

City of Doral
PLAN-2603-0126
Site Plan Review
Miami International Mall Site 2

James R. Williams, Jr.
(305) 376-6008
Jameswilliams@Gunster.com

March 6, 2026

Via Electronic Delivery
alexander.magrisso@cityofdoral.com

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

Re: Letter of Intent for Site Plan Approval Application for Residential Site No. 2 (the “Application”) / Miami International Mall Redevelopment / Greystar Development East, LLC

Dear Mr. Magrisso,

This Letter of Intent is submitted on behalf of Greystar Development East, LLC (the “Applicant”), in connection with the **easterly ±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 (the “Property” or “Residential Site No. 2” or “Site 2”), within the municipal limits of the City of Doral, Florida. For reference purposes, the general boundaries of the Property area subject to this Application are outlined in green within the overall folio boundary, while the remaining folio boundary that is not subject to this Application has been outlined in blue:



Request. The Applicant respectfully requests approval of a site plan application to permit the redevelopment of Site 2 — the former JCPenney’s anchor location — into a thoughtfully

designed, 230-unit multifamily residential community comprising three (3) architecturally cohesive buildings (the “Project”). This Application is submitted concurrently with nine (9) companion applications necessary to establish the regulatory and planning framework for the broader redevelopment of this portion of the mall:

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. A Zoning Map Amendment to rezone the Property into the “Mall Mixed Use” Zoning District.
5. Site Plan Approval to allow the development of a multifamily residential project on the Property (Site 2), which adjoins the west side of Site 1.
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 Vision and Community Context. 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 introduction of 230 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.

Comparable transformations are well underway across South Florida. The Shops at Sunset Place in South Miami and Southplace City Center (formerly Southland Mall) in Cutler Bay have both introduced significant residential components as part of integrated, mixed-use redevelopment strategies — and have emerged stronger for it. Miami International Mall is well-positioned to follow this trajectory, and this project is the catalyst.

Miami International Mall is already in transition. The forthcoming Elev8 Fun family entertainment center, which will occupy approximately 110,000 square feet of the former Kohl’s building, signals a deliberate pivot toward experiential tenancy. The Project accelerates and complements that evolution — bringing residents who will patronize the mall’s shops, restaurants, and entertainment venues on a daily basis, and whose presence will sustain and strengthen the commercial ecosystem for decades to come.

Project Description. The Project will consist of three (3) architecturally cohesive multifamily residential buildings totaling approximately ±262,446 square feet across the ±5.55-acre site. The building program includes three six-story buildings, together delivering 230 dwelling units — 74 units in the six-story building Type I, 78 units in the six-story building Type II, and 78 units in the six-story building Type III. The unit mix encompasses one-, two-, and three-bedroom configurations designed to serve a diverse range of residents.

The Project has been designed with an emphasis on livability, open space, and the seamless integration of indoor and outdoor amenities:

- Primary pool and courtyard at the heart of the Project, flowing directly into a 5,934-square-foot indoor amenity space within the principal residential building.
- Secondary courtyard with a shade pavilion situated adjacent to the primary pool and courtyard area and between the western buildings, creating a layered sequence of outdoor gathering spaces.
- Dedicated dog park along the southern edge of the site.
- Approximately 1.74 acres of landscaped open space providing passive and active recreation, with outdoor seating areas, grilling stations, and shaded courtyards throughout.

- Direct pedestrian access to Miami International Mall from the south side of the Project, integrating the residential community with the Mall’s shops and services.

In total, the Project delivers 31% open space — nearly double the minimum required — across 75,926 square feet of thoughtfully programmed outdoor environments. Parking is provided at a ratio of 1.5 spaces per unit, yielding 347 spaces where 345 are required, with gated residential parking areas that remain distinct from the mall’s commercial parking area.

The residential buildings are positioned along the north side of the mall, a deliberate design decision that preserves the retail prominence and commercial visibility of Miami International Mall along NW 107 Avenue and NW 12 Street — the mall’s primary commercial frontages. This configuration ensures that the residential component integrates thoughtfully without compromising the mall’s retail identity or the customer experience of its commercial tenants.

Master Development Agreement. The Project is governed by the Master Development Agreement (“MDA”), which establishes the comprehensive planning and entitlement framework for a three-site residential program comprising up to 896 dwelling units across approximately 25.612 acres of mall property. The MDA’s approved Conceptual Master Site Plan governs overall layout, density distribution, building heights, and development parameters across all residential sites, ensuring consistency with the City’s Comprehensive Plan, Land Development Regulations, and the Mall Mixed Use zoning district.

A foundational principle of the MDA is site independence. Each Residential Site functions as an autonomous development parcel — with its own approvals, obligations, and construction timeline — allowing projects to proceed without dependency on the status or performance of the other sites. This structure provides both regulatory clarity and development flexibility, and ensures that Site 2’s path to permitting and construction is not contingent on activity at Sites 1 or 3.

For Site 2 specifically, the MDA provides the following critical protections and assurances:

- A concurrent, independent Site Plan authorizing up to 230 multifamily dwelling units in buildings not exceeding six stories.
- Confirmation that Site 2 satisfies all applicable concurrency requirements, allowing the approved Site Plan to advance directly to permitting and construction.
- Site-specific infrastructure, impact fee, transportation, and construction security obligations — none of which are affected by the obligations or performance of the other residential sites.

Together, the MDA and the Site 2 Site Plan create a fully entitled, stand-alone development opportunity — one that delivers long-term certainty for the City, the property owner, and the surrounding community.

Zoning and Land Use Consistency. The Property is currently designated “Business” under the City of Doral Comprehensive Plan and zoned Commercial Corridor District. The

concurrent applications seek to redesignate and rezone the Property to the Mall Mixed Use land use designation and Mall Mixed Use zoning district, respectively.

The Project is fully consistent with the uses and development standards contemplated by the Mall Mixed Use designation — a framework specifically designed to encourage the adaptive reuse and revitalization of aging retail centers. The nationwide decline of traditional department-store anchors has created a unique and time-sensitive opportunity to reposition underutilized commercial square footage with active, complementary uses that support long-term commercial vitality. The Project is precisely the type of project this designation was designed to enable.

By situating high-quality residential development within the footprint of the former JCPenney anchor, the Project maximizes the productive use of land that would otherwise remain dormant, generates new demand for the mall's existing and future tenants, and contributes to the long-term financial health of this critical community asset.

Vehicle Trips, Access, Circulation, and Infrastructure. The Project is expected to decrease the amount of daily and PM peak hour traffic generated by the existing commercial development currently constructed on the Property. However, the Project will only slightly increase the amount of AM peak hour traffic generated by the existing commercial development on the Property by 18 net new trips. Vehicular access to the Project will be provided through the mall's existing internal and private perimeter road, which connects to the surrounding public street network via multiple established access points. Internal circulation has been designed to safely and efficiently accommodate resident vehicles, service vehicles, and emergency access without impacting mall traffic patterns.

Residential parking areas will be gated and clearly delineated from mall parking, maintaining a distinct and secure environment for residents. Pedestrian connectivity has been carefully considered throughout the site design, with pathways linking parking areas to building entrances, common amenity spaces, and adjacent sidewalks — as well as direct pedestrian access to the mall.

The Project will connect to public water and sewer infrastructure provided by the Miami-Dade Water and Sewer Department. All applicable concurrency and infrastructure requirements will be satisfied, and the proposed development will not adversely impact public facilities or services.

