTHEASTERLY OF THE SOUTHEAST RIGHT OF WAY LINE OF SAID DRESSSEL'S DAIRY CANAL, FOR A DISTANCE OF 320.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS ALSO KNOWN AS TRACT B AND A PORTION OF TRACT C OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### PARCEL 2:

TRACTS C AND D OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION OF TRACT C DESCRIBED IN EXHIBIT B TO THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 13715, PAGE 900, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LESS THE SOUTH 30 FEET OF THE EAST 30 FEET OF TRACT C.

ALSO DESCRIBED AS:

A PORTION OF TRACT C AND ALL OF TRACT D, OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT C OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N 88°54'26" W ALONG THE SOUTH BOUNDARY OF TRACT C FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, CONTINUE N 88°54'26" W ALONG THE SAID SOUTH BOUNDARY OF TRACT C FOR A DISTANCE OF 950.41 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 164.50 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY BOUNDARY OF SAID TRACT C; THENCE RUN N 46°02'36" E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 320.75 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 404.50 FEET, SAID POINT BEARING S 41°52'47" W FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 93°35'09" FOR A DISTANCE OF 660.70 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 326.69 FEET, SAID POINT BEARING S 29°19'00" W FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF TRACT D OF SAID DORAL PLAZA; THENCE RUN NORTHWESTERLY ALONG THE LAST DESCRIBED LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°52'34", FOR A DISTANCE OF 141.84 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 46°20'27", FOR A DISTANCE OF 343.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF N.W. 36TH STREET EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1835, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID RIGHT OF WAY BOUNDARY BEING THE NORTHERLY BOUNDARY OF SAID TRACT D; THENCE RUN S 79°27'59" E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 302.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°16'46" FOR A DISTANCE OF 69.18 FEET TO THE POINT OF TANGENCY, SAID POINT LYING ON THE WEST RIGHT OF WAY BOUNDARY OF N.W. 87TH AVENUE, AS SAID RIGHT OF WAY IS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1833, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID RIGHT OF WAY BOUNDARY BEING THE EAST BOUNDARY OF SAID TRACT D; THENCE RUN S 00°11'13" E ALONG THE EAST BOUNDARY OF SAID TRACTS C AND D FOR A DISTANCE OF 577.66 FEET; THENCE N 88°54'26" W FOR A DISTANCE OF 30.00 FEET; THENCE S 00°11'13" E FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM SAID PARCEL 2, THE FOLLOWING:

A PORTION OF TRACT D OF "DORAL PLAZA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 00°12'28" WEST ALONG THE EAST LINE OF SAID TRACT D 78.74 FEET; THENCE SOUTH 89°51'00" WEST 27.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'00" WEST 22.50 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 32°19'10", FOR AN ARC DISTANCE OF 5.64 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 70°30'46" WEST 28.98 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 92°13'37", FOR AN ARC DISTANCE OF 4.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 21°42'51" EAST 16.50 FEET; THENCE NORTH 68°17'09" WEST 82.00 FEET; THENCE SOUTH 76°57'28" WEST 16.22 FEET; THENCE NORTH 00°27'25" EAST 22.81 FEET; THENCE NORTH 82°49'18" WEST 38.84 FEET; THENCE NORTH 79°19'33" WEST 49.34 FEET; THENCE NORTH 09°09'54" EAST 8.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.87 FEET, A CENTRAL ANGLE OF 105°01'06", FOR AN ARC DISTANCE OF 5.26 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 14°04'54" WEST 30.27 FEET; THENCE NORTH 10°34'17" EAST 101.27 FEET; THENCE NORTH 12°14'58" WEST 24.63 FEET; THENCE NORTH 10°36'17" EAST 26.58 FEET; THENCE SOUTH 79°22'04" EAST 78.54 FEET; THENCE SOUTH 00°11'50" EAST 12.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 22.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°48'10" EAST 14.03 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 89°49'25", FOR AN ARC DISTANCE OF 7.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°01'15" WEST 5.51 FEET; THENCE NORTH 89°48'10" EAST 88.50 FEET; THENCE SOUTH 00°11'50" EAST 5.95 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 65°28'56", FOR AN ARC DISTANCE OF 5.71 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°47'32" EAST 1.85 FEET TO A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 12°27'40" WEST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A CENTRAL ANGLE OF 77°10'29", FOR AN ARC DISTANCE OF 27.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°21'51" EAST 105.05 FEET; THENCE SOUTH 07°46'59" EAST 12.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 81.06 FEET, A CENTRAL ANGLE OF 17°43'36", FOR AN ARC DISTANCE OF 25.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 99.50 FEET, A CENTRAL ANGLE OF 10°05'38", FOR AN ARC DISTANCE OF 17.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°09'00" EAST 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS AS SET FORTH AT ITEM 1(q) FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS APPEARING IN CROSS ACCESS AND CONSTRUCTION EASEMENT AGREEMENT RECORDED JANUARY 12, 2015 IN OFFICIAL RECORDS BOOK 29461, PAGE 757, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF A PORTION OF PARCEL 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30211, PAGE 634, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT RECIPROCAL EASEMENT AND RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29976, PAGE 3697, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

