

March 24, 2026

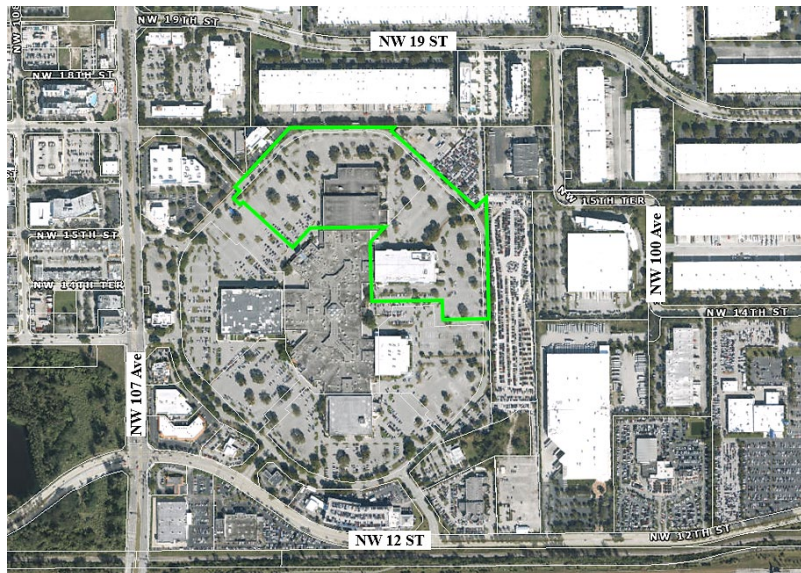
Via Electronic Submission

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

Re: Amended and Restated Letter of Intent / Amendment to the Official Zoning Map to Include Portions of Miami International Mall within the “Mall Mixed Use” Zoning District (the “Application”) / Greystar Development East, LLC / Property Generally Located at 1625 NW 107 Avenue and 1603 NW 107 Avenue / Folio Numbers 35-3032-008-0050, 35-3032-008-0140, and Portion of 35-3032-008-0010

Dear Mr. Magrisso:

This Amended and Restated Letter of Intent is submitted on behalf of Greystar Development East, LLC (the “**Applicant**”), for its application for a public hearing in connection with its request to amend the Official Zoning Map of the City of Doral (the “**City**”) to designate approximately 25.612 acres within Miami International Mall (the “**Mall**” or “**Miami International Mall**”) as part of the “Mall Mixed Use” zoning district, 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) district will enable the horizontal integration of a high-quality multifamily residential community within an established regional shopping center. 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.

The Property comprises portions of the Miami International Mall (the “Mall”) previously occupied by former big-box department stores and the adjacent surface parking areas. The Mall is located at the northeast corner of NW 107 Avenue and NW 12 Street, with direct access to major transportation corridors, public transit options, and full urban services. The Applicant proposes to introduce residential uses as a complementary component to the existing Mall, fostering a more walkable, activated, and integrated mixed-use setting. The residential development will support and enhance the Mall’s ongoing reinvestment and activation initiatives, including the introduction of the Elev8 Fun family entertainment anchor, and will strengthen the Mall’s long-term economic viability and competitiveness as a regional destination.

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 Future Land Use Map Amendment to redesignate the Property from “Business” to “Mall Mixed Use.”
3. A Land Development Code Amendment to create the Mall Mixed Use 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.

Amendment to the Official Zoning Map. The Applicant proposes an amendment to the Official Zoning Map to include portions of Miami International Mall within the Mall Mixed Use (MMU) zoning district. The MMU aligns with these regional dynamics and the City's smart-growth principles by facilitating efficient infill redevelopment on existing greyfield sites, reusing paved areas and vacant anchor pads rather than consuming undeveloped land. As the City considers updates to its Comprehensive Plan and LDC, it is essential that these documents reflect evolving market conditions and regional land-use patterns. Creation of the MMU district will help promote balanced development, revitalize aging commercial centers, and introduce new active uses that support economic resiliency and long-term community vitality.

Analysis of Review Requirements. In accordance with Section 53-213 of the City's Land Development Code, the Zoning Map Amendment shall be reviewed and analyzed for consistency with the City's Comprehensive Plan as follows:

- a) Whether justified by changed or changing conditions.

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

Traditional department-store anchors have declined nationwide, including at Miami International Mall, creating opportunities for adaptive reuse of large-format retail spaces. The Mall is presently transitioning toward experiential and entertainment-based tenancy, most notably the forthcoming Elev8 Fun family entertainment center occupying approximately 110,000 square feet of the former Kohl's building. This transition reflects a broader industry shift from conventional retail toward experience-driven destinations that combine entertainment, dining, and residential uses.

Comparable regional malls throughout South Florida have undergone similar transformations. For example, The Shops at Sunset Place in South Miami and Southland Mall, now redeveloping as Southplace City Center, have incorporated substantial residential components to revitalize underutilized retail properties and create integrated mixed-use environments. These examples illustrate a regional evolution in which dormant or underperforming retail acreage is repurposed to accommodate housing and complementary uses.

The proposed MMU zoning district designation responds directly to these changing economic conditions by enabling the adaptive reuse of the Mall property and aligning the City's zoning framework with contemporary land-use patterns. Approval of the amendment will facilitate the continued evolution of the Mall as a modern, diversified activity center.

b) Whether adequate sites already exist for the proposed district uses.

Although residentially zoned parcels exist elsewhere in the City, no comparable site offers the combination of attributes present at the Mall:

- First, the Property benefits from regional accessibility and existing infrastructure, including established roadway access, utilities, and transit proximity, thereby accommodating new residential development without requiring substantial new public investment; and
- Second, the Property is located within an established regional commercial center that provides immediate access to employment opportunities, retail services, dining, and entertainment amenities. By introducing residential uses within the existing Mall environment, the proposed district promotes a live-work-play development pattern in which residents can conveniently access daily needs by walking or biking, thereby reducing vehicle trips and improving overall land-use efficiency.

- Third, the request encourages the redevelopment of greyfield land, utilizing existing paved areas and underutilized anchor pads rather than consuming undeveloped land. This approach advances the City’s smart-growth objectives by directing new residential development to already urbanized areas where infrastructure capacity already exists.

For these reasons, the “Mall Mixed Use” zoning district encourages efficient infill on greyfield land, reusing paved areas and vacant anchor pads rather than consuming new land, thus advancing the City’s smart-growth principles. The Mall’s location and infrastructure make it uniquely suited to accommodate new residential development in a manner that reinforces the vitality of existing commercial assets.

- c) Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

The proposed amendments to the City’s Land Development Code establishing the “Mall Mixed Use” (MMU) zoning district, which are concurrently submitted with this Application, include comprehensive development standards designed to ensure compatibility between new residential uses and surrounding properties.

These standards include regulations governing building height, setbacks, landscaping, buffering, open space, and parking. Together, these requirements will ensure that new residential buildings are appropriately integrated within the existing Mall environment while maintaining compatibility with adjacent properties.

In addition, the Mall’s existing internal ring road and expansive perimeter setbacks create substantial physical separation between the proposed residential buildings and surrounding property boundaries. This condition provides buffering and spatial separation that exceeds what is typically available on conventional infill development sites.

Finally, the application of the MMU district will not eliminate the City’s oversight of future development. Rather, the City will retain full authority to review and approve individual site plans and architectural designs pursuant to the City’s Land Development Code procedures. This review process will ensure that all proposed multifamily development satisfies the City’s aesthetic, functional, and compatibility standards.

The proposed comprehensive standards to the City’s Land Development Code establishing the “Mall Mixed Use” (MMU) zoning district, concurrently filed with this Application, will ensure the seamless integration of residential uses within the existing Mall and promote compatibility with surrounding properties. These include controls on building height, setbacks, landscaping, buffering, open space, and parking requirements. Additionally, the Mall’s internal ring road and expansive perimeter setbacks provide a substantial physical separation between proposed residential buildings and external Property lines, ensuring compatibility far exceeding that of typical infill sites.

By applying the MMU zoning district to the Property, the City will retain full site plan and design-review approval authority under the established City Land Development Code procedures, ensuring that each proposed multifamily development meets aesthetic and functional compatibility standards consistent with the Comprehensive Plan.

Consistency with the Comprehensive Plan. The Application maintains internal consistency within the Comprehensive Plan and advances its adopted goals, objectives, and policies. Specifically, 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.

Conclusion. The proposed Zoning Map Amendment to include the Property within the Mall Mixed Use (MMU) zoning district satisfies all three criteria outlined in Section 53-213 of the City's Land Development Code. This request is justified by demonstrable and sustained changes in retail market conditions, the strategic availability of an infill site supported by existing municipal infrastructure, and the inclusion of development standards designed to ensure compatibility with adjacent properties and surrounding land uses.

The amendment is fully consistent with the goals, objectives, and policies of the City's Comprehensive Plan and appropriately responds to evolving market and policy trends that promote the adaptive reuse and reinvestment of established commercial centers.

For these reasons, the Applicant respectfully requests approval of the inclusion of the Property within the MMU zoning district to enable the thoughtful redevelopment of Miami International Mall as a vibrant, sustainable, and economically resilient mixed-use destination.

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/ ADMINISTRATIVE
REVIEW APPLICATION**

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: land-2511-0033
Date Received:

REVISED

10:10 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 <u>Amendment to Official Zoning Map</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) 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.)

Amendment to Official Zoning Map including the property within the proposed "Mall Mixed Use" District.

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 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 _____

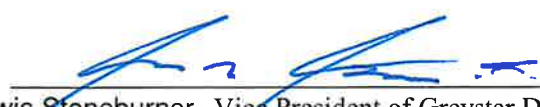
☐ Letters from Area Residents

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.

10/7/2025
Date


Lewis Stoneburner, Vice President of Greystar Development East, LLC

PUBLIC HEARING ADMINISTRATIVE REVIEW APPLICATION

OWNER AFFIDAVIT

I/We EWE RETAIL II LTD, a Florida limited partnership as Owner (s) of Lot (s) a portion of Tract ABlock _____ Section _____ PB/PG 117/84

of property which is located at 1625 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.

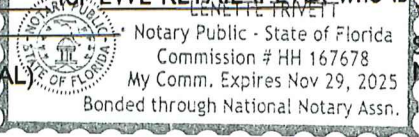
I/We as the owners of the subject property (check one):

☒ 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 EWE RETAIL II LTD, a Florida limited partnership Signature Edward J. Easton Date 10-15-25
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 15 day of Oct, 2025 by Edward J. Easton as Mgr. for EWE RETAIL II LTD, who is ☒ personally known to me or ☐ provided identification:

(NOTARY SEAL) 
Notary Public - State of Florida
Commission # HH 167678
My Comm. Expires Nov 29, 2025
Bonded through National Notary Assn.