Landscaping and Environmental Stewardship. Perhaps no single aspect of the Project more powerfully illustrates the transformative nature of this project than its landscape program. Where asphalt parking fields and the footprint of the former Sears anchor once defined this corner of the mall property, a richly layered, South Florida-native landscape will take their place — one designed not merely to satisfy code requirements, but to genuinely delight residents, visitors, and the surrounding community for generations.

The Project's 1.74 acres of landscaped open space — totaling 76,138 square feet, nearly five times the minimum required — will be planted with over 295 canopy trees, flowering trees, and palms selected for their beauty, longevity, and ecological value. The landscape palette is

anchored by 77 majestic Live Oaks (*Quercus virginiana*), whose broad, sweeping canopies will deliver generous shade across courtyards, pedestrian pathways, and gathering areas from day one of occupancy — and will only grow more magnificent with each passing decade. Complementing them are 11 Mahogany trees (*Swietenia mahagoni*) — fast-growing tropical hardwoods native to Florida whose dense canopy has shaded South Florida neighborhoods and civic spaces for centuries — and 7 Gumbo Limbo trees (*Bursera simaruba*), one of South Florida’s most iconic native species, prized for their sculptural form and exceptional drought resilience. Four native Buttonwood trees (*Conocarpus erectus*) add textural variety to the canopy layer, while 8 Japanese Blueberry trees (*Elaeocarpus decipiens*) provide evergreen structure and formal elegance at key pedestrian nodes. Two existing Black Olive trees (*Bucida buceras*) on the site will be preserved and incorporated into the landscape composition. Red Tip Cocoplum (*Chrysobalanus icaco* ‘Redtip’), Small-Leaf Clusia (*Clusia guttifera*), Green Island Ficus (*Ficus microcarpa* ‘Green Island’), and Podocarpus (*Podocarpus macrophyllus*) will anchor the shrub and buffer zones throughout the site.

Color and seasonal drama are woven throughout the design. Two Silver Trumpet Trees (*Tabebuia caraiba*) will erupt in vivid blossoms each spring, creating striking focal points that mark the entries and pedestrian nodes across the site. Ten Golden Shower Trees (*Cassia fistula*) will contribute cascading yellow blooms to the palette, while a fragrant Ylang-Ylang tree (*Cananga odorata*) and three Queen’s Crape Myrtles (*Lagerstroemia speciosa*) complete an ensemble of flowering specimens that will signal each new season with color and texture visible from both within the community and from the mall’s surrounding ring road.

The palm program brings an unmistakably South Florida character to the project. Thirty native Sabal Palmettos — Florida’s state tree — will be planted throughout, their resilient forms evoking the landscape heritage of this region. Fifteen native Key Thatch Palms (*Thrinax morrisii*) and 17 Florida Thatch Palms (*Thrinax radiata*) further reinforce the ecological authenticity of the composition, while four iconic Royal Palms (*Roystonea regia*) serve as landmark specimens at key arrival points, their towering silver trunks and feathery crowns immediately signaling a sense of place and permanence. Eighty Solitaire Palms and 39 Sunshine Palms provide rhythmic mid-story elegance along walkways and courtyard edges, while a selection of Blue Latan, triple-trunk Alexander, and Medjool Date Palms contribute variety and visual sophistication throughout the landscape composition. Four Silver Mediterranean Fan Palms (*Chamaerops humilis cerifera* ‘Silver Select’) and four Scheffer’s Palms (*Ptychosperma schefferi*) serve as refined accent specimens at intimate courtyard spaces and building entries.

At the understory and ground plane, thousands of shrubs, groundcovers, and accent plants complete the picture. Red Tip Cocoplum (*Chrysobalanus icaco* ‘Redtip’), Wild Coffee (*Psychotria nervosa*), Compact Simpson’s Stopper (*Myrcianthes fragrans* ‘Compacta’), Gold Mound Duranta (*Duranta erecta* ‘Gold Mound’), and Spanish Stopper standards (*Eugenia foetida*) — all Florida natives — form the backbone of the shrub palette, providing habitat value, screening, and year-round color. Beds of Horizontal Cocoplum (*Chrysobalanus icaco* ‘Horizontalis’), Red and Dwarf Ixora varieties, and nearly 2,000 Green Island Ficus define the edges of pedestrian paths and create lush, layered transitions between buildings and open space. Wax Jasmine (*Jasminum volubile*) and Wart Fern (*Microsorium scolopendrum*) soften hardscape edges, while Bromeliad accents — including Bossa Nova and Tequila Neoregelia — and Rojo Congo Philodendron bring tropical

richness to the pool and courtyard areas. Accent specimens including 20 Stiff Bottlebrush standards (*Callistemon rigidus*) and 15 Ashokat columnar trees (*Polyalthia longifolia pendula*) provide dramatic vertical punctuation at building entries and along circulation paths. In all, over 63.5% of the canopy trees and more than 51% of the palms are Florida natives — a commitment to ecological authenticity that goes well beyond what is required.

All plant material will be Florida Grade No. 1 or better, irrigated by a fully automatic system providing 100% landscape coverage, and installed in accordance with the City's requirements. The overall landscape commitment is straightforward: where asphalt and a vacant retail anchor once stood, the Project will leave behind a thriving, shaded, ecologically rich outdoor environment that enhances the character of this community for decades to come.



Conclusion. The Project is more than a residential project — it is a community investment. It will bring 230 high-quality homes to one of South Florida's most dynamic and well-connected urban centers, introduce hundreds of new residents who will support the long-term viability of the Mall, and demonstrate that adaptive reuse done thoughtfully can strengthen an entire community's identity and economic foundation.

The Project complies with all applicable regulations, is fully consistent with the proposed Master Development Agreement, and advances the City's vision for the intelligent, sensitive revitalization of Miami International Mall. Greystar is a committed partner in this effort and will continue to work collaboratively with City staff and the community throughout the review process to ensure an outcome that the City can be proud of.

Accordingly, we respectfully request the City's favorable review and approval of the submitted Site Plan Application and its companion applications. Should you have any questions or require additional information, please do not hesitate to contact me at (305) 376-6008.

Respectfully submitted,

GUNSTER

A handwritten signature in blue ink, appearing to read "James R. Williams Jr.", is written over the printed name.

James R. Williams Jr., Esq.

CC: Catherine M. Carbonell, Esq.
Alberto J. Torres, Senior Planner



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

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

Please check one:

- ☐ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: PLAN-2603-0126

Date Received: **RECEIVED**
By puglias at 9:53 am, Mar 10, 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 _____ |

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 EWE RETAIL II LTD		
Mailing Address 10165 NW 19 Street	City, State, Zip Doral, Florida 33172	Telephone Fax Email: c/o jameswilliams@gunster.com ccarbonell@gunster.com

PROPERTY INFORMATION

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

Folio Number(s) 35-3032-008-0050 (portion of) _____

Address 1625 NW 107 Avenue (portion of) _____

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. = +/- 246,788 sq. ft.; +/- 5.665 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.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED October 10, 2024

APPLICANT'S REQUEST:

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

Site Plan review for the west portion of the subject folio. Please see the letter of intent included as part of this application.