# BOUNDARY SURVEY

# DORAL CORPORATE CENTER

## LYING IN A PORTION OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST

## DADE COUNTY, FLORIDA

### DESCRIPTION

OFFICE PARCEL

PARCEL 1:

A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE RUN S 0°11'13" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1319.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN N 88°54'26" W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 1035.42 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

THENCE CONTINUE N 88°54'26" W, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 232.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE 80 FEET WIDE DRESSSEL'S DAIRY CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 5176, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 46°02'36" E, ALONG SAID DRESSSEL'S DAIRY CANAL RIGHT OF WAY LINE, FOR A DISTANCE OF 1027.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 36TH STREET EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1835, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 79°27'59" E, ALONG SAID NW 36TH STREET EXTENSION RIGHT OF WAY LINE AND ALONG A RADIAL TO THE NEXT MENTIONED CURVE, FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 425.00 FEET; THENCE RUN SOUTHWESTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 343.74 FEET; THROUGH A CENTRAL ANGLE OF 46°20'27" TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 326.69 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 141.84 FEET; THROUGH A CENTRAL ANGLE OF 24°52'34" TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 404.50 FEET AND A RADIAL BEARING S 51°42'22" E FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FOR A DISTANCE OF 660.70 FEET; THROUGH A CENTRAL ANGLE OF 93°35'09" TO A POINT; THENCE RUN S 46°02'36" W, ALONG A LINE PARALLEL WITH AND 164.50 FEET SOUTHEASTERLY OF THE SOUTHEAST RIGHT OF WAY LINE OF SAID DRESSSEL'S DAIRY CANAL, FOR A DISTANCE OF 320.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS ALSO KNOWN AS TRACT B AND A PORTION OF TRACT C OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TRACTS C AND D OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION OF TRACT C DESCRIBED IN EXHIBIT B TO THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 13715, PAGE 900, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LESS THE SOUTH 30 FEET OF THE EAST 30 FEET OF TRACT C.

ALSO DESCRIBED AS:

A PORTION OF TRACT C AND ALL OF TRACT D, OF DORAL PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, CONTINUE N 88°54'26" W ALONG THE SAID SOUTH BOUNDARY OF TRACT C FOR A DISTANCE OF 950.41 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 164.50 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY BOUNDARY OF SAID TRACT C; THENCE RUN N 46°02'36" E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 320.75 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 404.50 FEET, SAID POINT BEARING S 41°52'47" W FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 93°35'09" FOR A DISTANCE OF 660.70 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 326.69 FEET, SAID POINT BEARING S 29°19'00" W FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF TRACT D OF SAID DORAL PLAZA; THENCE RUN NORTHWESTERLY ALONG THE LAST DESCRIBED LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°52'34", FOR A DISTANCE OF 141.84 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 46°20'27", FOR A DISTANCE OF 343.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF N.W. 36TH STREET EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1835, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID RIGHT OF WAY BOUNDARY BEING THE NORTHERLY BOUNDARY OF SAID TRACT D; THENCE RUN S 79°27'59" E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 302.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°16'48" FOR A DISTANCE OF 69.18 FEET TO THE POINT OF TANGENCY; SAID POINT LYING ON THE WEST RIGHT OF WAY BOUNDARY OF N.W. 87TH AVENUE, AS SAID RIGHT OF WAY IS RECORDED IN OFFICIAL RECORDS BOOK 9234, PAGE 1833, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID RIGHT OF WAY BOUNDARY BEING THE EAST BOUNDARY OF SAID TRACT D; THENCE RUN S 00°11'13" E ALONG THE EAST BOUNDARY OF SAID TRACTS C AND D FOR A DISTANCE OF 577.66 FEET; THENCE N 88°54'26" W FOR A DISTANCE OF 30.00 FEET; THENCE S 00°11'13" E FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM SAID PARCEL 2, THE FOLLOWING:

A PORTION OF TRACT D OF "DORAL PLAZA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 00°12'28" WEST ALONG THE EAST LINE OF SAID TRACT D 78.74 FEET; THENCE SOUTH 89°51'00" WEST 27.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'00" WEST 22.50 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 32°19'10", FOR AN ARC DISTANCE OF 5.64 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 70°30'46" WEST 28.98 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 92°13'37", FOR AN ARC DISTANCE OF 4.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 21°42'51" EAST 16.50 FEET; THENCE NORTH 68°17'09" WEST 82.00 FEET; THENCE SOUTH 76°57'28" WEST 16.22 FEET; THENCE NORTH 00°27'25" EAST 22.81 FEET; THENCE NORTH 82°49'18" WEST 38.84 FEET; THENCE NORTH 79°19'33" WEST 49.34 FEET; THENCE NORTH 09°09'54" EAST 8.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.87 FEET, A CENTRAL ANGLE OF 105°01'06", FOR AN ARC DISTANCE OF 5.26 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 14°04'54" WEST 30.27 FEET; THENCE NORTH 10°34'17" EAST 101.27 FEET; THENCE NORTH 12°14'58" WEST 24.63 FEET; THENCE NORTH 10°36'17" EAST 26.58 FEET; THENCE SOUTH 79°22'04" EAST 78.54 FEET; THENCE SOUTH 00°11'50" EAST 12.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 22.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°48'10" EAST 14.03 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 89°49'25", FOR AN ARC DISTANCE OF 7.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°01'15" WEST 5.51 FEET; THENCE NORTH 89°48'10" EAST 88.50 FEET; THENCE SOUTH 00°11'50" EAST 5.95 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 65°28'56", FOR AN ARC DISTANCE OF 5.71 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°47'32" EAST 1.85 FEET TO A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 12°27'40" WEST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A CENTRAL ANGLE OF 77°10'29", FOR AN ARC DISTANCE OF 27.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°21'51" EAST 105.05 FEET; THENCE SOUTH 07°46'59" EAST 12.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 81.06 FEET, A CENTRAL ANGLE OF 17°43'36", FOR AN ARC DISTANCE OF 25.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 99.50 FEET, A CENTRAL ANGLE OF 10°05'38", FOR AN ARC DISTANCE OF 17.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°09'00" EAST 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

