



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

March 24, 2026

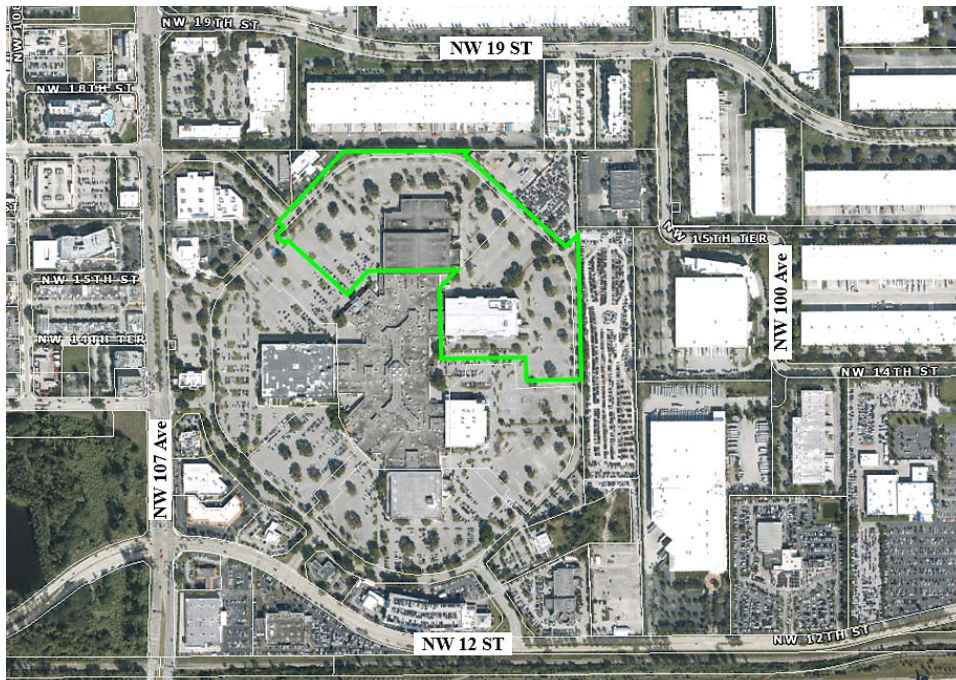
Via Electronic Submission

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

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

Dear Mr. Magrisso:

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



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

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

1. A Comprehensive Plan Text Amendment to create the “Mall Mixed Use” designation to permit residential development as applied to the proposed “Mall Mixed Use” zoning district.
2. A Land Development Code Amendment to create the “Mall Mixed Use” zoning district.
3. A Zoning Map Amendment to rezone the Property into the “Mall Mixed Use” zoning district.
4. Site Plan Approval application to allow the development a multifamily residential project on the west ± 7.327 acres (319,162 square feet) of that certain parcel of land located at 1625 NW 107 Avenue and identified by Miami-Dade County Tax Folio Number 30-3032-008-0050 (“**Residential Site No. 1**” or “**Site 1**”).
5. Site Plan Approval application to allow the development a multifamily residential project on the east ± 5.66 acres (246,788 square feet) of that certain parcel of land located at 1625 NW 107 Avenue and identified by Miami-Dade County Tax Folio Number 30-3032-008-0050 (“**Residential Site No. 2**” or “**Site 2**”).
6. A Modification to the Miami International Mall Consolidated Development of Regional Impact (“**Miami International Mall Consolidated DRI**”) Development Order to permit residential development within Miami International Mall.
7. The Administrative Release of a Declaration of Use recorded in Official Records Book 17735, Page 3022, which restricted the use of a portion of the Property to a limited automobile service center.
8. A Partial Release of the Declaration of Restrictions recorded in Official Records Book 10619, Page 1984 of the Public Records of Miami-Dade County, Florida.
9. A Modification of the Declaration of Restrictive Covenants recorded in Official Records Book 11212, Page 1613 of the Public Records of Miami-Dade County, Florida.