LETTER OF INTENT

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

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

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

Are there any existing structures on the property? ☒ Yes ☐ No

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

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

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

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

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

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

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

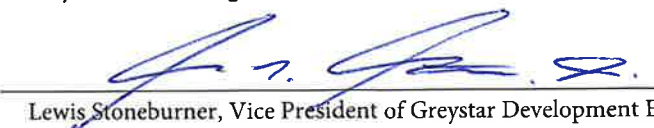
- ☐ 35 MM Photo(s) (Mounted 8 1/2 x 11)
- ☐ Letters from Area Residents
- ☐ Other _____

Please check only one of the following options:

☐ FOR CITY COUNCIL PURPOSES

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

01/26/2026
Date


Lewis Stoneburner, Vice President of Greystar Development East, LLC

PUBLIC HEARING ADMINISTRATIVE REVIEW APPLICATION

OWNER AFFIDAVIT

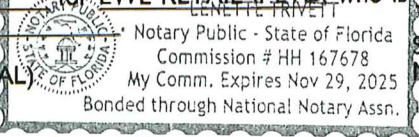
I/We EWE RETAIL II LTD, a Florida limited partnership as Owner (s) of Lot (s) a portion of Tract ABlock _____ Section _____ PB/PG 117/84of property which is located at 1625 NW 107 Avenue, Miami, Florida
desire to file an application for review before the City, I/We do understand and agree as follows:

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 ManagerNotary 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 TrivettApplicant's Name Greystar Development East, LLC Signature Lewis Stoneburner
a Delaware limited liability company Vice PresidentDate 10/7/2025Notary 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 KieltyCITY OF DORAL PUBLIC ADMINISTRATIVE REVIEW APPLICATION
CHRISTIE L. KIELTY
MY COMMISSION # HH 189330
EXPIRES: November 12, 2025
Bonded Thru Notary Public Underwriters

3101 NW 5

REVISED 7-11-2025

CITY OF DORAL PUBLIC ADMINISTRATIVE REVIEW APPLICATION

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33166 • (305) 590-0000 • (305) 590-6725 • FAX: (305) 593-6768 • WEBSITE: cityofdoral.com

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

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

I, 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.

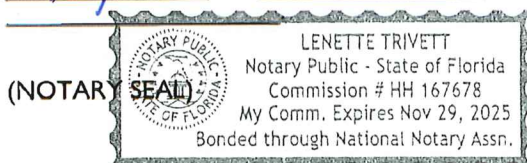
Affidavit to be executed by property owner. All right and entitlements run with the property.

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

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 A</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
Please see Exhibit B	

Date of contract: _____

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

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

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

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

Sworn to and subscribed before me this 24 day of January, 2020. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 11/12/2029



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

Exhibit A
Disclosure of Interest

EWE Retail II, Ltd.

- i. General Partner: EWE RETAIL II LLC (25%)
 - 1. Edward J. Easton (33.3333%)
 - 2. Edward W. Easton (33.3333%)
 - 3. Gary Braverman (33.3333%)
- ii. Limited Partners (75%):
 - 1. Ann Kelly-Easton (0.35714%)
 - 2. Andrew R. Easton (1.42857%)
 - 3. Cannon Miami LLC (10.71429%)
 - a. Cannon Investments LLC c/o TAG Associates (41.667%)
 - i. Andrew Rosen (100%)
 - b. Andrew Rosen Multi-Generational Trust (41.667%)
 - i. Trustee Name: Daniel Nir
 - c. Jennifer Dyer (16.667%)
 - 4. Christopher V. Damian Revocable Trust (2.14286%)
 - a. Trustee Name: Christopher Damian
 - 5. Collin J. Easton (0.17857%)
 - 6. Daniel L. Easton (0.17857%)
 - 7. Daniel Shenkman (1.78571%)
 - 8. David Wilf (0.35714%)
 - 9. Easton Real Estate Holdings, LLC (3.03571%)
 - a. Edward W. Easton (65.26%)
 - b. Edward J. Easton (34.74%)
 - 10. Edward Dalton Easton (1.42857%)
 - 11. Edward J. & Robbi D. Easton (1.07143%)
 - 12. Edward E. Easton (1.07143%)
 - 13. Edward W. Easton Family, Ltd. (8.57143%)
 - a. Edward W. Easton Family Mgmt LLC (EWE) (4%)
 - i. Edward W. Easton (100%)
 - b. Edward J. Easton (9.6%)
 - c. William E. Easton (9.6%)
 - d. Nancy Easton-Nipon (9.6%)
 - e. Elizabeth Easton (9.6%)
 - f. Olivia G. Easton (9.6%)
 - g. EWE Grandchildren's Trust DTD 12/29/95 (48%)
 - i. Trustees: Edward W. Easton, Edward J. Easton, and William M. Easton
 - 14. ELE Investment Group, LLC (0.53571%)
 - a. Edward W Easton (35%)
 - b. Edward J. Easton (35%)
 - c. Lisa U. Kavanagh (30%)
 - 15. Furman Family Holding LLC (3.57143%)
 - a. Richard I. Furman 2006 Revocable Trust (62.437%)

- i. Trustee Name: Kate Furman
- b. Katherine D. Furman (1.673%)
- c. Timothy Pasik (0.679%)
- d. Lizabeth Furman (1.673%)
- e. Randal Sandler (0.679%)
- f. Richard Furman 2000 Descendants' Trust (10.314%)
 - i. Trustee Name: Kate Furman
- g. Rosemary Furman 2000 Descendants' Trust (22.545%)
 - i. Trustee Name: Kate Furman
- 16. Gary & Tamara Braverman (7.14286%)
- 17. Harrison Easton (0.17857%)
- 18. Ira London (0.71429%)
- 19. Jake Wiss LLC (0.71429%)
 - a. Jake Weiss (100%)
- 20. Mahalo Partners, LLC (3.57143%)
 - a. Jess Gupta Revocable Trust (100%)
 - i. Trustee Name: Jess Gupta
- 21. Mark L. & Tobi R. Weiss TBE (0.71429%)
- 22. Martin Silver, Trustee of Martin Silver Revocable Trust (3.57143%)
 - a. Trustee Name: Martin Silver
- 23. Michael L. Shenkman (1.78571%)
- 24. Jill Braufman 2017 Family Trust (10.71429%)
 - a. Trustee Names: Daniel L. Nir and Kfir Gavrieli
- 25. Shenkman Partners LLC (7.14286%)
 - a. William Shenkman (100%)
- 26. Control Limited Partnership (Stig Wennerstrom) (1.96429%)
 - a. Control GP Trust (.1%)
 - i. Trustee: Henrik Wennerstrom
 - b. Stig Wennerstrom Revocable Trust Agreement (99.9%)
 - i. Trustee: Henrik Wennerstrom
- 27. Melanie Mochan (0.17857%)
- 28. Three Bears, LLC (0.35714%)
 - a. Olivia Easton (99%)
 - b. Edward W. Easton (1%)

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.

LEGAL DESCRIPTION

RESIDENTIAL SITE 2

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

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2644.15 FEET TO A POINT; THENCE N 89° 38' 52" E, A DISTANCE OF 1228.85 FEET TO A POINT; THENCE S 0° 21' 08" E, A DISTANCE OF 46.51 FEET TO A PRINCIPAL POINT; THENCE DUE EAST, A DISTANCE OF 129.96 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE CONTINUE, DUE EAST, A DISTANCE OF 153.04 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.09 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO A POINT; THENCE S 45° 00' 00" W, A DISTANCE OF 426.52 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 272.25 FEET TO A POINT; THENCE N 00° 21' 08" W, A DISTANCE OF 111.43 FEET TO A POINT; THENCE N 63° 08' 28" E, A DISTANCE OF 21.77 FEET TO A POINT; THENCE N 00° 02' 55" W, A DISTANCE OF 392.20 FEET TO A POINT; THENCE N 64° 34' 45" W, A DISTANCE OF 33.23 FEET TO A POINT; THENCE N 00° 21' 08" W, A DISTANCE OF 76.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 246,788 SQUARE FEET (5.665 ACRES) MORE OR LESS.