Signature of Notary: Lenette Trivett
Name of Notary: Lenette Trivett

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

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

(NOTARY SEAL)

Signature of Notary: Christie Kielty
Name of Notary: Christie Kielty

CITY OF DORAL PUBLIC ADMINISTRATIVE REVIEW APPLICATION
CHRISTIE L. KIELTY
MY COMMISSION # HH 189330
EXPIRES: November 12, 2025
Bonded Thru Notary Public Underwriters

REVISED 7-11-2025

33166 • (305) 590-0041 • (305) 590-6725 • 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 ABlock _____ Section _____ PB/PG 117/84of 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):

☒ 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 Edward J. Easton Date 10-15-25
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 19 day of OCT., 2025 by Edward J. Easton as Mgr. for JCP INTERNATIONAL I LLC, who is ☒ personally known to me or ☐ provided identification:

(NOTARY SEAL)  Signature of Notary: Lenette Trivett
Name of Notary: Lenette Trivett
Applicant's Name Greystar Development East, LLC Signature Lewis Stoneburner Date 10/7/2025
a Delaware limited liability company 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:

(NOTARY SEAL) Signature of Notary: Christie Kielty
Name of Notary: Christie Kielty

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):

☒ 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 Signature [Signature] Date 3/16/26
a Florida general partnership Name John Bulli Title Chief Administrative Officer

Notary to Owner: The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 14th day of March, 2025, by John Bulli as CEO for West Dade County Associates, who is ☒ personally known to me or ☐ provided identification: _____

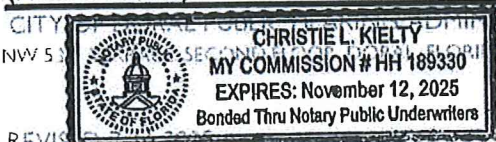
(NOTARY SEAL) Jan L. Locke Notary Public, State of Indiana Signature of Notary: [Signature]
Johnson County Name of Notary: Jan L. Locke
Commission Number NP0767149 My Commission Expires November 16, 2033

Applicant's Name Greystar Development East, LLC Signature [Signature] Date 10/7/2025
a Delaware limited liability company Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th 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: [Signature]
Name of Notary: Christie Kielty

(NOTARY SEAL)



ADMINISTRATIVE REVIEW APPLICATION

Page 4

3401 NW 53

33166 • (305) 59DORAL (593-6725) • FAX: (305) 593-6768 • WEBSITE: cityofdoral.com

REVIS

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.

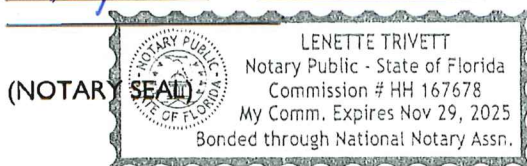
Affidavit to be executed by property owner. All right and entitlements run with the property.

Owner's Name EWE RETAIL II LTD, a Florida limited partnership Signature [Signature] Date 10-15-25

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 15 day of OCT, 2025 by Edward J. Easton as Mgr. for EWE RETAIL II LTD, who is ☒ personally known to me or ☐ provided identification:



Signature of Notary: [Signature]

Name of Notary: Lenette Trivett

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature [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: [Signature]

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.

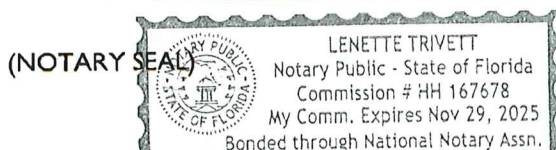
Owner's Name JCP INTERNATIONAL I LLC, a Florida limited liability company Signature [Signature]

Date 10-15-25

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 19 day of Oct, 2025 by Edward J. Easton as mgr. for JCP INTERNATIONAL I LLC, who is ☒ personally known to me or ☐ provided identification: _____



Signature of Notary: [Signature]

Name of Notary: Lenette Trivett

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company Signature [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: [Signature]

Name of Notary: Christie Kielty

PUBLIC HEARING/ADMINISTRATIVE REVIEW APPLICATION

COST RECOVERY AFFIDAVIT

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 [Signature]

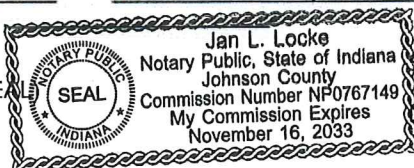
Date 3/16/26

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 ☒ personally known to me or ☐ provided identification:

(NOTARY SEAL)



Signature of Notary: [Signature]

Name of Notary: Jan L. Locke

Applicant's Name Greystar Development East, LLC, a Delaware limited liability company

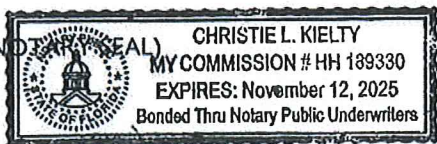
Signature [Signature]

Lewis Stoneburner, Vice President

Date 10/7/2025

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:

(NOTARY SEAL)



Signature of Notary: [Signature]

Name of Notary: Christie Kielty

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<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: EWE RETAIL II LTD, a Florida limited partnership

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>Please see Exhibit C.</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: Greystar Development East, LLC, a Delaware limited liability company

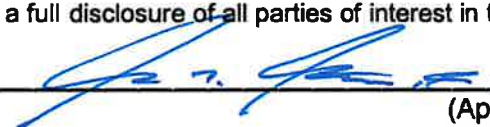
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>Please see Exhibit "B"</u>	

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.

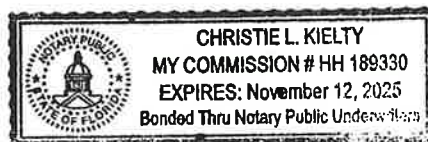
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

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

Sworn to and subscribed before me this 7th day of October, 2005. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

My commission expires 11/12/2005



*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.

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

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Please see Exhibit D.</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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:

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

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

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.

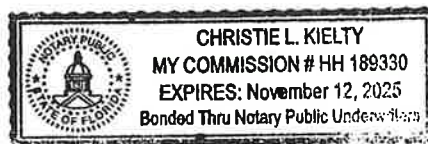
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

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

Sworn to and subscribed before me this 7th day of October, 2005. Affiant is personally known to me or has produced _____ as identification.

Christie L. Kielty
(Notary Public)

My commission expires 11/12/2005



*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.

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<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: West Dade County Associates, a Florida general partnership

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>Please see Exhibit E.</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: _____

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.

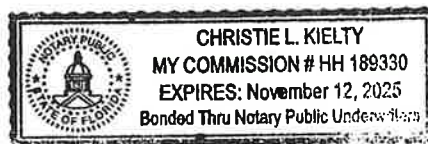
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

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

Sworn to and subscribed before me this 7th day of October, 2005. Affiant is personally known to me or has produced _____ as identification.

Christie L. Kielty
(Notary Public)

My commission expires 11/12/2005



*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
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

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

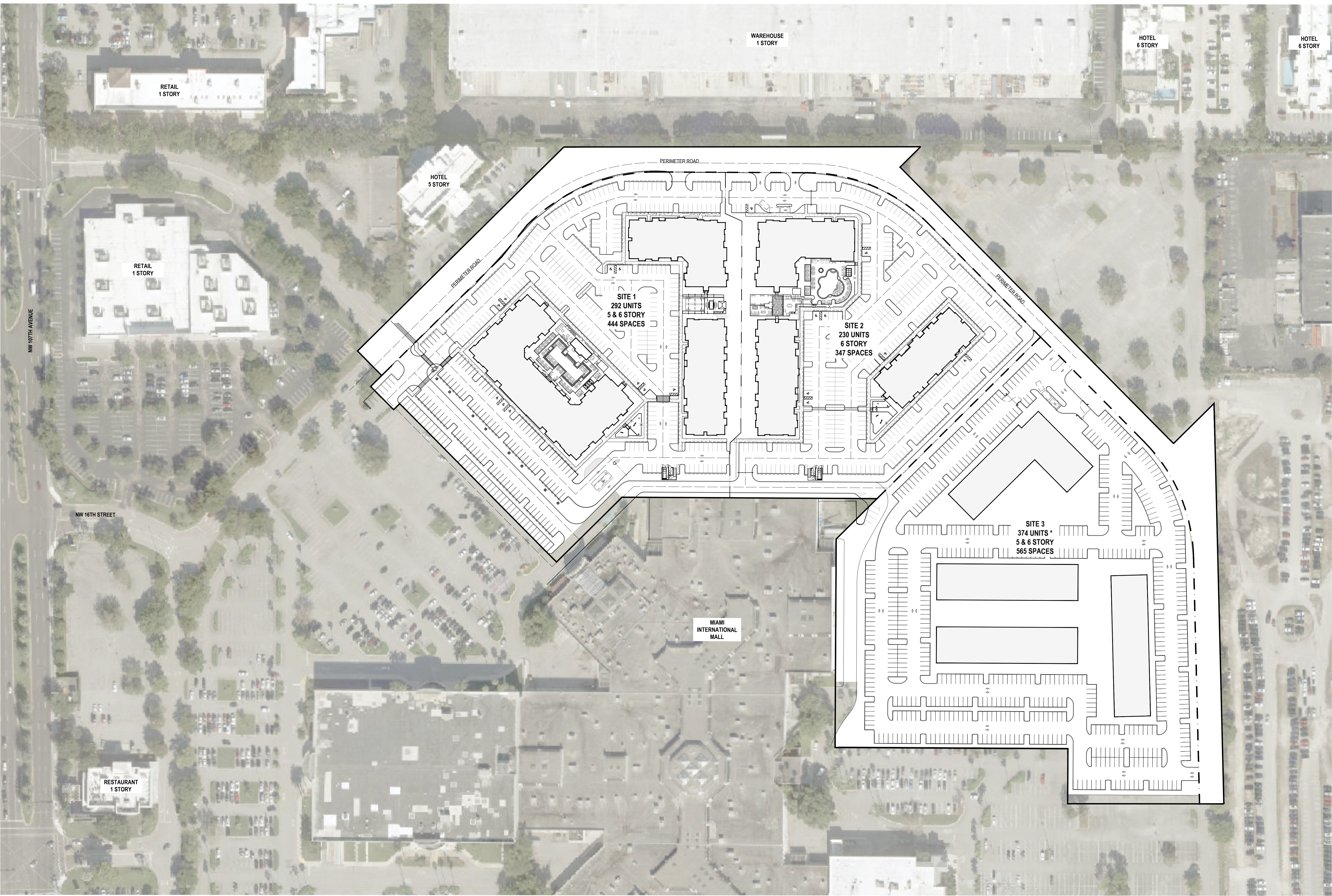
A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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