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

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

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

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

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

(1) Consistency with the Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Additional Considerations (Applied as Appropriate)

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

a. Whether Justified by Changed or Changing Conditions

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

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

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

b. Whether Adequate Sites Already Exist for the Proposed Uses

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

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

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

c. Whether Land Development Code Requirements Ensure Compatibility

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

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

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

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

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

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

Respectfully submitted,

GUNSTER

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

James R. Williams Jr., Esq.

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



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

PUBLIC HEARING APPLICATION
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☐ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: LAND-2603-0035
Date Received: _____

RECEIVED

By puglias at 10:17 am, Mar 27, 2026

INSTRUCTIONS

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

APPLICATION

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

- | | |
|--|---|
| ☐ Change in Zoning District | ☐ Plat |
| ☐ Variance | ☐ Entry Feature |
| ☐ Appeal of Decision | ☐ Site Plan |
| ☐ Conditional Use | ☒ Other <u>Future Land Use Map Amendment Application</u>
(CDMP Amendments) |

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

Please print or type

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

PROPERTY INFORMATION

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

Folio Number(s) 35-3032-008-0050; 35-3032-008-0140; and a portion of 35-3032-008-0010

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

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

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

- B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = +/- 1,115,703 sq. ft.; +/- 25.612 acre(s)
Width Depth

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

- E. DATE SUBJECT PROPERTY WAS ACQUIRED Please see Exhibit A

APPLICANT'S REQUEST:

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

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

LETTER OF INTENT

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

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

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

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

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

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

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

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

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

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

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

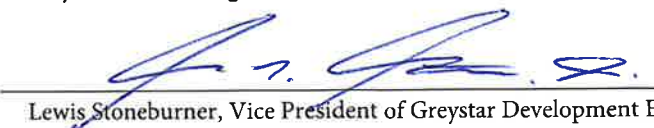
- ☐ 35 MM Photo(s) (Mounted 8 1/2 x 11)
- ☐ Letters from Area Residents
- ☐ Other _____

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

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 a public hearing before the ☐ City Council ☐ Administrative Review, and I/We do understand and agree as follows:

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

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

- ☒ do hereby authorize James R. Williams Jr., Esq. and Gunster, Yoakley, Stewart, P.A. on behalf of Greystar Development East, LLC as the applicant to act on my/our behalf as the applicant.
- ☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☐ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name EWE RETAIL II LTD, a Florida limited partnership Signature Edward J. Easton Date 3/10/26
 Name Edward J. Easton Title Mgr.

Notary to Owner: The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of March, 2026 by Edward J. Easton as Manager 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 Signature [Signature] Date 01/26/2026
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 26 day of January, 2026 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

PUBLIC HEARING ADMINISTRATIVE REVIEW APPLICATION

OWNER AFFIDAVIT

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

Block _____ Section _____ PB/PG 117/84

of property which is located at 1603 NW 107 Avenue, Miami, Florida
desire to file an application for review before the City. I/We do understand and agree as follows:

1. That the application for public hearing will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per the notification requirements of the City Code.
3. That the requirements of the Municipal Code, Miami-Dade County Ordinances, the Florida Building Code (FBC), and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the City's Land Development Code (LDC) are those that have been specified in the written application (via variance application) and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
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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 3-10-26
Name Edward J. Easton Title _____

Notary to Owner: The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of March, 2025 by Edward J. Easton as JCP INTERNATIONAL I LLC who is ☒ personally known to me or ☐ provided identification: _____

(NOTARY SEAL) MY COMMISSION # HH 705210 EXPIRES: November 29, 2029 Signature of Notary: [Signature]
Name of Notary: Tenette Trivett

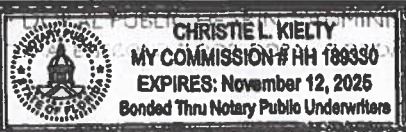
Applicant's Name Greystar Development East, LLC Signature [Signature] Date 10/7/2025
a Delaware limited liability company Lewis Stoneburner, Vice President

Notary to Applicant: The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 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 K. Kelly