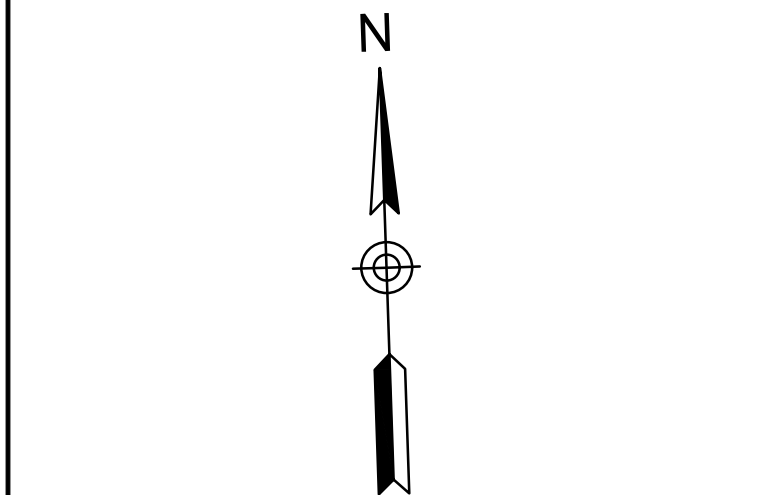
LYING AND BEING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

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.
11/19/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
01/30/26	155765	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.
05/15/26	156059	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.

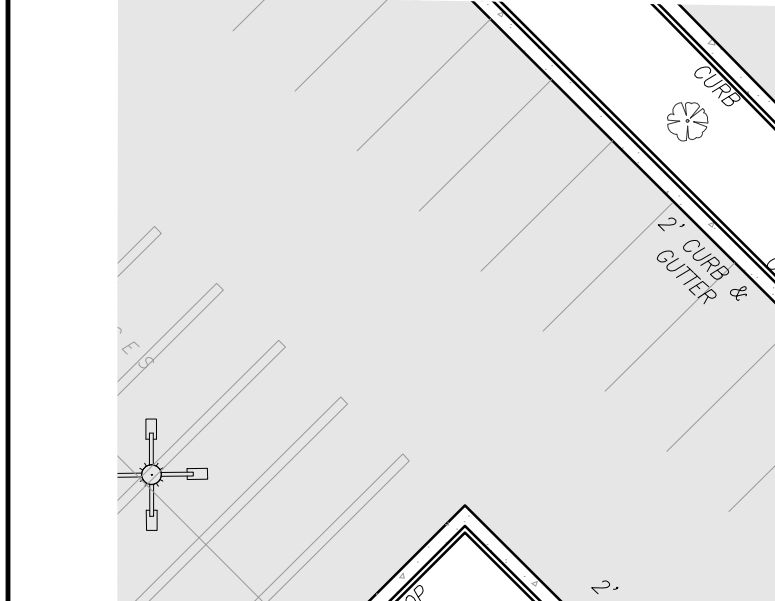
LEGEND AND ABBREVIATIONS

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

HANDCAP PAINT MARK
BABY STROLLER PAINT MARK
UNKNOWN MANHOLE
SEWER MANHOLE
PHONE MANHOLE
IRIGATION MANHOLE
GAS MANHOLE
FORCE MAIN MANHOLE
ELECTRICITY MANHOLE
DRAINAGE MANHOLE
COMMUNICATION MANHOLE
BELL SOUTH MANHOLE
PARKING METER
PARKING METER
FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTOR
PROPERTY LINE
CENTRINE
RIGHT-OF-WAY
RADIUS
DECH ANGLE
ARC DISTANCE
PERMANENT CONTROL POINT
PBM
OVERHEAD UTILITY WIRES
FLAT BOARD AND PAGE
CONCRETE
CONCRETE BLOCK STRUCTURE
CONCRETE
CHAINLINK FENCE
WOOD FENCE
FOUND IRON PIPE
FOUND WEL & BRASS DISC
CLEAR
ENCRICHMENT
DEED OR LEGAL DISTANCE
MEASURED DISTANCE
RECORD OR PLATTED DISTANCE
RECORD CALCULATED
UTILITY EASEMENT
CONCRETE
DENOTES PALM
DENOTES TREE



GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

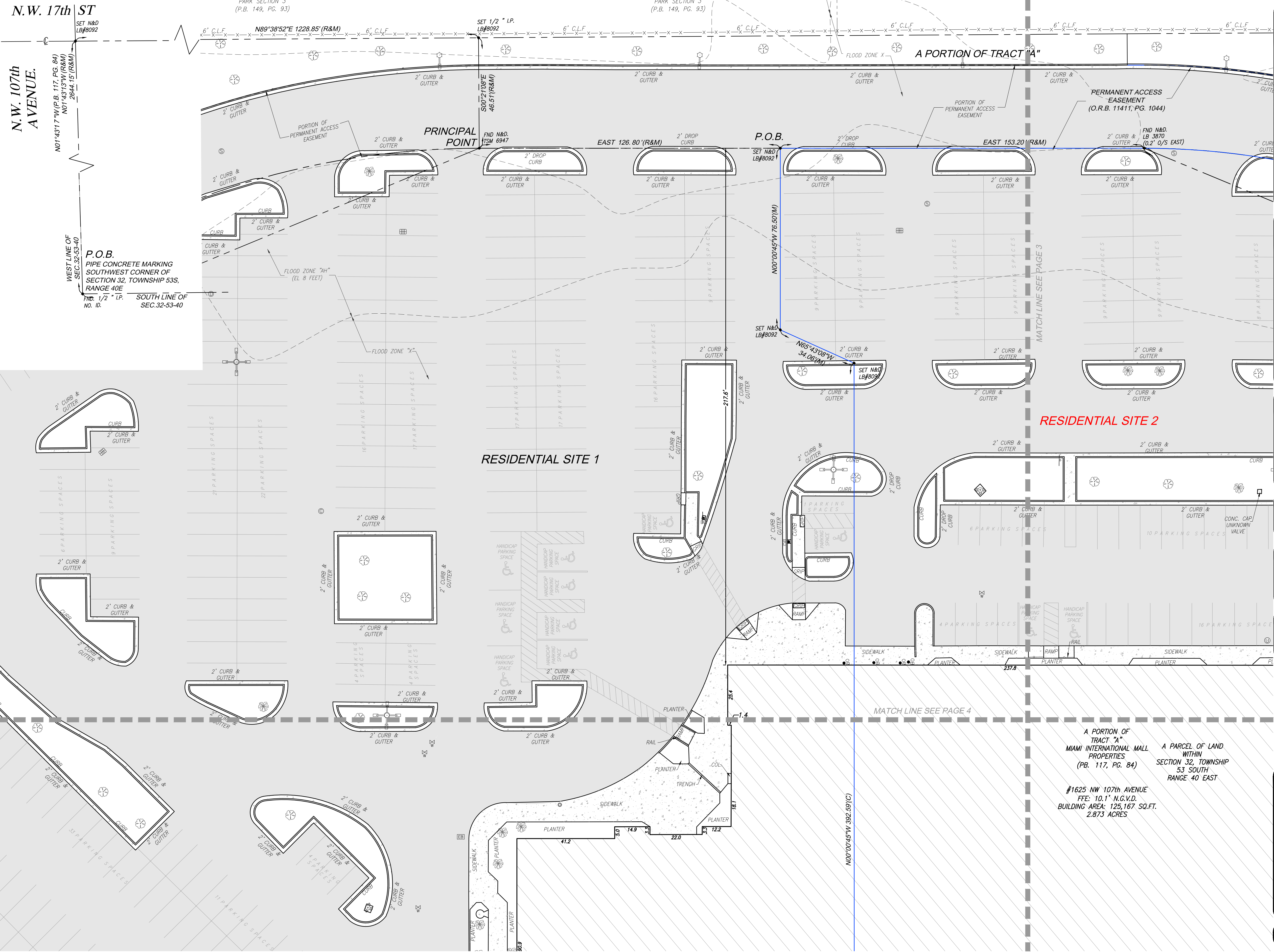


POSSIBLE ENCROACHMENTS
THERE ARE NO OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS.