DESIGNED FOR
THE EASTON GROUP & GREYSTAR

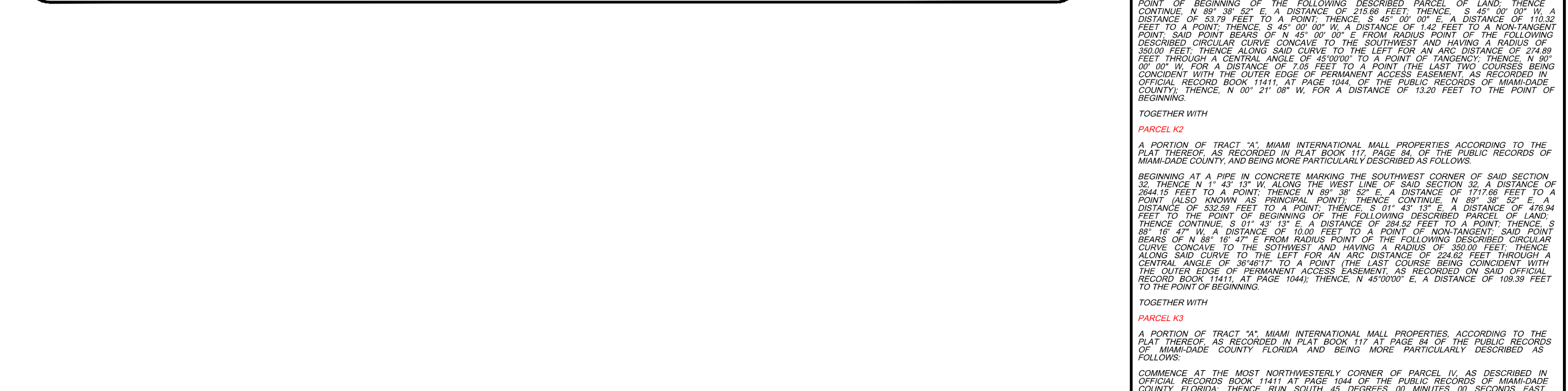
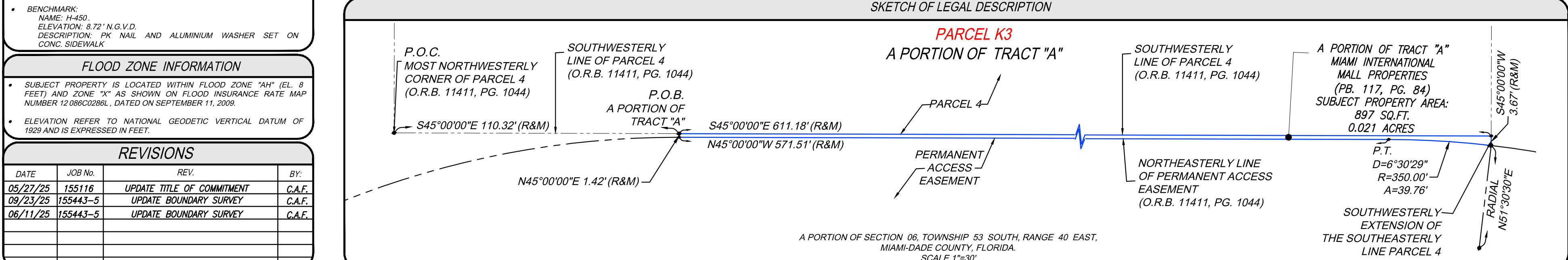
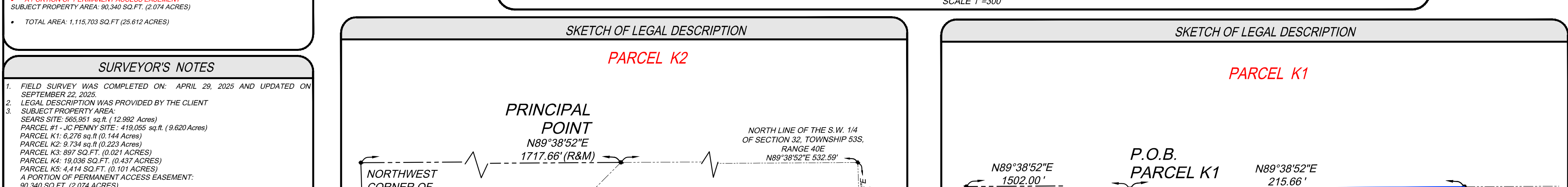
MIAMI INTERNATIONAL MALL
DORAL, FL



CONCEPTUAL SITE PLAN FOR RESIDENTIAL SITES
AT MIAMI INTERNATIONAL MALL

DATE: 05/05/2026 SCALE: 1" = 80'

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[illegible]

PROJECT NUMBER: MD-730
SHEET NUMBER: 2 OF 13

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.

[illegible]

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

PREPARED FOR

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th Ave. SUITE #10, DORAL, FL 33172
TEL: 305.556.2262 FAX: 305.556.2263

LEGAL DESCRIPTION

AN ARC TO THE RIGHT HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.09 FEET
 FROM A POINT TO A POINT, THENCE S 45° 00' 00" E A DISTANCE OF 207.12 FEET
 TO A POINT, THENCE S 45° 00' 00" W A DISTANCE OF 428.52 FEET TO A POINT, THENCE
 S 45° 00' 00" W A DISTANCE OF 117.25 FEET TO A POINT, THENCE S 45° 00' 00" W
 A DISTANCE OF 171.25 FEET TO A POINT, THENCE N 45° 00' 00" W A DISTANCE OF 413.50 FEET TO A
 POINT, THENCE S 45° 00' 00" W A DISTANCE OF 16.00 FEET TO A POINT, THENCE N 45° 00' 00"
 E A DISTANCE OF 16.00 FEET TO A POINT, THENCE S 45° 00' 00" W A DISTANCE OF 342.12
 FEET TO A POINT, THENCE N 58° 11' 23"E A DISTANCE OF 75.89 FEET TO A POINT,
 THENCE S 58° 11' 23"E A DISTANCE OF 75.89 FEET TO A POINT, THENCE S 45° 00' 00" W
 FEET AND A CHORD OF 20.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT
 AND PLACE OF BEGINNING.

TOGETHER WITH

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 33 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 20' 55" EAST ALONG THE SOUTH LINE OF SECTION 32, A DISTANCE OF 2250.00 FEET TO A POINT; THENCE NORTH

01° 43' 13" WEST A DISTANCE OF 1144.03 FEET TO A POINT, THENCE SOUTH 38° 18' 47" WEST A DISTANCE OF 45.00 FEET TO A POINT, THENCE SOUTH 17° 15' 10" WEST 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 A DISTANCE OF 432.00 FEET TO A POINT, THENCE NORTH 68° 00' 00" EAST A DISTANCE OF 170.00 FEET TO A POINT, THENCE DUE WEST A DISTANCE OF 432.00 FEET TO A POINT, THENCE DUE NORTH A DISTANCE OF 432.00 FEET TO A POINT, THENCE SOUTH 68° 00' 00" EAST A DISTANCE OF 170.00 FEET TO A POINT, THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 273.31 FEET TO A POINT, THENCE 237.94 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET, TO A POINT, THENCE SOUTH 68° 00' 00" WEST A DISTANCE OF 170.00 FEET TO A POINT, THENCE DUE WEST A DISTANCE OF 432.00 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

[illegible]

CORPORATION INC AND SHERIFFS DEPARTMENT STORES INC AND WEST DADE COUNTY
 RECORDS BOOK 11623 PAGE 167. PUBLIC RECORDS OF MIAMI-DADE COUNTY,
 FLORIDA
 AND BY THIRD AGREEMENT TO EASEMENT AND OPERATING AGREEMENT BETWEEN
 HERITAGE SPARKS LLC, MACYS FLORIDA STORES LLC, JC PENNEY CORPORATION
 AND SHERIFFS DEPARTMENT STORES INC AND WEST DADE COUNTY
 RECORDS BOOK 11623 PAGE 167. PUBLIC RECORDS OF MIAMI-DADE COUNTY,
 FLORIDA
 RECORDS NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30750 PAGE 434 AND BY
 THIRD AGREEMENT TO EASEMENT AND OPERATING AGREEMENT BETWEEN
 HERITAGE SPARKS LLC, MACYS FLORIDA STORES LLC, JC PENNEY CORPORATION
 AND SHERIFFS DEPARTMENT STORES INC AND WEST DADE COUNTY
 RECORDS BOOK 11623 PAGE 167. PUBLIC RECORDS OF MIAMI-DADE COUNTY,
 FLORIDA
 RECORDS NOVEMBER 9, 2017 IN OFFICIAL RECORDS BOOK 30750 PAGE 3451; AND BY FIFTH AGREEMENT
 TO EASEMENT AND OPERATING AGREEMENT BETWEEN HERITAGE SPARKS LLC,
 MACYS FLORIDA STORES LLC, JC PENNEY CORPORATION AND SHERIFFS DEPARTMENT
 STORES INC AND WEST DADE COUNTY ASSOCIATES RECORDED JUNE 21, 2018 IN
 RECORDS BOOK 11623 PAGE 167. PUBLIC RECORDS OF MIAMI-DADE COUNTY,
 FLORIDA

TOGETHER WITH
PARCEL K1

A PORTION OF TRACT "A", MAAM INTERNATIONAL MAIL PROPERTIES ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 127, PAGE 84, OF THE PUBLIC RECORDS OF MAAM-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 100 FEET TO A POINT, THENCE N 89° 38' 52" E, A DISTANCE OF 1500.0 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, THENCE

DISTANCE OF 33.70 FEET TO A POINT; THENCE 1.5880 FEET TO THE E. A. DISTANCE OF 110.32 FEET TO A POINT; THENCE S 45° 00' 00" W. A DISTANCE OF 142 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 45° 00' 00" E. FROM SAID POINT OF CURVATURE TO THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 274.69 FEET TO A POINT OF CURVATURE; THENCE 200.00 FEET TO A POINT OF CURVATURE; THENCE 70° 00' 00" W. FOR A DISTANCE OF 7.05 FEET TO A POINT; THE LAST TWO CURVES BEING PARTS OF THE SAME CIRCLE; THENCE 200.00 FEET TO A POINT OF CURVATURE; THENCE 10° 00' 00" W. RECORD BOOK 1141, AT PAGE 1044, OF THE PUBLIC RECORDS OF MAINE; COUNTY OF MAINE, 21° 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 MARL PROPERTIES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PILE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 7° 43' 43" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 60.90 FEET TO POINT BEGINNING; N 89° 43' 43" E, A DISTANCE OF 138.58 FEET TO A POINT (ALSO KNOWN AS PRINCIPAL POINT); THENCE CONTINUE N 85° 38' 52" E, A DISTANCE OF 502.90 FEET TO A POINT; THENCE S 01° 43' 34" E, A DISTANCE OF 476.94 FEET TO POINT END OF ONE OF THE FOLLOWING DESCRIBED LOTS:

THENCE N 28° 58' 43" E A DISTANCE OF 284.52 FEET TO A POINT; THENCE S 16° 15' 43" E A DISTANCE OF 10.60 FEET TO A POINT OF NON-TANGENT; SAID POINT BEARS OF N 38° 16' 47" E FROM RADIAL POINT OF THE FOLLOWING DESCRIBED CURVILINEAR CURVE CONVEYED TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET; THENCE S 16° 15' 43" E A DISTANCE OF 10.60 FEET TO A POINT OF TANGENCY; THENCE ALONG A CENTRAL ANGLE OF 38° 45' 17" TO A POINT (THE LAST COURSE BEING COINCIDENT WITH THE COURSE OF RECORD BOOK 11411, AT PAGE 1044); THENCE S 15° 07' 00" E A DISTANCE OF 109.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

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

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN OFFICIAL RECORDS BOOK 14141 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RUN N 69° 00' 00" W 103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 103.32 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE S 69° 00' 00" E 103.32 FEET TO THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 611.16 FEET;

SOUTHWESTERLY EXTENSION OF THE SOUTHEAST-TO-NORTHWEST BOUNDARY LINE OF SAID PARCEL IN FOR A DISTANCE OF 367 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 142 FEET TO THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 8 DEGREES 58 MINUTES 29 SECONDS FOR AN ARC LENGTH OF 12.50 FEET; THENCE S 89 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 571.51 FEET (LAST MENTIONED TWO HUNDRED FORTY EIGHT FEET) TO A POINT ON THE N 89 DEGREE 00 MINUTE 00 SECOND EASEMENT; AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MANALAPLA COUNTY, FLORIDA; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 142 FEET TO THE POINT OF BEGINNING.