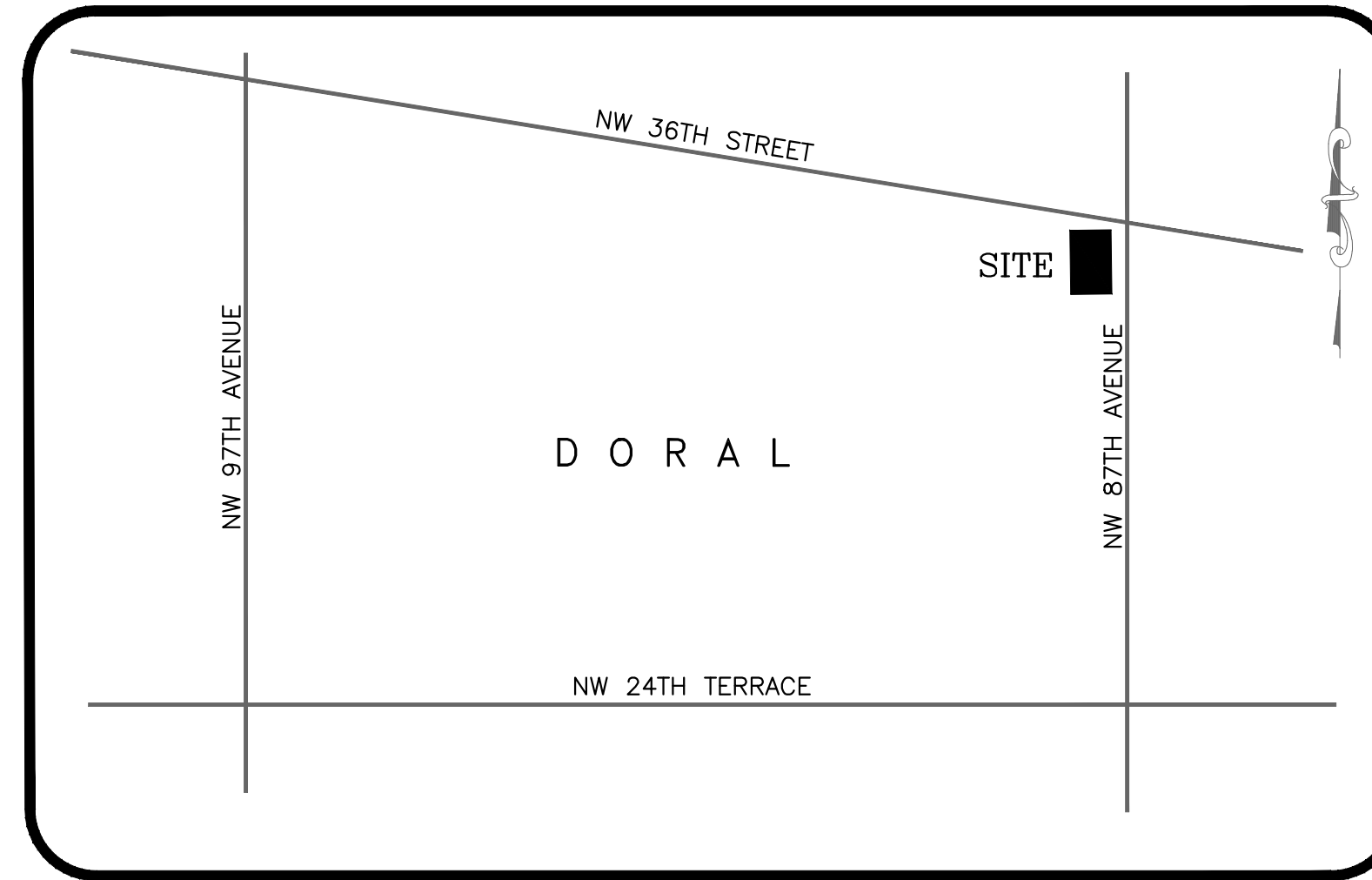
NON-EXCLUSIVE EASEMENTS AS SET FORTH AT ITEM 1(c) FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS APPEARING IN CROSS ACCESS AND CONSTRUCTION EASEMENT AGREEMENT RECORDED JANUARY 12, 2015 IN OFFICIAL RECORDS BOOK 29461, PAGE 757, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF A PORTION OF PARCEL 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30211, PAGE 634, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT RECIPROCAL EASEMENT AND RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29976, PAGE 3697, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP  
(NOT TO SCALE)