REVISIONS			
DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-S	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-S	UPDATE BOUNDARY SURVEY	C.A.F.
11/19/25	155443-S	UPDATE BOUNDARY SURVEY	C.A.F.
01/30/26	155765	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.
05/15/26	156059	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.

BOUNDARY SURVEY

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



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

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE, SUITE #10, DORAL, FL 33172
P: 305-636-0068 (E) jh@jhsurveys.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
RESIDENTIAL SITE 2
A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 14" 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 21° 08' 00" E, A DISTANCE OF 46.51 FEET TO A PRINCIPAL POINT; THENCE DUE EAST, A DISTANCE OF 126.80 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION:
THENCE CONTINUE DUE EAST, A DISTANCE OF 153.20 FEET TO A POINT; THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 141.00 FEET, BEARING S 67° 30' 00" TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO A POINT; THENCE S 45° 00' 00" E, A DISTANCE OF 408.62 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 273.18 FEET TO A POINT; THENCE N 00° 00' 45" W, A DISTANCE OF 101.91 FEET TO A POINT; THENCE N 65° 43' 48" W, A DISTANCE OF 27.48 FEET TO A POINT; THENCE N 00° 00' 45" W, A DISTANCE OF 34.06 FEET TO A POINT; THENCE N 00° 00' 45" W, A DISTANCE OF 76.50 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES
1. FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA: 2.46674 sq. ft. (5.663 Acres)
4. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY UNLESS OTHERWISE NOTED.
7. UNDERGROUND, FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE IS A GAP BETWEEN PARCEL 4 AND PERMANENT ACCESS EASEMENT.
12. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION
RESIDENTIAL SITE 2
• PROPERTY ADDRESS: 1625 NW 107th AVE
CITY OF DORAL, MIAMI-DADE, FL 33172
• PARCEL ID: 35-3032-008-0050

CERTIFY TO:
• GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATUM AND BENCHMARKS
• ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
• BENCHMARK:
NAME: N-910
ELEVATION: 8.22' N.G.V.D.
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC MEDIAN

FLOOD ZONE INFORMATION
• SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH" (EL. 8 FEET) AND ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C028BL, DATED ON SEPTEMBER 11, 2009.
• ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

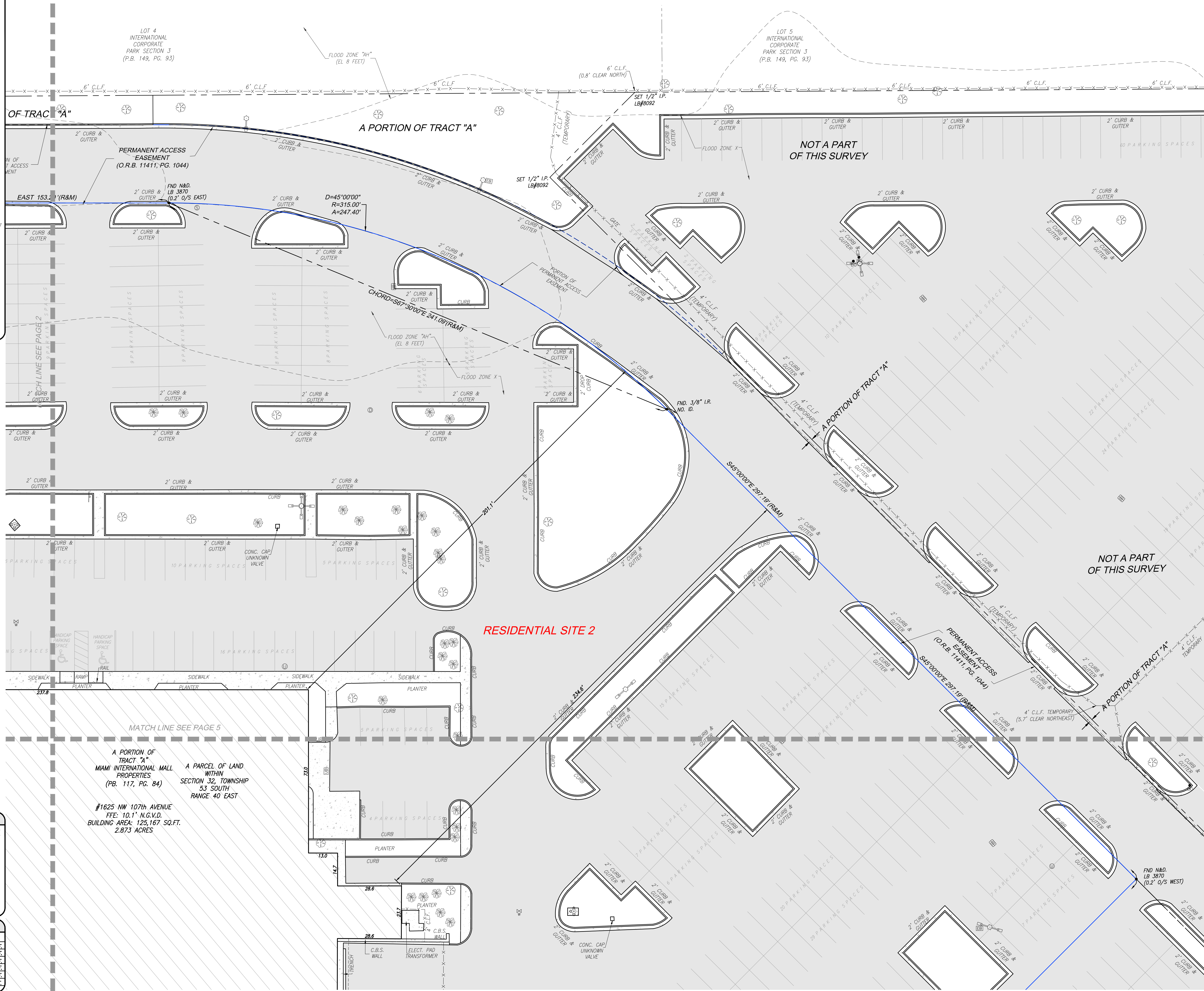
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE.
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
BY: JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6892
STATE OF FLORIDA
THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR No. 6892 OF THE STATE OF FLORIDA ON MAY 15, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 2 OF 5