FOOTNOTES LISTED

PARCEL K4

A PORTION OF TRACT "A4", MIAMI INTERNATIONAL MAJOR PROPERTIES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 34, 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 33 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MAJOR PROPERTIES, THENCE BEGIN AT 89° 38' 32" 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° 38' 32" E. ALONG THE NORTH LINE

DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING, N 80° 00' 00" W, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, S 89° 00' 00" E, BEING THE POINT OF BEGINNING TO THE SOUTHEAST HAVING A RADIUS OF 37.00 FEET TURNING A CENTRAL ANGLE OF 44°58'00" FOR AN ARC OF 294.50 FEET TO A POINT OF TANGENCY, THENCE, S 45°00'00" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, S 89° 00' 00" E, BEING THE POINT OF BEGINNING TO THE NORTHEASTLY BOUNDARY LINE OF PERMANENT ACCESS DESCRIBED IN PARAGRAPH 10 OF THE DEED DATED 08/11/2011, BEING 145°00'00" W, FOR A DISTANCE OF 20.00 FEET, THENCE, N 00°00'00" E, A DISTANCE OF 538.50 FEET TO THE POINT OF BEGINNING (LAST MENTIONED COURSE BEING THE POINT OF BEGINNING OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE, S 45°00'00" W, A DISTANCE OF 20.00 FEET, THENCE, N 00°00'00" E, A DISTANCE OF 538.50 FEET TO THE POINT OF BEGINNING (LAST MENTIONED COURSE BEING THE POINT OF BEGINNING OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); 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 PLAT PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 54, OF THE PUBLIC RECORDS OF DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL PLAT PROPERTIES, THENCE RUN, S 01°43'15" E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 761.46 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING DESCRIBED PARCEL OF LAND, THEN CONTINUE S 01°43'15" E, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 456.78 FEET

N01°43'17"E, THENCE S89°16'S TO THE POINT OF BEGINNING,
N01°43'17"E, THENCE S89°16'S TO THE POINT OF BEGINNING,
AS DESCRIBED IN PUBLIC RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS
OF FLORIDA COUNTY FLORIDA A DISTANCE 458.7 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 (RNG ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN PUBLIC RECORD BOOK
11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF FLORIDA COUNTY, BOUNDED ON
THE WEST BY A LINE PERPENDICULAR TO AND 29.00 FEET NORTHEASTERLY FROM THE
LINE OF THE RING ROAD, AND 10.00 FEET NORTHWESTERLY FROM THE LINE OF THE

SURVEYOR'S CERTIFICATION:

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

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		EMPTY STROLLER PAN MARK
	CONCRETE LIGHT POLE		UNKOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SECRET MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FOREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL STREET MANHOLE
	CABLE TV BOX		PARKING METER
	UNKOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CULVERT		SEWER VALVE
	BLOWOUT		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	MANHOLE COVER		MANHOLE BREAKOUT ASSEMBLY
	IRRIGATION METER		SHUT-OFF CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE CULMAN		DOUBLE DETECTION CHECK VALVE
	ROUND CULMAN		BACK FLOW PREVENTION PROPERTY LINE
	M&L BOX		CENTERLINE
	INKNOT PAVEMENT		RIGHT-OF-WAY
	GUARD POST		RADIUS
	GROUND LIGHT		DELTA ANGLE
	FLAG POLE		ARC DISTANCE
	DRAINAGE WELL		P&P MANHOLE
	SQUARE DRAINAGE		PERMANANT REFERENCE MONUMENT
	PS INLET		FLAT EDGE AND PACE
	P&P INLET		OVERHEAD UTILITY WIRES
	CURB INLET		OPTICAL REFERENCE MARK
	CIRCULAR DRAINAGE		CONCRETE BOX STRUCTURE
	CATCH BASIN		CONCRETE
	ACCESS MANHOLE		CHAINING FENCE
	SMILE INLET		WOOD FENCE
	TRAFFIC SIGNAL POLE		FOUND IRON & BRASS DISC
	TRAFFIC SIGN		ENDOR
	SURVEILLANCE CAMERA		ENRICHMENT
	PEDESTRIAN CROSS SIGNAL		RECORD OR PLATTED DISTANCE
	PAVEMENT ASPHALT		RECORD CALCULATED UTILITY EASEMENT
			CONCRETE
			DENOTES TREE
			DENOTES PALM

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2023 AND UPDATED ON
SEPTEMBER 22, 2023.

DESCRIPTION WAS PROVIDED BY THE CLIENT

SUBJECT PROPERTY AREA:

SEARS SITE: 8650(S) SQ. FT. (12.926 Acres)

PARCEL #1: 42 PENNY SITE (0.627 Acres)

PARCEL #2: 1.676 (0.1144 Acres)

PARCEL #3: 7.734 (0.222 Acres)

PARCEL #4: 80.909 (2.074 Acres)

PARCEL #A: 10.936 (0.317) AC. (0.43 ACRES)

PARCEL #B: 44.144 (1.011) AC.

A PORTION OF PERMANENT ACCESS EASEMENT:
90.340 SQ. FT. (2.014 Acres)

BRACAS BEARS AN ASSUMED BEARING OF EAST ALONG THE NORTH
LINE OF SUBJECT PROPERTY SITE #1

ADJACENT LOTS OR PARCELS AS SHOWN HEREON, ARE RECORD AND
OR MEASURED UNLESS OTHERWISE NOTED.

INTERIOR LOT LINES AS SHOWN HEREON, ARE FOR INFORMATIONAL
PURPOSES ONLY. LOT CORNERS ARE SHOWN HEREON, ARE RECORD AND
UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED
BY THIS SURVEY. UNLESS OTHERWISE NOTED.

ADJACENT AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE
TIME OF THIS SURVEY. UNLESS OTHERWISE NOTED.

PERMANENT ACCESS EASEMENT TO AND FROM
SUBJECT PROPERTY DOES NOT DETERMINE FENCE AND/OR WALL
OWNERSHIP.

1. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACCESS
EASEMENT.

2. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY
AND/OR RIGHTS OF ACCESS WHICH MIGHT BE REFLECTED ON A SEARCH OF
TITLE OF THE SUBJECT PROPERTY.

SEARS SITE

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

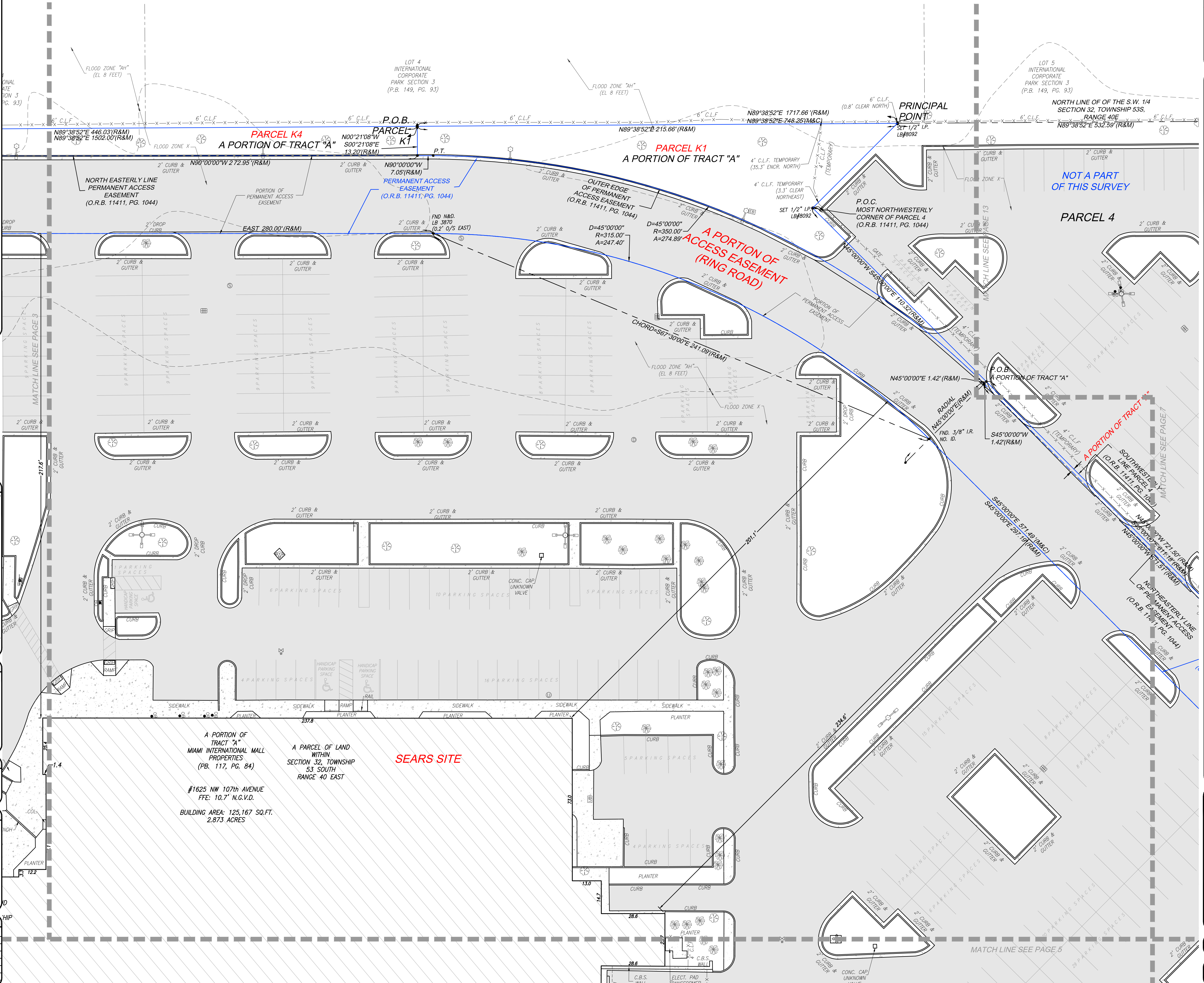
JC PENNY SITE

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

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

- 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)

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	1554365	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.