CITY OF DORAL PUBLIC HEARING ADMINISTRATIVE REVIEW APPLICATION

Page 4



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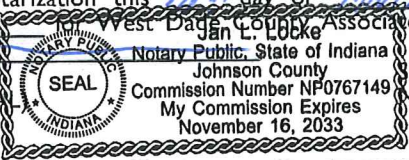
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name West Dade County Associates, Signature _____
a Florida general partnership Name John Kull

Date 3/16/26

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 Kull as John Kull of West Dade County Associates, who is ☒ personally known to me or ☐ provided identification: _____

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

Signature of Notary: _____

Name of Notary: Jan L. Locke

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

Lewis Stoneburner, Vice President

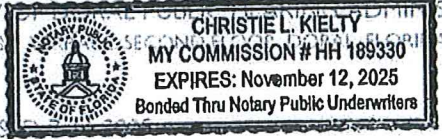
Date 10/7/2025

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: _____

Signature of Notary: Christie Kielty

Name of Notary: Christie Kielty

(NOTARY SEAL)

CITY OF DORAL
3401 NW 53
REVIS
 CHRISTIE L. KIELTY
MY COMMISSION # HH 189330
EXPIRES: November 12, 2025
Bonded Thru Notary Public Underwriters

ADMINISTRATIVE REVIEW APPLICATION

Page 4

33166 • (305) 592-0801 • (593) 6725 • FAX (305) 593-6768 • WEBSITE: cityofdoral.com

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

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

I, 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]

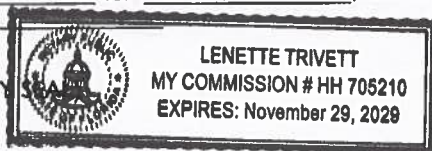
Date 3-10-26

Name Edward J. Easton

Title Manager

Notary to Owner: The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of March, 2025 by Edward J. Easton as Manager for EWE RETAIL II LTD, who is ☒ personally known to me or ☐ provided identification:

(NOTARY)



Signature of Notary: [Signature]

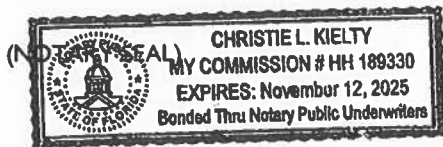
Name of Notary: Lenette Trivett

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

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:



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 3-10-26

Name Edward J. Easton
Title Manager

Notary to Owner: The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of March, 2026 by Edward J. Easton as Manager 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

Date

3/16/26

Name

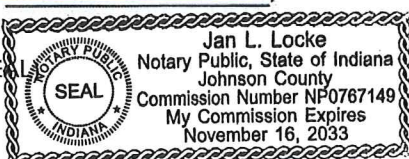
John Bulli

Title

Chief Administrative Officer

Notary to Owner: The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 16th day of March, 2025, by John Bulli as CAO for West Dade County Associates, who is ☒ personally known to me or ☐ provided identification:

(NOTARY SEAL)



Signature of Notary:

Name of Notary:

Jan L. Locke

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

Signature

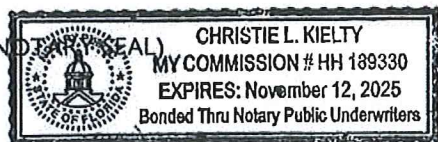
Lewis Stoneburner, Vice President

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:

Name of Notary:

Christie Kielty

Exhibit A
List of Property Owners

Property No. 1

Address: 1625 NW 107 Avenue, Miami Florida

Folio No.: 35-3032-008-0050

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

Acquired: October 10, 2024

Property No. 2

Address: 1603 NW 107 Avenue, Miami Florida

Folio No.: 35-3032-008-0140

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

Acquired: October 1, 2024

Property No. 3

Folio No.: 35-3032-008-0010

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

Acquired: January 22, 1981

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

<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
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.

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.

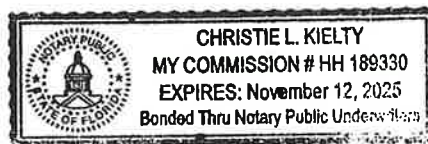
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

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.