LEGEND AND ABBREVIATIONS

	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 FROM MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FIRE ALARM
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE T.V. BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	BELLAND		SEWER VALVE
	CLEANOUT		IRRIGATION VALVE
	ANCHOR		GAS VALVE
	WATER METER		FORCE MAIN VALVE
	IRRIGATION METER		VACUUM BREAKER ASSEMBLY
	GAS METER		SEWAGE CONNECTION
	ELECTRIC METER		POST INDICATOR VALVE
	SEWAGE MANHOLE		FIRE HYDRANT
	ROAD COLUMN		DOUBLE DETECTION CHECK VALVE
	MAIL BOX		BACK FLOW PREVENTOR
	IRRIGATION PUMP		PROPERTY LINE
	GUARD POST		CENTERLINE
	GROUND LIGHT		RIGHT-OF-WAY
	FLAG POLE		R RADIUS
	DRAINAGE WELL		L DELTA ANGLE
	SURFACE DRAINAGE		L ARC DISTANCE
	PS INLET		PSP PERMANENT CONTROL POINT
	CURB INLET		PSP PERMANENT RETENTION MONUMENT
	CIRCULAR DRAINAGE		FLAT BOOK AND WIRES
	CATCH BASIN		OVERHEAD UTILITY MARK
	ACCESS MANHOLE		OFFICE RETENTION BOOK
	SEWAL INLET		CONCRETE CHECK STRUCTURE
	TRAFFIC SIGNAL POLE		CHAINING
	TRAFFIC CON		WOOD FENCE
	SURVEILLANCE CAMERA		FOUND RIPE PIPE
	PEDESTRIAN CROSS SIGNAL		FOUND NAIL & BRASS DISC
	PAVEMENT ASPHALT		CLEAR ENRICHMENT
			SEED OR LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD OR PLATTED DISTANCE
			RECORD CALCULATED
			UTILITY EASEMENT
			CONCRETE
			DENOTES PALM
			DENOTES TREE

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



POSSIBLE ENCROACHMENTS

THERE ARE NO OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS.

REVISIONS			
DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
08/23/25	15564365	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
11/19/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
01/30/26	155765	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.
05/15/26	156059	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.

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 12th Ave. SUITE #101, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhsurveyors.com

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

RESIDENTIAL SITE 2

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP 53, NORTH, RANGE 40, EAST, LYING BETWEEN WADE COUNTY, SOUTH AND FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 264.00 FEET TO A POINT, THENCE S 52° E, A DISTANCE OF 1228.85 FEET TO A POINT, THENCE S 89° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT, THENCE DUE EAST, A DISTANCE OF 20.80 FEET TO A POINT, THENCE DUE EAST, A DISTANCE OF 20.80 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE CONTINUE DUE EAST, A DISTANCE OF 153.20 FEET TO A POINT, THENCE S 89° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT, THENCE S 52° E, A DISTANCE OF 1228.85 FEET TO A POINT, THENCE S 89° 00' 00" E, A DISTANCE OF 10.00 FEET TO A POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 248.82 FEET TO A POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 248.82 FEET TO A POINT, THENCE N 00° 00' 00" W, A DISTANCE OF 101.91 FEET TO A POINT, THENCE N 46° 17' 28" E, A DISTANCE OF 101.91 FEET TO A POINT, THENCE N 46° 17' 28" E, A DISTANCE OF 392.59 FEET TO A POINT, THENCE N 65° 45' 08" W, A DISTANCE OF 392.59 FEET TO A POINT, THENCE N 65° 45' 08" W, A DISTANCE OF 392.59 FEET TO A POINT, THENCE N 65° 45' 08" W, A DISTANCE OF 76.50 FEET TO THE POINT OF BEGINNING.

1. FIELD SURVEY WAS COMPLETED ON APRIL 29, 2025 AND UPDATED ON SEPTEMBER 22, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY IS LOCATED AT:
RESIDENTIAL SITE 2: 246,674 sq.ft. (5.663 Acres)
BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE
BOUNDARY LINE OF SUBJECT PROPERTY.
4. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE
RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
5. MINOR SURFACE OBSTRUCTIONS, IF ANY, WERE FOR
INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
6. UNDERGROUND UTILITIES, FOUNDATIONS AND HAVE NOT BEEN
LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE
NOTED.
7. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED
AND/OR NOTED ON THIS SURVEY, UNLESS OTHERWISE NOTED.
8. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND
FROM PERMANENT ACCESS EASEMENT.
9. THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL
OWNERSHIP.
10. THERE IS A GAP BETWEEN PARCEL 4 AND PERMANENT ACCESS
EASEMENT.
11. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS,
RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE
RECORDED OR ON A SEARCH OF TITLE OF THE SUBJECT
PROPERTY.

RESIDENTIAL SITE 2

- **PROPERTY ADDRESS:** 1625 NW 107th AVE
CITY OF DORAL , MIAMI-DADE, FL 33172
- **PARCEL ID:** 35-3032-009-0050

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK:
NAME: N-910.
ELEVATION: 8.22' N.G.V.D.
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC MEDIAN.

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

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.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 3 OF 5

LEGEND AND ABBREVIATIONS

CONCRETE POLE
CONCRETE POWER POLE
ALUMINUM POLE
ALUMINUM LIGHT POLE
WOOD POLE
WOOD POWER POLE
WOOD LIGHT POLE
TRAFFIC BOX
STREET LIGHT BOX
PHONE BOX
IRIGATION BOX
ELECTRIC BOX
COMMUNICATION BOX
CABLE TV BOX
UNKNOWN BOX
TRAFFIC CONTROL BOX
CLEANOUT
BOLLARD
ARM GATE
ANCHOR
WATER METER
IRIGATION METER
GAS METER
ELECTRIC METER
SQUARE COLUMN
ROUND COLUMN
MAIL BOX
IRIGATION PUMP
GUARD POST
GROUND LIGHT
FLAG POLE
DRAINAGE BELL
SQUARE DRAINAGE
PB INLET
PS INLET
CURB INLET
CIRCULAR DRAINAGE
CATCH BASIN
ACCESS MANHOLE
SMILE INLET
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
SURVEILLANCE CAMERA
PEDESTRIAN CROSS SIGNAL
PAVEMENT ASPHALT

HANDCAP PAINT MARK
BABY STROLLER PAINT MARK
UNKNOWN MANHOLE
WATER MANHOLE
SEWER MANHOLE
PHONE MANHOLE
IRIGATION MANHOLE
GREASE TRAP MANHOLE
GAS MANHOLE
FORCEMAIN MANHOLE
DRAINAGE MANHOLE
COMMUNICATION MANHOLE
BELL SOUTH MANHOLE
PARKING METER
PARKING KIOSK
FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTOR
PROPERTY LINE
CENTURINE
RIGHT-OF-WAY
RADIUS
BEACH ANGLE
ARC DISTANCE
PERMANENT CONTROL POINT
PSM
STANDARD REFERENCE MONUMENT
PLAT BOOK AND PAGE
OVERHEAD UTILITY WIRES
OFFICIAL RECORDS BOOK
CONC
CONCRETE BLOCK STRUCTURE
CONCRETE
CHAINLINK FENCE
WOOD FENCE
FOUND IRON PIPE
FOUND WEL & BRASS DISC
CLEAR
ENCROACHMENT
DEED OR LEGAL DISTANCE
MEASURED DISTANCE
RECORD OR PLATTED DISTANCE
RECORD CALCULATED
UTILITY EASEMENT
CONCRETE
DENOTES PALM
DENOTES TREE