A north arrow pointing upwards, labeled 'N' at the top. Below it is a graphic scale bar with markings at 0, 10, 20, and 40. The text 'GRAPHIC SCALE' is centered above the bar, and '1 INCH = 20 FEET' is centered below the bar.

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	15564365	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.

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.

PROJECT NUMBER: MD-730
SHEET NUMBER: 5 OF 13

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		GREASE TRAP MANHOLE
	WOOD LIGHT POLE		GAS MANHOLE
	TRAFFIC BOX		FOREMAN MANHOLE
	STREET LIGHT BOX		ELECTRICITY MANHOLE
	PHONE BOX		DRAINAGE MANHOLE
	IRRIGATION BOX		COMMUNICATION MANHOLE
	ELECTRIC BOX		BELL SOUTH MANHOLE
	COMMUNICATION BOX		PARKING METER
	CABLE TV BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		INKER VALVE
	CLEANOUT		SEWER VALVE
	BOLLARD		GAS VALVE
	ARM GATE		FORCE MAIN VALVE
	ANCHOR		VACUUM BREAKER ASSEMBLY
	WATER METER		SHIMOSE CONNECTION
	IRRIGATION WATER METER		POST INDICATOR VALVE
	GAS METER		FIRE HYDRANT
	ELECTRIC METER		DOUBLE DETECTOR CHECK VALVE
	SQUARE COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	GARAGE		CENTERLINE
	GUARD POST		OFF-RIGHT
	GROUND LIGHT		RADIUS
	FLAG POLE		DELTA ANGLE
	DRAINAGE WELL		ARC DISTANCE
	SQUARE DRAINAGE		PCP MANHOLE
	PS INLET		PCP MANHOLE
	PS INLET		OVERHEAD UTILITY WIRES
	CURB INLET		OLD RECTANGULAR BOX CONCRETE BOX STRUCTURE
	CIRCULAR DRAINAGE		CONCRETE CHAINING FENCE
	CATCH BASIN		WOOD FENCE
	ACCESS MANHOLE		FOUND MANHOLE AND BRASS DISC FOUND
	SMILE INLET		ENRICHMENT
	TRAFFIC SIGNAL POLE		DEGREE OR LEGAL DISTANCE
	TRAFFIC SIGN		MEASURED DISTANCES
	SURVEILLANCE CAMERA		RECORD OR PLOTTED DISTANCE
	PEDESTRIAN CROSS SYMBOL		RECORD CALCULATED UTILITY EASEMENT
	PAVEMENT ASPHALT		CONCRETE
			GENUSES PALM
			GENUSES TREE

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2023 AND UPDATED ON SEPTEMBER 22, 2023.

2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT

SUBJECT PROPERTY AREA:

SEARS SITE: 965.01 AC (1.2026 ACRES)

PARCEL #1 - 0.2026 AC (0.2411 ACRES) sq ft (9,620 AC)

PARCEL #1: 0.2026 AC (0.144 ACRES)

PARCEL #2: 0.734 AC (0.2231 ACRES)

PARCEL #3: 67.97 AC (0.161 ACRES)

PARCEL #4: 18.936 AC (0.437 ACRES)

PARCEL #5: 4.114 AC (0.101 ACRES)

A PORTION OF PERMANENT ACRES EASEMENT:

30.34 AC SQ FT (2.074 ACRES)

4. BEARING BEARS AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.

5. BOUNDARIES OF THE SUBJECT PROPERTY AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY.

6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY.

7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED BY THIS SURVEY. THERE MAY BE UNDEVELOPED UTILITIES.

8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY. UNLESS OTHERWISE NOTED.

9. THIS SURVEY DOES NOT DETERMINE THE RIGHT OF ACCESS TO AND FROM PERMANENT ACRES EASEMENT.

10. THE BOUNDARY HAS NO DIRECT PHYSICAL ACCESS TO AND FROM OWNERSHIP.

11. THE SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

12. THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACRES EASEMENT.

13. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY OR OTHER INTERESTS THAT MAY BE REFLECTED ON THE SURFACE OF THE TITLE OF THE SUBJECT PROPERTY.

SEARS SITE

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

JC PENNY SITE

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

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

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

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.

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

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

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**

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@jhasurveyors.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. 3

[illegible]

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 CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 3S, TOWNSHIP 53 SOUTH RANGE 40 EAST; THENCE NORTH 89° 20' 55" EAST ALONG THE LINE OF SECTION 36 TO AN IRON NAIL SET IN PLACE BEARING TRUE NORTH 75° 43' 13" WEST A DISTANCE OF 1148.03 FEET TO A POINT; THENCE SOUTH 88° 16' 47" WEST A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST A DISTANCE OF 1148.03 FEET TO AN IRON NAIL SET IN PLACE BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE DUE WEST A DISTANCE OF 244.73 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 102.00 FEET TO A POINT; THENCE DUE EAST A DISTANCE OF 250.00 FEET TO A POINT; THENCE DUE SOUTH A DISTANCE OF 102.00 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 389.97 FEET TO A POINT; THENCE NORTH 01° 40' 00" EAST A DISTANCE OF 102.00 FEET TO A POINT; THENCE SOUTH 02° 00' 00" WEST A DISTANCE OF 102.00 FEET TO A POINT; THENCE SOUTH 33° 15' 00" WEST A DISTANCE OF 115.00 FEET TO A CENTRAL ANGULAR POINT ON THE RIGHT HAVING AN ARC RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 43° 16' 47" TO A POINT; THENCE SOUTH 01° 43' 13" EAST A DISTANCE OF 1148.03 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

EASEMENT RIGHTS AS SET FORTH IN THE MAHA INTERNATIONAL MAJOR EASEMENT AND
 AGREEMENT, BY AND AMONG SHERA ROBBLE AND CO. STORERS HEALTH
 CORPORATION, JORDAN MARSH COMPANY, FERTIGATED DEPARTMENT STORES INC.
 AND THE PUBLIC RECORDS BOOK 10305, PAGE 1046 AS AFFECTED BY FIRST
 AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 APPLICANT AND THE PUBLIC RECORDS BOOK 10305, PAGE 1046 AS AFFECTED BY FIRST
 AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 BURNING'S REAL ESTATE, INC., C. FRANKLY COMPANY, INC., MEYER'S AND WEST DAZE
 AND THE PUBLIC RECORDS BOOK 10305, PAGE 1046 AS AFFECTED BY FIRST
 AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 PAGE 2385; AND BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY
 AND BETWEEN APPLICANT AND THE PUBLIC RECORDS BOOK 10305, PAGE 1046 AS
 AFFECTED BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY
 CORPORATION INC. KONE'S DEPARTMENT STORES INC. AND WEST DAZE
 AND THE PUBLIC RECORDS BOOK 10305, PAGE 1046 AS AFFECTED BY SECOND
 AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 AND BY THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 APPLICANT AND THE PUBLIC RECORDS BOOK 10305, PAGE 1046 AS AFFECTED BY
 THIRD AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 RECORDS DEPARTMENT STORES INC. KONE'S DEPARTMENT STORES INC. GADSDYNE ASSOCIATES
 AND THE PUBLIC RECORDS BOOK 10305, PAGE 1046 AS AFFECTED BY THIRD
 AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 E. 2011; IN PUBLIC RECORDS BOOK 30785, PAGE 3451 AND BY FIFTH AMENDMENT
 TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN APPLICANT AND
 MACYS FLORIDA STORES LLC, J.C. PENNEY CORPORATION, INC. KONE'S DEPARTMENT
 STORES INC. AND THE PUBLIC RECORDS BOOK 31023, PAGE 4247; AND BY SIXTH
 AMENDMENT TO EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN
 PUBLIC RECORDS BOOK 31023, PAGE 4247, PUBLIC RECORDS OF MAHON COUNTY.

[illegible][illegible][illegible]

100 FEET TO THE NORTHWEST CORNER OF THE WEST 1/4 OF SECTION 35, T4N, R10E, S12E, OF THE
 NORTHWEST 1/4 OF THE
 A PORTION OF TRACT "A", MAAM INTERNATIONAL MAIL PROPERTIES ACCORDING TO THE
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 84, OF THE PUBLIC RECORDS OF
 THE COUNTY OF HARRIS, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32,
 T4N, R10E, S12E, OF THE NORTHWEST 1/4 OF THE
 MAIL PROPERTIES, THENCE RUN N 89° 38' 52"E ALONG THE NORTH LINE OF SAID
 TRACT "A", A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING, THENCE
 DESCRIBED PARCELS OF LAND, THENCE THENCE N 89° 38' 52"E ALONG THE NORTH LINE
 OF SAID TRACT "A", A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING, THENCE
 DISTANCE OF 12.20 FEET TO A POINT, THENCE S 0° 00' 00" W, A DISTANCE OF
 12.20 FEET TO A POINT, THENCE S 0° 00' 00" W, A DISTANCE OF 12.20 FEET TO
 TO THE SOUTHEAST HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF
 90 DEGREES TO A POINT, THENCE S 0° 00' 00" W, A DISTANCE OF 12.20 FEET TO
 DISTANCE OF 38.80 FEET, THE LAST TWO DISTANCES DESCRIBED BEING ALONG THE
 SOUTHWEST LINE OF SAID TRACT "A", PERMANENTLY IDENTIFIED AS FOLLOWS:
 COUNTY FLORIDA TRACT 1401007014 A DISTANCE OF 20.00 FEET, THENCE 1401007014
 DISTANCE OF 20.00 FEET TO A POINT, THENCE S 0° 00' 00" W, A DISTANCE OF 20.00
 BEING ALONG THE SOUTHEASTERN BOUNDARY LINE OF PARCEL 1/6E AND ITS
 DISTANCE OF 20.00 FEET TO A POINT, THENCE S 0° 00' 00" W, A DISTANCE OF 20.00

[illegible]