### SURVEYOR'S NOTES

- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MEASUREMENTS ARE BASED ON THE UNITED STATES SURVEY FOOT (SHOWN IN FEET AND DECIMAL FORMAT) UNLESS OTHERWISE SPECIFIED.
- THE WEST RIGHT OF WAY LINE OF N.W. 87TH AVENUE IS ASSUMED TO BEAR SOUTH 01°44'05" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY THOSE SPECIFIC IMPROVEMENTS SHOWN HEREON HAVE BEEN FIELD LOCATED. NO UNDERGROUND FIXED IMPROVEMENTS HAVE BEEN LOCATED.
- THE HORIZONTAL LOCATION OF NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.
- AN ASSESSMENT OF ENVIRONMENTAL CONCERNS, IF EXISTENT, WAS NOT PERFORMED AS A PART OF THIS SURVEY.
- OVERALL PARCEL CONTAINS 544,971 SQUARE FEET OR 12.51 ACRES, MORE OR LESS.
- SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- THE LAST DATE OF FIELD WORK WAS NOVEMBER 27, 2023.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF FIELD SURVEY.
- NO OBSERVED EVIDENCE OF PARTY WALLS OR VISIBLE APPARENT USES WITH RESPECT TO ADJOINING PROPERTIES.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF WETLAND MARKERS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM N.W. 87TH AVENUE, N.W. 36TH STREET EXTENSION, DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS.
- THE GROUND FLOOR(S) AREA OF THE SUBJECT PROPERTY IS 47,011 SQUARE FEET. THE REMAINING LAND AREA OF THE SUBJECT PROPERTY IS 497,960 SQUARE FEET.
- THE LAND DESCRIBED ON THIS SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 9718895, (SCHEDULE B-II), EFFECTIVE DATE OF JULY 8, 2021.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X" AND "AE", HAVING A BASE FLOOD ELEVATION OF 7, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12086C0287L, HAVING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE COUNTY PRIOR TO CONSTRUCTION.
- SIZE AND LOCATION OF UNDERGROUND DRAINAGE AND UTILITY LINES, AS SHOWN HEREON, WERE TAKEN FROM ENGINEERING PLANS PREPARED BY JUNG/BRANNEN ASSOCIATES, INC., FILE NUMBER 8711, DATED 2-28-89.

### PROPERTY ADDRESS

8750 N.W. 36TH STREET  
DORAL, FLORIDA 33178

AND

3750 N.W. 87TH AVENUE  
DORAL, FLORIDA 33178

### SCHEDULE B EXCEPTIONS

THE SURVEYOR RELIED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 9718895, (SCHEDULE B-II), EFFECTIVE DATE OF JULY 8, 2021, IN PREPARING THIS SURVEY. EASEMENTS AND OTHER SURVEY MATTERS OF RECORD RECITED IN SAID TITLE COMMITMENT, WHICH ARE CAPABLE OF BEING DEPICTED WITHIN SAID SURVEY, HAVE BEEN SHOWN.

THE FOLLOWING COMMENTS PERTAIN TO ITEMS RECITED IN SAID SCHEDULE B-II:

- ITEM NO. 1: NOT A SURVEY MATTER.
- ITEM NO. 2: NOT A SURVEY MATTER.
- ITEM NO. 3: STANDARD EXCEPTIONS.
- ITEM NO. 4: NOT A SURVEY MATTER.
- ITEM NO. 5: PLAT OF DORAL PLAZA (PLAT BOOK 123, PAGE 19), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 6: UTILITY EASEMENT (O.R.B. 12428, PAGE 1436), EFFECTS PROPERTY. PLOTTED
- ITEM NO. 7: DRAINAGE EASEMENT (O.R.B. 5176, PAGE 57) & (O.R.B. 9929, PAGE 152), EFFECTS PROPERTY. PLOTTED
- ITEM NO. 8: FPL EASEMENT (O.R.B. 12139, PAGE 1221), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 9: NOT A SURVEY MATTER.
- ITEM NO. 10: INGRESS/EGRESS EASEMENT (O.R.B. 14461, PAGE 482), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 11: UTILITY EASEMENT (O.R.B. 14859, PAGE 2211), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 12: DRIVEWAY EASEMENT (O.R.B. 12555, PAGE 356), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 13: DRIVEWAY EASEMENT (O.R.B. 13715, PAGE 977), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 14: NOT A SURVEY MATTER.
- ITEM NO. 15: NOT A SURVEY MATTER.
- ITEM NO. 16: CANAL EASEMENTS, OUTSIDE OF SUBJECT PROPERTY. PLOTTED.
- ITEM NO. 17: NOT A SURVEY MATTER.
- ITEM NO. 18: ACCESS & CONSTRUCTION EASEMENT (O.R.B. 29461, PAGE 757), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 19: NOT A SURVEY MATTER.
- ITEM NO. 20: NOT A SURVEY MATTER.
- ITEM NO. 21: FPL EASEMENT (O.R.B. 29765, PAGE 3387), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 22: RECIPROCAL EASEMENT (O.R.B. 29976, PAGE 3697), BLANKET EASEMENT AND BASED ON IMPROVEMENTS. NOT PLOTTED. (PARCEL 5, PER DESCRIPTION).
- ITEM NO. 23: SOUTHERN BELL EASEMENT (O.R.B. 7256, PAGE 637), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 24: NOT A SURVEY MATTER.
- ITEM NO. 25: NOT A SURVEY MATTER.
- ITEM NO. 26: NOT A SURVEY MATTER.
- ITEM NO. 27: MATTERS CONTAINED ON PLAT OF IVAX TRACTS REPLAT. OUTSIDE OF SUBJECT PROPERTY. NOT PLOTTED.
- ITEM NO. 28: NOT A SURVEY MATTER.
- ITEM NO. 29: NOT A SURVEY MATTER.
- ITEM NO. 30: NOT A SURVEY MATTER.
- ITEM NO. 31: NOT A SURVEY MATTER.
- ITEM NO. 32: NOT A SURVEY MATTER.
- ITEM NO. 33: NOT A SURVEY MATTER.
- ITEM NO. 34: NOT A SURVEY MATTER.
- ITEM NO. 35: FPL EASEMENT (O.R.B. 30133, PAGE 44), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 36: WATER EASEMENT (O.R.B. 30198, PAGE 418), EFFECTS PROPERTY. PLOTTED.
- ITEM NO. 37: NOT A SURVEY MATTER.
- ITEM NO. 38: NOT A SURVEY MATTER.
- ITEM NO. 39: NOT A SURVEY MATTER.
- ITEM NO. 40: DECLARATION OF EASEMENTS (O.R.B. 30211, PAGE 634), BLANKET EASEMENT. NOT PLOTTED. (PARCEL 4, PER DESCRIPTION).