N

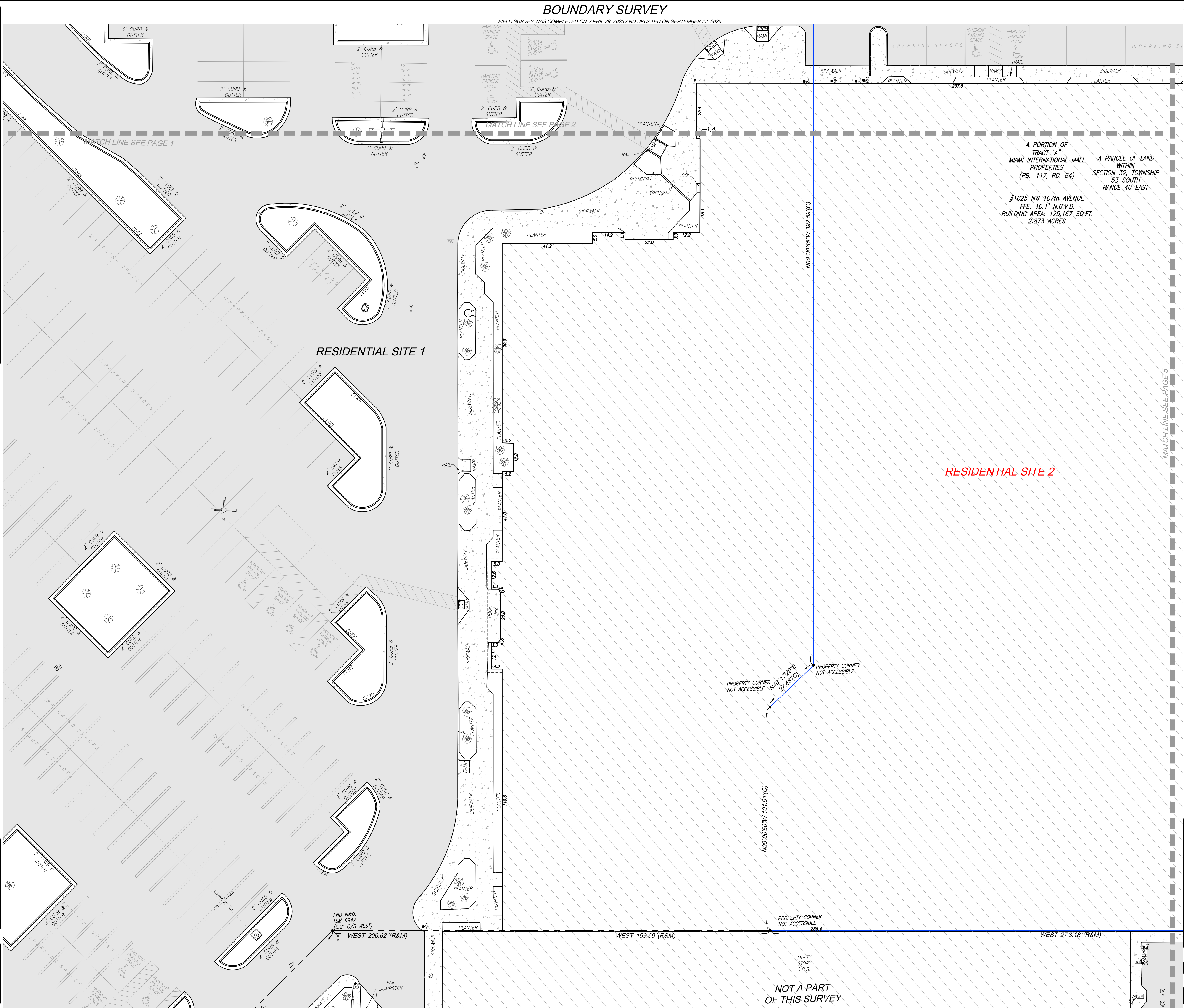
GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

POSSIBLE ENCROACHMENTS

THERE ARE NO OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS.

REVISIONS

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-S	UPDATE BOUNDARY SURVEY	C.A.F.
11/19/25	155443-S	UPDATE BOUNDARY SURVEY	C.A.F.
01/30/26	155765	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.
05/15/26	156059	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.



BOUNDARY SURVEY

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

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE, SUITE #10, DORAL, FL 33172
(P) 305-535-0606 (E) jh@jhsurveyors.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

RESIDENTIAL SITE 2

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

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 1° 43' 15" 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 228.85 FEET TO A POINT, THENCE S 0° 21' 08" E, A DISTANCE OF 463.1 FEET TO A PRINCIPAL POINT, THENCE DUE EAST, A DISTANCE OF 126.80 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE CONTINUE DUE EAST, A DISTANCE OF 153.20 FEET TO A POINT, THENCE 247.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET AND A CHORD OF 241.01 FEET, BEARING S 30° 00' E TO A POINT, THENCE S 45° 00' 00" E, A DISTANCE OF 297.19 FEET TO A POINT, THENCE S 45° 00' 00" E, A DISTANCE OF 408.92 FEET TO A POINT, THENCE DUE WEST, A DISTANCE OF 273.18 FEET TO A POINT, THENCE N 00° 00' 00" W, A DISTANCE OF 101.91 FEET TO A POINT, THENCE N 65° 43' 08" W, A DISTANCE OF 27.48 FEET TO A POINT, THENCE N 00° 00' 45" W, A DISTANCE OF 332.59 FEET TO A POINT, THENCE N 00° 00' 45" W, A DISTANCE OF 34.06 FEET TO A POINT, THENCE N 00° 00' 45" W, A DISTANCE OF 76.50 FEET TO THE POINT OF BEGINNING.

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: 10.1' N.G.V.D.
BUILDING AREA: 125,167 SQ.FT.
2.873 ACRES

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2025 AND UPDATED ON SEPTEMBER 23, 2025.
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
- SUBJECT PROPERTY AREA: RESIDENTIAL SITE 2: 246,674 sq.ft. (5.663 Acres)
- BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.
- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- THERE IS A GAP BETWEEN PARCEL 4 AND PERMANENT ACCESS EASEMENT.
- THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

RESIDENTIAL SITE 2

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

CERTIFY TO:

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK:
NAME: N-910
ELEVATION: 8.22' N.G.V.D.
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC MEDIAN

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH" (EL. 8 FEET) AND ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C028L, DATED ON SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

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 33-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6892
STATE OF FLORIDA

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR No. 6892 OF THE STATE OF FLORIDA ON MAY 15, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 4 OF 5

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNIFORM 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		PROCHAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE TV BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEARANCE		SEWER VALVE
	BELLAND		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FENCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	GAS METER		SEWEST CONNECTION
	ELECTRIC METER		POST INDICATOR VALVE
	SQUARE COLUMN		FIRE HYDRANT
	ROUND COLUMN		DOUBLE DETECTION CHECK VALVE
	MAIL BOX		BACK FLOW PREVENTOR
	IRRIGATION PUMP		PROPERTY LINE
	GUARD POST		CENTERLINE
	GROUND LIGHT		RIGHT-OF-WAY
	FLAG POLE		R ROAD
	DRAINAGE WELL		DELTA ANGLE
	SQUARE DRAINAGE		L ARC DISTANCE
	PS INLET		PERMANENT CONTROL POINT
	CURB		PERMANENT EASEMENT MONUMENT
	PIPE INLET		FLAT BOOK AND PACE
	CIRCULAR DRAINAGE		OVERHEAD UTILITY WIRES
	CATCH BASIN		CONCRETE ACCESSORY
	ACCESS MANHOLE		CONCRETE BOX STRUCTURE
	SEWAL INLET		CONCRETE
	TRAFFIC SIGNAL POLE		CHURNMARK FEATURE
	SURVEILLANCE CAMERA		WOOD FENCE
	PEDESTRIAN CROSS SIGNAL		FOUND IRON PIPE
	PAVEMENT ASPHALT		FOUND NAIL & BRASS DISC
	DENOTES POLE		STEEL ENRICHMENT
	DENOTES TREE		CROSSED OR LEGAL DISTANCE
	DENOTES POLE		RECORD ON PLATTED DISTANCE
	DENOTES TREE		RECORD CALCULATED
	DENOTES POLE		UTILITY EASEMENT
	DENOTES TREE		CONCRETE