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

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BARY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	WOOD LIGHT POLE		SEWER MANHOLE
	WOOD POWER POLE		PHONE MANHOLE
	WOOD LIGHT POLE		IRRIGATION MANHOLE
	TRAFFIC BOX		GREASE TRAP MANHOLE
	STREET LIGHT BOX		GAS MANHOLE
	PHONE BOX		FOREMAN MANHOLE
	IRRIGATION BOX		ELECTRICITY MANHOLE
	ELECTRIC BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE TV BOX		BELL STREET MANHOLE
	TRAFFIC CONTROL BOX		PARKING METER
	CLEANOUT		PARKING KIOSK
	AIR GATE		WATER VALVE
	ANCHOR		SEWER VALVE
	IRRIGATION METER		IRRIGATION VALVE
	GAS METER		GAS VALVE
	ELECTRIC METER		FORCE MAIN VALVE
	SEWAGE/COLLOCUM		VACUUM BREAKER ASSEMBLY
	ROUND MANHOLE		SHIMLESS CONNECTION
	RAMP BOX		POST INDICATOR VALVE
	IRRIGATION PUMP		FIRE HYDRANT
	GUARD POST		DOUBLE DETECTOR CHECK VALVE
	ORDNAL LIGHT		BACK FLOW PREVENTOR
	FLAG POLE		PROPERTY LINE
	DRAINAGE WELL		CENTERLINE
	SQUARE DRAINAGE		RIGHT-OF-WAY
	PI INLET		RADIUS
	PS INLET		DELTA ANGLE
	CURB INLET		ARC DISTANCE
	CIRCULAR DRAINAGE		PERMANENT CONTROL POINT
	CATON BASIN		PERMANENT REFERENCE MONUMENT
	ACCESS MANHOLE		LAT BLOCK AND PIPE
	SMILE INLET		OVERHEAD UTILITY WIRES
	TRAFFIC SIGNAL POLE		OFFSET RECORDING MARK
	TRAFFIC SIGN		CONCRETE BLOCK STRUCTURE
	SURVEILLANCE CAMERA		CHAINING FENCE
	PEDESTRIAN CROSS SIGNAL		WOOD FENCE
	PAYMENT ASPHALT		FOUND IRON PIPE
	DENOTES PALM		FOUND NAIL & BRASS DISC
	DENOTES TREE		ENCLENCHMENT
			RECORD OR LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD ON PLOTTED DISTANCE
			RECORD CALCULATED UTILITY EASEMENT
			CONCRETE

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2020 AND UPDATED ON SEPTEMBER 22, 2020

2. LEGAL DESCRIPTION PROVIDED BY THE CLIENT
SUBJECT PROPERTY AREA:
SEARS SITE: 565.851 AC (+/-) (12.900 Acres)
PARCEL #1: C-7 PENNY SITE: 0.0555 AC (+/-) (0.920 Acres)
PARCEL K1: 0.777 AC (+/-) (0.14 Acres)
PARCEL K2: 0.734 AC (+/-) (0.224 Acres)
PARCEL K3: 0.876 AC (+/-) (0.261 Acres)
PARCEL K4: 19.090 SD (+/-) (0.471 Acres)
PARCEL K5: 4.414 AC (+/-) (0.67 Acres)

A PORTION OF PERMANENT EASEMENT EASEMENT:
30.340 SD (+/-) (0.074 Acres)

BEARING BASED ON ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.

THE FOLLOWING ARE NOTED AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED:

INTERIOR LOT LINES AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY.

UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED OR MEASURED.

ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.

THIS BOUNDARY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT EASEMENT EASEMENT.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT EASEMENT.

THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER INTERESTS THAT MAY NOT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

SEARS SITE

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

JC PENNY SITE

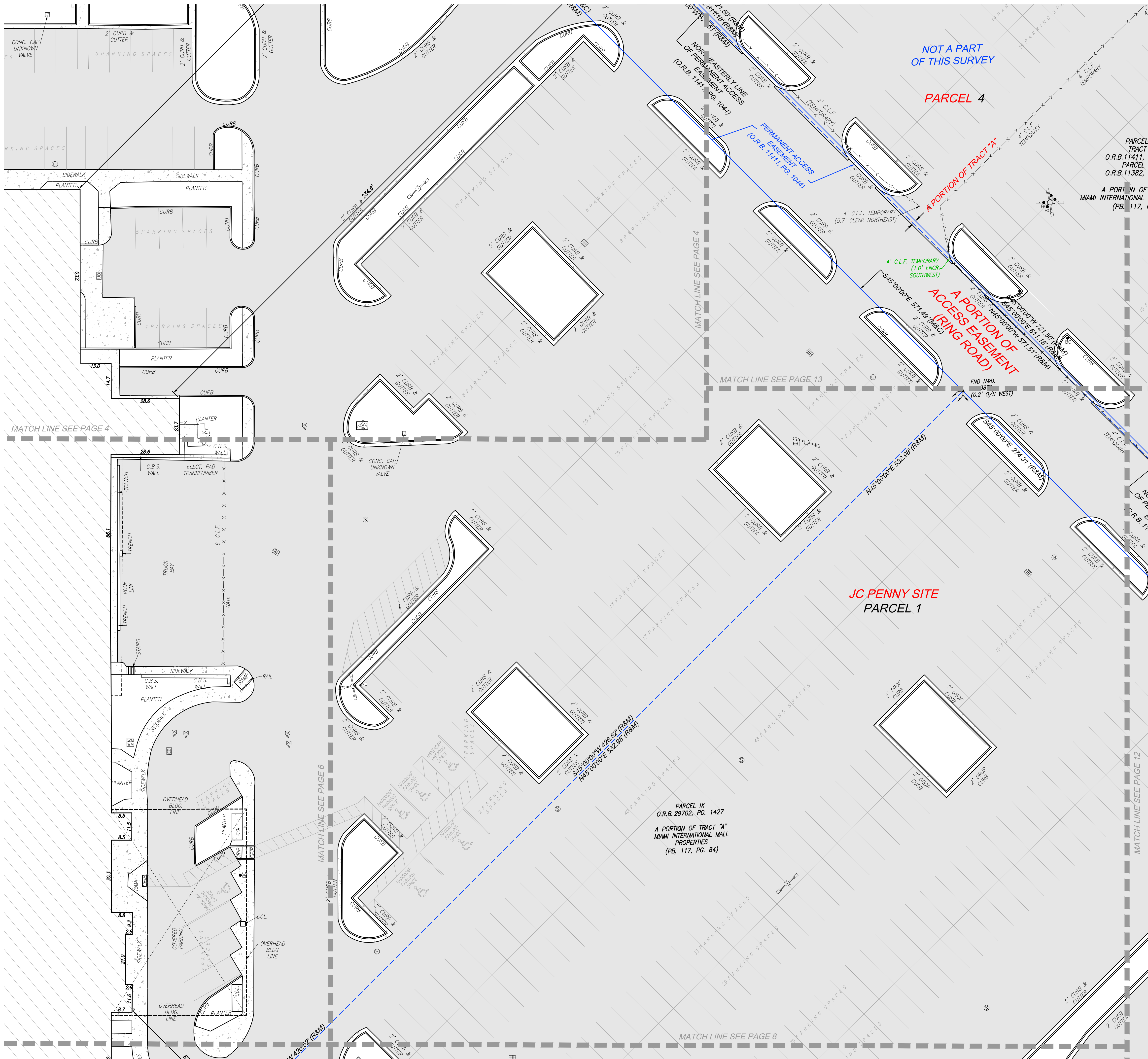
- **PROPERTY ADDRESS:** 1603 NW 107th AVE
CITY OF DORAL, MIAMI-DADE, FL 33172
- **PARCEL ID:** 35-3032-008-0140

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

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 1' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 12)
- 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)

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.

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



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 121st AVE. SUITE #110, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhsurveys.com

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

[illegible]

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 5A-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, 2028.

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

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FOREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL STOP MANHOLE
	CABLE TV BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT		SEWER VALVE
	BOLLARD		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		SHAMES CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE/RECTANGLE		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	PNE. BOX		PROPERTY LINE
	IRRIGATION PIPE		CENTERLINE
	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT		R
	FLAG POLE		DELTA ANGLE
	DRAINAGE WELL		A/C DISTANCE
	SQUARE MANHOLE		RCP PERMANENT CONTROL POINT
	PS INLET		RCP PERMANENT REFERENCE MONUMENT
	PS INLET		FLAT BOOK AND MAP
	CURB INLET		OVERHEAD UTILITY WIRES
	CIRCULAR MANHOLE		OFFSET REFERENCE
	CATCH BASIN		CBS
	ACCESS MANHOLE		CLF
	DRAIN INLET		W.F.
	TRAFFIC SIGNAL POLE		FND, IS
	TRAFFIC SIGNAL		ENDC
	SURVEILLANCE CAMERA		LESS OR LEAST DISTANCE
	PEDESTRIAN CROSS SIGNAL		MEASURED DISTANCE
	PAVEMENT ASPHALT		RECORD OR PLATTED DISTANCE
			CONCRETE
			RECORD OR CALCULATED UTILITY EASEMENT
			CONCRETE
			BENOTES PAVE
			BENOTES PAVE

FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2020 AND UPDATED ON SEPTEMBER 22, 2020.

2. LEGAL DESCRIPTION PROVIDED BY THE CLIENT

SUBJECT PROPERTY AREA #1

SEARS SITE: 565.951 AC (12.900 Acres)

PARCEL #1: 47.762 AC (1.055 AC) (0.920 Acres)

PARCEL #1: 0.776 AC (0.174 Acres)

PARCEL #2: 7.734 AC (0.224 Acres)

PARCEL #3: 6.975 AC (0.261 Acres)

PARCEL #4: 19.090 SD (0.477 Acres)

PARCEL #5: 4.414 SD (0.100 Acres)

A PORTION OF PERMANENT EASEMENT EASEMENT: 30.340 SD (0.704 Acres)

BEARING: BASIN AND AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.

RECORDS AND RECORDS AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.

INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY.

UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED.

ADDITIONAL INFORMATION: THERE ARE NO RECORDS OF RECORDS.

ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.

THE SURVEYOR HAS NO DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT EASEMENT EASEMENT.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT EASEMENT.

THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND/OR OTHER INTERESTS THAT MAY BE REFLECTED ON A SEPARATE TITLE OF THE SUBJECT PROPERTY.