### SHEET INDEX

SHEET 1	COVER SHEET/NOTES/DESCRIPTION
SHEET 2	SURVEY

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

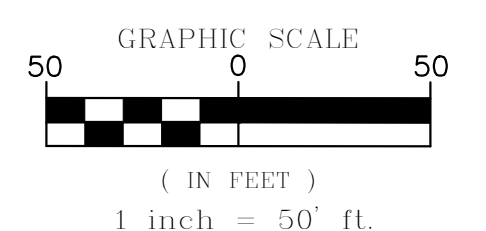
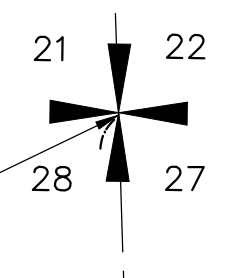
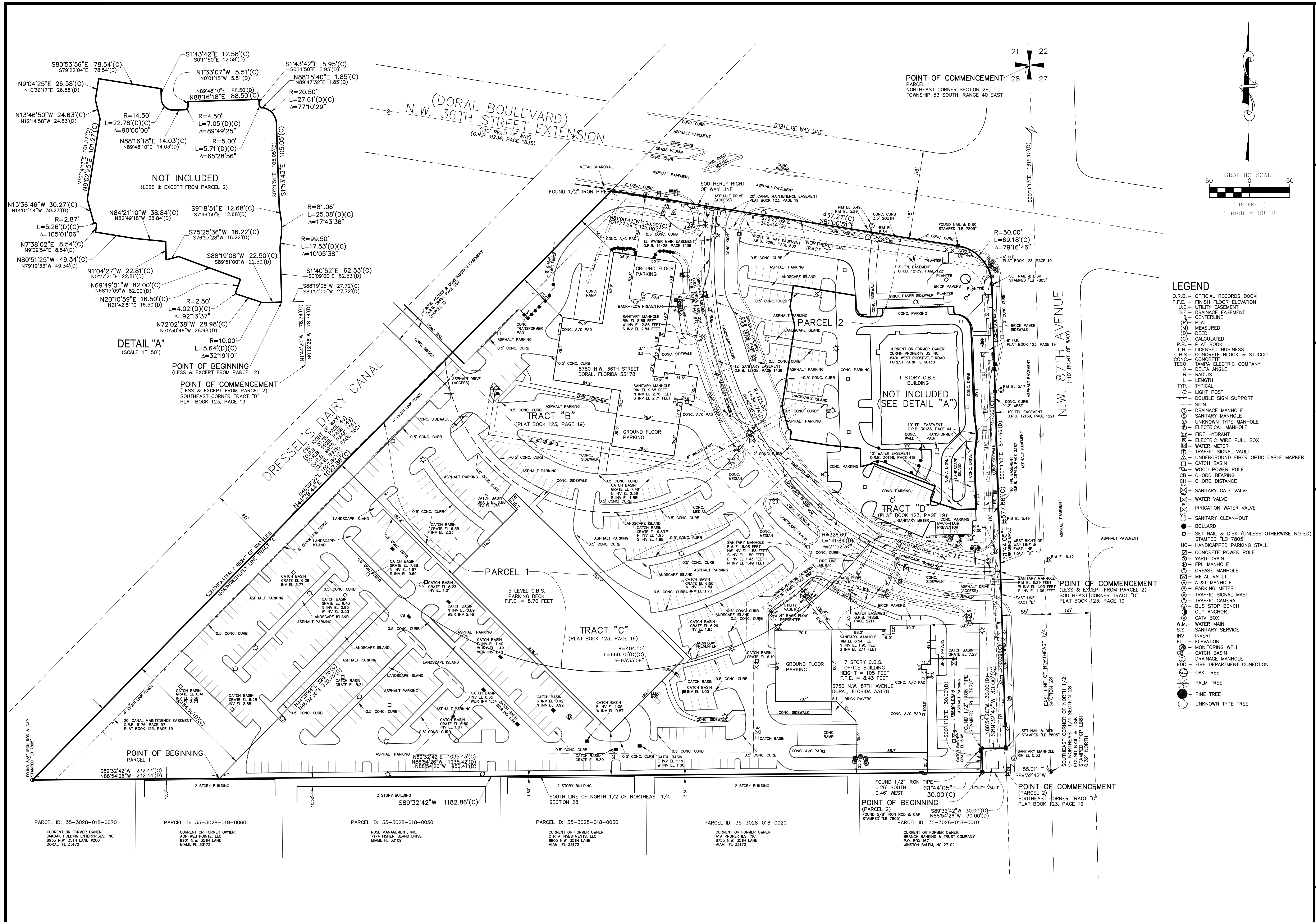
CIVLSURV DESIGN GROUP, INC.

BY: BRIAN C. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6101

DATE OF SIGNATURE

REVISIONS	1/7/20/23. UPDATE BOUNDARY SURVEY.	04/12/23 CERTIFICATION	07/10/23 UPDATE SURVEY
FIELD BOOK(S): 839	DRAWN BY: BK	CHECKED BY: SW	FILE: CENTRUM DORAL_BNDY_TPOD_TREE_UPDATE.DWG
DATE: 02/24/20	SCALE: NA	PROJECT NO: 7605	USE NUMBER: 7605
<b>BOUNDARY SURVEY</b> <b>DORAL CORPORATE CENTER</b> <b>LYING IN A PORTION OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST</b> <b>DADE COUNTY, FLORIDA</b>			
444 4th Lane S.W., Vero Beach, Florida 32982 Tel: 772-325-2244			
SHEET NO.	DATE OF SIGNATURE		
1			
2			