GRAPHIC SCALE

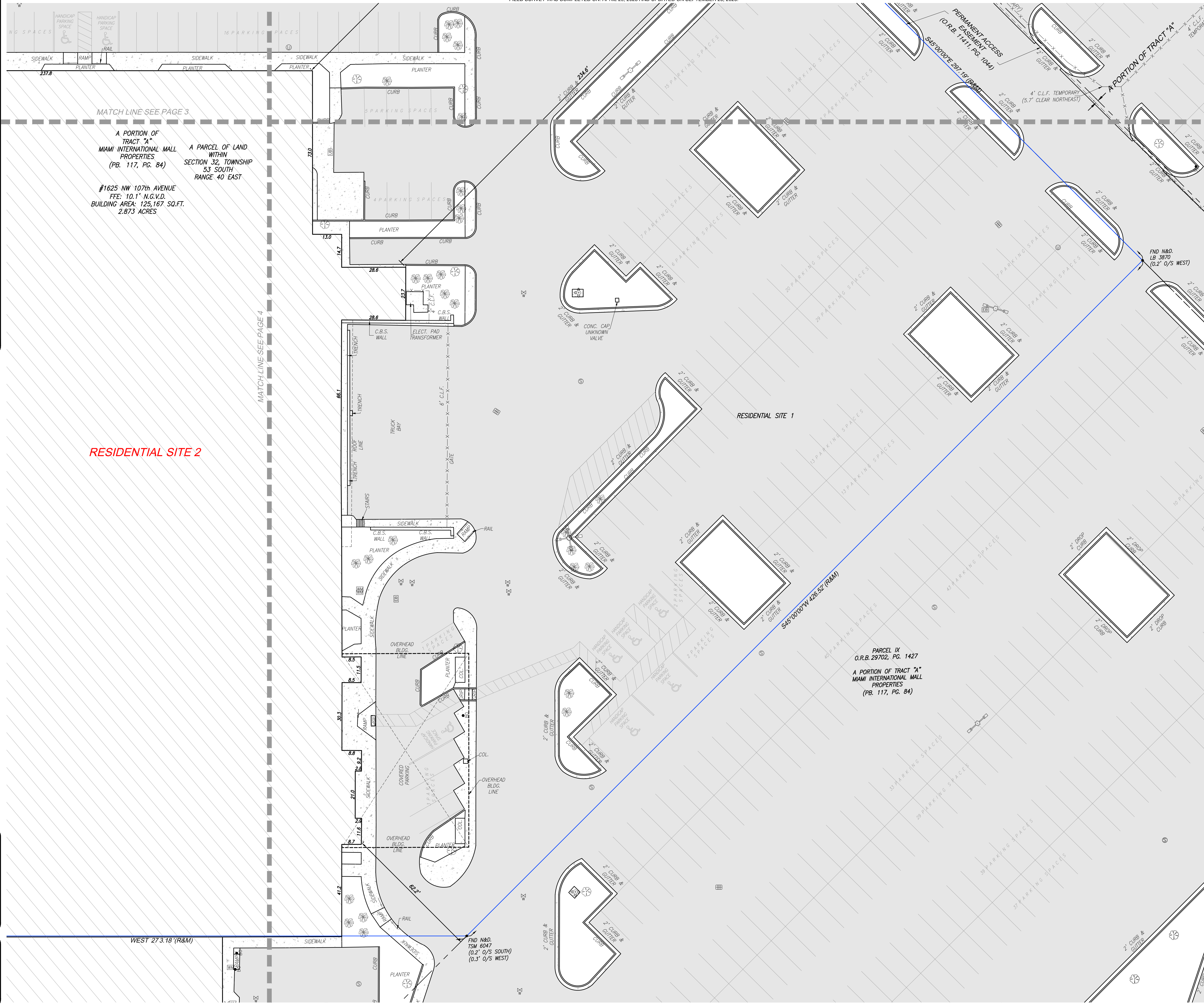


1 INCH = 20 FEET

THERE ARE NO OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS.

REVISIONS			
DATE	JOB NO.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
08/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
11/19/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
01/30/26	155765	BOUNDARY SURVEY RESIDENTIAL SITE 2	C.A.F.
05/15/26	156059	BOUNDARY SURVEY RESIDENTIAL SITE 2	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 #101 DORAL, FL 33172 (P) 305-326-0606 (E) info@hasurveyors.com		
DRAWN BY: C.A.F. DATE: 05/01/2015	CHECKED BY: J.G.H. DATE: 05/01/2015	JOB NUM: 155116 F.B.: MD-80, PG. 30
LEGAL DESCRIPTION		

A PARCEL OF LAND LOCATED WITHIN SECTION 32, TOWNSHIP
35 NORTH, 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 LOTS 32, THENCE N 75° 15'
E 168.91 FEET TO THE WEST LINE OF SECTION 32,
DISTANCE OF 2844.15 FEET TO A POINT; THENCE N 85° 38'
W 100.00 FEET TO A POINT; THENCE S 85° 38' W
01° 21' 05" E A DISTANCE OF 453.11 FEET TO A PRINCIPAL
POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE CONTINUE, DUE EAST, A DISTANCE OF 153.20 FEET
TO A POINT; THENCE 347.40 FEET ALONG AN ARC TO THE
RIGHT, RADIUS 100.00 FEET, CHORD 347.40 FEET,
24109 FEET, BEARING S 67° 30' 00" E TO A POINT; THENCE S
45° 00' 00" W 100.00 FEET TO A POINT; THENCE
DISTANCE S 45° 00' 00" W A DISTANCE OF 426.52 FEET TO A
POINT; THENCE DUE EAST, A DISTANCE OF 100.00 FEET
TO A POINT; THENCE N 60° 00' 00" E A DISTANCE OF 101.91
FEET TO A POINT; THENCE N 48° 15' 29" E A DISTANCE OF
100.00 FEET TO A POINT; THENCE S 48° 15' 29" E A
DISTANCE OF 352.59 FEET TO A POINT; THENCE N 65° 43' 08" W
A DISTANCE OF 109.89 FEET TO A POINT; THENCE S 65° 43'
W A DISTANCE OF 76.90 FEET TO THE POINT OF BEGINNING.

1. FIELD SURVEY WAS COMPLETED ON APRIL 29, 2025 AND
2. DATED ON SEPTEMBER 22, 2025.
3. FIELD DESCRIPTION WAS PROVIDED BY THE CLIENT
4. SUBJECT PROPERTY ADDRESS: 5600 SHOWN HERRON
5. RESIDENTIAL SITE 2.246874 AC (5.683 Acres)
6. BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE
7. SOUTHLINE LINE OF SUBJECT PROPERTY.
8. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREIN, ARE
9. RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
10. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN
11. LOCATED BY THIS SURVEY, UNLESS OTHERWISE
12. NOTED.
13. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED
14. AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED.
15. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND
16. FROM PERMANENT ACCESS EASEMENT.
17. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL
18. OWNERSHIP.
19. THERE IS A GAP BETWEEN PARCEL 4 AND PERMANENT ACCESS
20. EASEMENT.
21. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS,
22. RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE
23. REFLECTED ON SEARCH OF TITLE OF THE SUBJECT
24. PROPERTY.

RESIDENTIAL SITE 2

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

- GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK:
NAME: N-910.
ELEVATION: 8.22' N.G.V.D.
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC MEDIAN.

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH" (EL. 8 FEET) AND ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0286L, DATED ON SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

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.

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 MAY 15, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-730
SHEET NUMBER: 5 OF 5