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

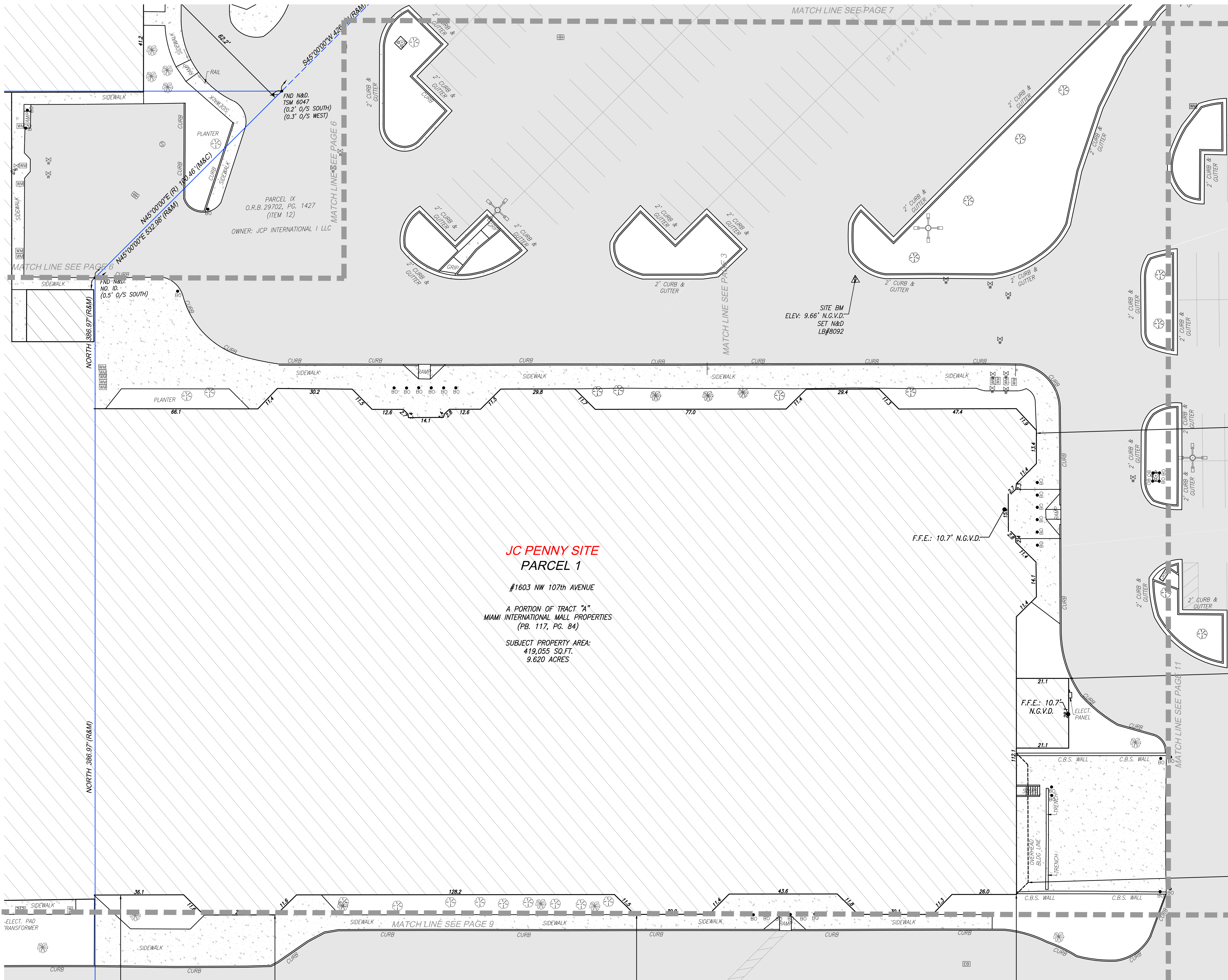
- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

- A PORTION OF CHAIN LINK FENCE, ALONG THE WEST BOUNDARY LINE, ENCRATCH 0.7' FROM SUBJECT PROPERTY ONTO ADJOINING LAND.
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE NORTHWESTERLY BOUNDARY LINE, ENCRATCH 1.7' FROM SUBJECT PROPERTY ONTO PERMANENT ACCESS EASEMENT.
- A PORTION OF TEMPORARY CHAIN LINK FENCE, ALONG THE NORTH BOUNDARY LINE, ENCRATCH 34.3' FROM SUBJECT PROPERTY ONTO ADJOINING LAND.

THERE ARE NOT ANY ADDITIONAL OBSERVED ENCROACHMENTS FROM THE SUBJECT PROPERTY, FROM ADJOINING LANDS, OR FROM THE ADJOINING LANDS ONTO SUBJECT PROPERTY, UNLESS OTHERWISE NOTED.

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.

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



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

F.	CHECKED BY: J.G.H.	JOB NUM: 155116
25	DATE: 05/01/2025	F.B.: MD-80, PG. 3

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 43° 42' 11" 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 0° 00' 00" E, A DISTANCE OF 46.51 FEET TO THE PRINCIPAL POINT AND THE BEGINNING OF THE FOLLOWING DESCRIPTION:

TENACE DUE EAST A DISTANCE OF 2800.00 FEET TO A POINT, THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 3155.00 FEET AND A CHORD OF 241.09 FEET BEARING $S\ 61^{\circ}\ 00'\ 00''$ TO A POINT, THENCE $S\ 00^{\circ}\ 00'\ 00''$ A DISTANCE OF 297.19 FEET BEARING $S\ 61^{\circ}\ 00'\ 00''$ TO A POINT, THENCE $S\ 00^{\circ}\ 00'\ 00''$ A DISTANCE OF 55.00 FEET TO A POINT, THENCE $S\ 00^{\circ}\ 00'\ 00''$ A DISTANCE OF 472.87 FEET TO A POINT, THENCE $S\ 45^{\circ}\ 00'\ 00''$ W. A DISTANCE OF 16.00 FEET TO A POINT, THENCE $S\ 45^{\circ}\ 00'\ 00''$ W. A DISTANCE OF 16.00 FEET TO A POINT, THENCE $N\ 45^{\circ}\ 00'\ 00''$ E. A DISTANCE OF 16.00 FEET TO A POINT, THENCE $N\ 45^{\circ}\ 00'\ 00''$ E. A DISTANCE OF 342.12 FEET TO A POINT, THENCE $N\ 38^{\circ}\ 11'\ 22.8''$ E. A DISTANCE OF 75.89 FEET TO A POINT, THENCE 287.04 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET AND A CHORD OF 287.04 FEET BEARING $N\ 67^{\circ}\ 30'\ 00''$ 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 CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 33, TOWNSHIP 53 SOUTH, RANGE 40 EAST, THENCE NORTH 89° 30' 30" EAST, A DISTANCE OF 110.00 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: THENCE DUE WEST A DISTANCE OF 114.00 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: THENCE DUE WEST A DISTANCE OF 45.00 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: THENCE DUE WEST A DISTANCE OF 101.14 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: THENCE DUE WEST A DISTANCE OF 432.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 368.91 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 110.00 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: THENCE DUE WEST A DISTANCE OF 114.00 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' 00" EAST A DISTANCE OF 110.00 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

[illegible][illegible][illegible]

TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL K3

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

[illegible][illegible]

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; RUN N09°16'11"E ALONG THE EASTERLY LINE OF SAID TRACT "A" A DISTANCE OF 7614.4 FEET TO THE POINT OF BEGINNING; THENCE S01°43'17"E ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "A" A DISTANCE OF 440.32 FEET TO A POINT; THENCE S88°16'47"W A DISTANCE OF 10.00 FEET TO A POINT; THENCE S01°43'17"E ALONG THE EASTERLY BOUNDARY LINE OF PERCENT AGED 54.83% OF SAID TRACT "A" AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, A DISTANCE OF 10.00 FEET TO A POINT; THENCE, N09°16'11"E, A DISTANCE OF 10.00 FEET TO A POINT OF BEGINNING.

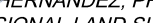
TOGETHER WITH

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 MAMMADOGE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 29.00 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SEARS SITE (SAID DISTANCE BEING ALONG THE PERPENDICULAR LINE PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST

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.

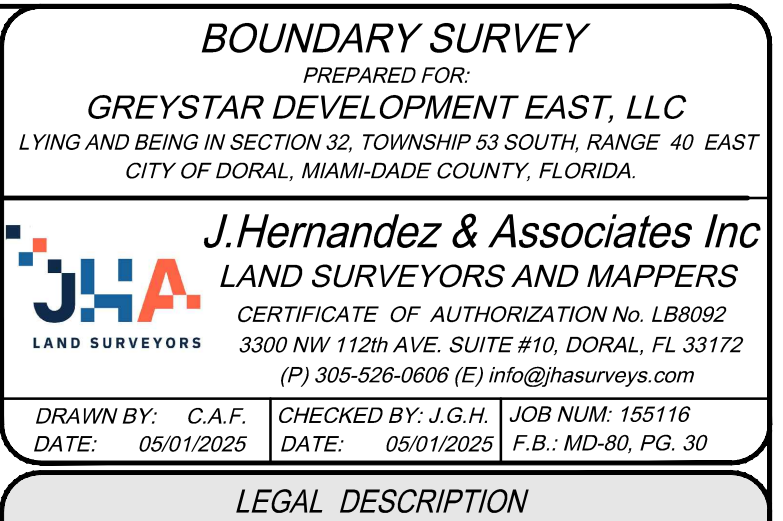
THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 8 OF 13

A north arrow pointing upwards, labeled 'N' at the top. Below it is a graphic scale bar with markings at 0, 10, 20, and 40. The text 'GRAPHIC SCALE' is centered above the bar, and '1 INCH = 20 FEET' is centered below the bar.

PROJECT NUMBER: MD-730
SHEET NUMBER: 9 OF 13

A north arrow pointing upwards, labeled 'N' at the top. Below it is a graphic scale bar with markings at 0, 10, 20, and 40. The text 'GRAPHIC SCALE' is centered above the bar, and '1 INCH = 20 FEET' is centered below the bar.

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.

[illegible]

A PART OF PLAT ROAD 177 IN THE PUBLIC RECORDS OF MARSHALL COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 30 NORTH, RANGE 18 WEST, BEARING S 90° 00' 00" EAST A DISTANCE OF 114.00 FEET TO A POINT; THENCE N 14° 00' 00" EAST A DISTANCE OF 114.00 FEET TO A POINT; THENCE SOUTH 88° 16' 14" WEST A DISTANCE OF 203.14 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT ON AN ARC OF 24.73 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 10.00 FEET TO A POINT; THENCE N 71° 00' 00" WEST A DISTANCE OF 11.00 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 39.89 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 39.89 FEET TO A POINT; THENCE DUE EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 27.94 FEET ALONG AN ARC TO THE POINT, HAVING A RADIUS OF 31.60 FEET; THENCE N 71° 00' 00" WEST A DISTANCE OF 11.00 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.

[illegible][illegible][illegible]

TOGETHER WITH

PARCEL K3

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

COMMENCE AT THE MOST NORTHEASTLY 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 89° 00' 00" E 100.00 FEET TO THE POINT OF BEGINNING; THENCE S 89° 00' 00" E 100.00 FEET TO THE POINT OF BEGINNING OF FOLLOWING PARCEL OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796,

[illegible]

TO THE SOUTHEAST HAVING A RADIUS OF 37.50 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES TO THE NORTHERLY EXTENSION AS SHOWN ON PLAT RECORD 1768 AT PAGE 1239 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.)

NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT AS DESCRIBED IN PARCEL 19 AND ITS NORTHERLY EXTENSION AS SHOWN ON PLAT RECORD 1768 AT PAGE 1239 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA) THENCE N45°00'00"W A DISTANCE OF 20.00 FEET THENCE N45°00'00"W A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF CANAL 19A; THENCE ALONG THE SOUTHEASTERLY-SOUTHWESTERLY LINE OF PARCEL 19A; AND ITS NORTHERLY EXTENSION AS SHOWN ON PLAT RECORD 1768 AT PAGE 1239 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.)

TOGETHER WITH

PARCELS 19C

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MAPS PROPERTIES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

SAY FIRST SAID PARCELS 19A, 19B AND 19C BEING ALL THAT PART OF TRACT "A" COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MIAMI INTERNATIONAL MAPS PROPERTIES, THENCE RUN S01°43'37"E ALONG THE WESTERLY LINE OF SAID TRACT "A" A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

N0°16'47"E ALONG THE EASTERN LINE TO TRAIT POINT DISTANCE BEING 10.92 FEET TO THE POINT; THENCE S89°00'W ALONG THE WESTERLY CORNER OF SAID ROAD DISTANCE BEING 10.92 FEET TO A POINT; THENCE N0°16'47"E ALONG THE EASTERN LINE TO TRAIT POINT DISTANCE BEING 10.92 FEET TO A POINT; THENCE N0°16'47"E A DISTANCE OF 10.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF EASEMENT (RING ROAD)

SUBJECT TO PERMANENT EASEMENT AS SHOWN IN OFFICIAL RECORD BOOK 11411, AT PAGE 1044 OF THE PUBLIC RECORDS OF MINNESOTA COUNTY, BOUNDARY LINES OF SAID EASEMENT BEING ALONG THE MOST WESTERLY CORNER OF SAID ROAD DISTANCE BEING ALONG THE PERPENDICULAR LINE TO SAID PERMANENT EASEMENT AT THE MOST SOUTHWESTLY CORNER OF SAID JC FENNY 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

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	WOOD POLE		SEWER MANHOLE
	WOOD POWER POLE		PHONE MANHOLE
	WOOD LIGHT POLE		IRIGATION MANHOLE
	TRAFFIC BOX		GREASE TRAP MANHOLE
	STREET LIGHT BOX		GAZ MANHOLE
	PHONE BOX		FORESMAN MANHOLE
	IRRIGATION BOX		ELECTRICITY MANHOLE
	ELECTRIC BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE TV BOX		BELL STREET MANHOLE
	TRAFFIC CONTROL BOX		PARKING METER
	CLEANOUT		PARKING KIOSK
	AIR GATE		WATER VALVE
	ANCHOR		SEWER VALVE
	IRRIGATION METER		IRRIGATION VALVE
	GAZ METER		GAZ VALVE
	ELECTRIC METER		FORCE MAIN VALVE
	SEWAGE/COLLOCUM		VACUUM BREAKER ASSEMBLY
	ROUND CUL BOX		SHIMLESS CONNECTION
	MANHOLE		POST INDICATOR VALVE
	IRRIGATION PUMP		FIRE HYDRANT
	GUARD POST		DOUBLE DETECTOR CHECK VALVE
	ORDNAL LIGHT		BACK FLOW PREVENTOR
	FLAG POLE		PROPERTY LINE
	DRAINAGE WELL		CENTERLINE
	SQUARE DRAINAGE		RIGHT-OF-WAY
	PI INLET		RADIUS
	PS INLET		DELTA ANGLE
	CURB INLET		ARC DISTANCE
	CIRCULAR DRAINAGE		PERMANENT CONTROL POINT
	CATON BASIN		PERMANENT INTERSECTION MONUMENT
	ACCESS MANHOLE		LAT EDDOK AND PIPE
	SMILE INLET		OVERHEAD UTILITY WIRES
	TRAFFIC SIGNAL POLE		OFFSET RECORDING CURVE
	TRAFFIC SIGN		CONCRETE BLOCK STRUCTURE
	SURVEILLANCE CAMERA		CHAINING FENCE
	PEDESTRIAN CROSS SIGNAL		WOOD FENCE
	PAYMENT ASPHALT		FOUND IRON PIPE
	DENOTES PALM		FOUND GAS & BRASS DISC
	DENOTES TREE		ENCLENCHMENT
			RECORD OR LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD ON PLATTED DISTANCE
			RECORD CALCULATED
			UTILITY EASEMENT
			CONCRETE

FIELD SURVEY WAS COMPLETED ON: APRIL 20, 2020 AND UPDATED ON SEPTEMBER 22, 2020.

LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT

SUBJECT PROPERTY IDENTIFICATION:

SEARS SITE: 6651851 sqft (12.900 Acres)

PARCEL #1: 4-77-20-10-005 sqft (0.920 Acres)

PARCEL K1: 6787 sqft (0.154 Acres)

PARCEL K2: 2,734 sqft (0.220 Acres)

PARCEL K3: 8,976 sqft (0.205 Acres)

PARCEL K4: 16,908 sqft (0.374 Acres)

PARCEL K5: 4,154 sqft (0.094 Acres)

A PORTION OF PERMANENT ACCESS EASEMENT:
80.340 SQFT (.004 ACES)

BEGINNING IN SAN ANTONIO ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.

THE FOLLOWING ARE UNDEVELOPED LINES AS SHOWN HEREIN, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.

INTERIOR LOT LINES, AS SHOWN HEREIN, ARE FOR INFORMATIONAL PURPOSES ONLY.

UNDERGROUND FUNDINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED OR MEASURED.

ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.

THIS SURVEY DOES NOT PROVIDE A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.

THE ABOVE GAP DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

THERE IS A GAP BETWEEN THIS SITE AND PERMANENT ACCESS EASEMENT.

THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER INTERESTS THAT MAY NOT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

SEARS SITE

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

JC PENNY SITE

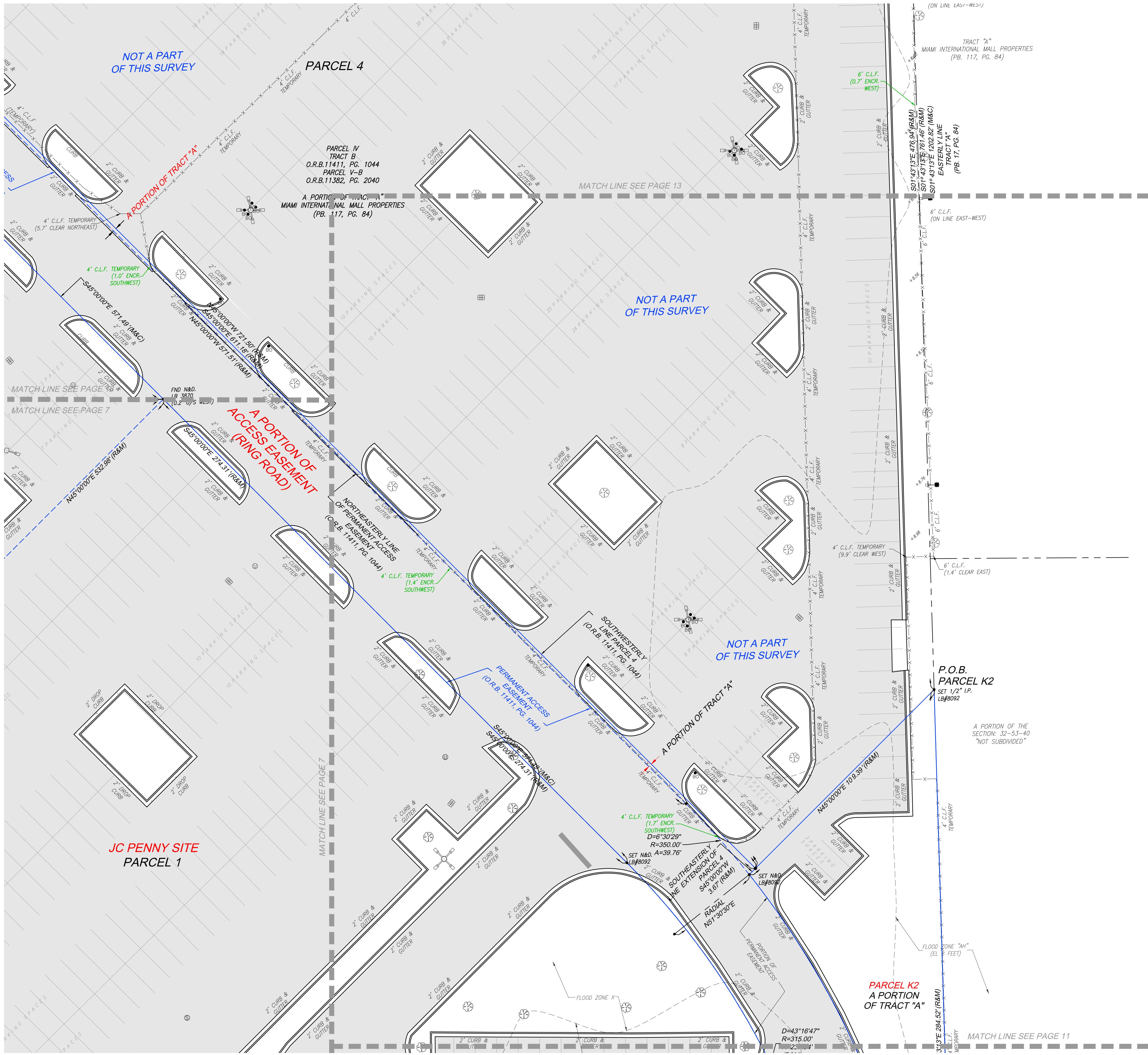
- **PROPERTY ADDRESS:** 1603 NW 107th AVE
CITY OF DORAL, MIAMI-DADE, FL 33172
- **PARCEL ID:** 35-3032-008-0140

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

- PARCEL K3 - POSSIBLE ENCROACHMENTS
- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 1' FROM ADJOINING LAND ONTO SUBJECT PROPERTY. (SEE PAGE 12)
- 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)

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.

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



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. L88092
 3300 NW 112th AVE. SUITE #101, DORAL, FL 33172
 (P) 305-526-0606 (E) info@hasurveyors.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

[illegible][illegible][illegible][illegible]

TOGETHER WITH
PARCEL K3
A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

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

[illegible]

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°31'37"E, ALONG THE EASTERLY LINE OF SAID FOLLOWING EASEMENT, 161.48 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 S88°16'47"E, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N01°43'13"W, ALONG THE EASTERLY BOUNDARY LINE OF PERMANENT ACCESS EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 100, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 458.78 FEET TO A POINT; THENCE N88°16'47"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

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.

M.H.

BY: JOSE G. HERNANDEZ
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