- LEGEND**
- O.R.B. - OFFICIAL RECORDS BOOK
  - F.F.E. - FINISH FLOOR ELEVATION
  - U.E. - UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - C.L. - CENTERLINE
  - P.L. - PLAT
  - M. - MEASURED
  - D. - DEED
  - C. - CALCULATED
  - P.B. - PLAT BOOK
  - L.B. - LICENSED BUSINESS
  - C.B. - CONCRETE BLOCK & STUCCO
  - CONC. - CONCRETE
  - TECC - TAMPA ELECTRIC COMPANY
  - Δ - DELTA ANGLE
  - R - RADIUS
  - L - LENGTH
  - TYP. - TYPICAL
  - ⊙ - LIGHT POST
  - ⊕ - DOUBLE SIGN SUPPORT SIGN
  - ⊗ - DRAINAGE MANHOLE
  - ⊙ - SANITARY MANHOLE
  - ⊕ - UNKNOWN TYPE MANHOLE
  - ⊗ - ELECTRICAL MANHOLE
  - ⊙ - FIRE HYDRANT
  - ⊕ - ELECTRIC WIRE PULL BOX
  - ⊗ - WATER METER
  - ⊙ - TRAFFIC SIGNAL VAULT
  - ⊕ - UNDERGROUND FIBER OPTIC CABLE MARKER
  - ⊗ - CATCH BASIN
  - ⊙ - WOOD POWER POLE
  - ⊕ - CHORD BEARING
  - ⊗ - CHORD DISTANCE
  - ⊙ - SANITARY GATE VALVE
  - ⊕ - WATER VALVE
  - ⊗ - IRRIGATION WATER VALVE
  - ⊙ - SANITARY CLEAN-OUT
  - ⊕ - BOLLARD
  - ⊗ - SET NAIL & DISK (UNLESS OTHERWISE NOTED)
  - ⊙ - STAMPED "LB 7805"
  - HC - HANDICAPPED PARKING STALL
  - ⊕ - CONCRETE POWER POLE
  - ⊗ - YARD DRAIN
  - ⊙ - FPL MANHOLE
  - ⊕ - GREASE MANHOLE
  - ⊗ - METAL VAULT
  - ⊙ - AT&T MANHOLE
  - ⊕ - PARKING METER
  - ⊗ - TRAFFIC SIGNAL MAST
  - ⊙ - TRAFFIC CAMERA
  - ⊕ - BUS STOP BENCH
  - ⊗ - CUY ANCHOR
  - ⊙ - CATV BOX
  - W.M. - WATER MAIN
  - S.S. - SANITARY SERVICE
  - INV. - INVERT
  - EL. - ELEVATION
  - ⊕ - MONITORING WELL
  - ⊙ - CATCH BASIN
  - ⊕ - DRAINAGE MANHOLE
  - ⊗ - FIRE DEPARTMENT CONNECTION
  - ⊙ - OAK TREE
  - ⊕ - PALM TREE
  - ⊗ - PINE TREE
  - ⊙ - UNKNOWN TYPE TREE

**BOUNDARY SURVEY**

**DORAL CORPORATE CENTER**

**LYING IN A PORTION OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST**

**DADE COUNTY, FLORIDA**

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**REVISIONS**


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DATE: 02/24/20  
 SCALE: 1"=50'  
 PROJECT NO.: CEN/PRM/DORAL/AL/TAL/DW  
 FIELD BOOK(S): 839  
 DRAWN BY: BK  
 CHECKED BY: SW  
 U.S. NUMBER: 7805

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CIVILSURVY  
 CIVIL SURVEY DESIGN GROUP, INC.  
 444 4th Lane SW., Vero Beach, Florida 32962 Tel: 772-325-2244

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SHEET NO.  
 2  
 OF  
 2