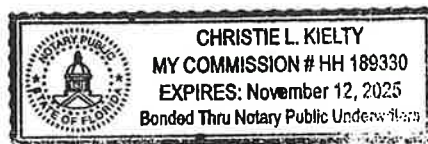
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

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 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

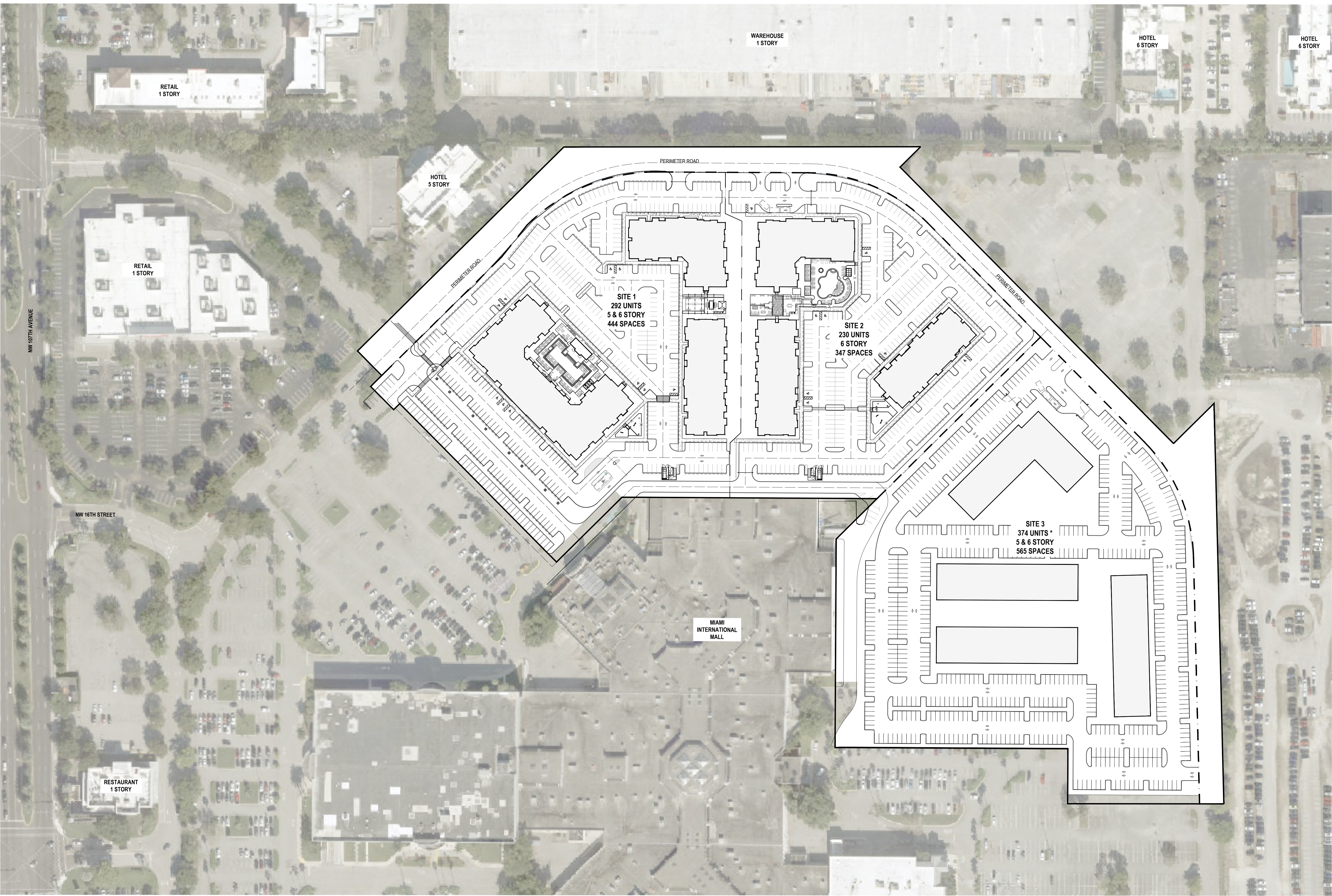
A PART OF TRACT A, MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 117, PAGE 84, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

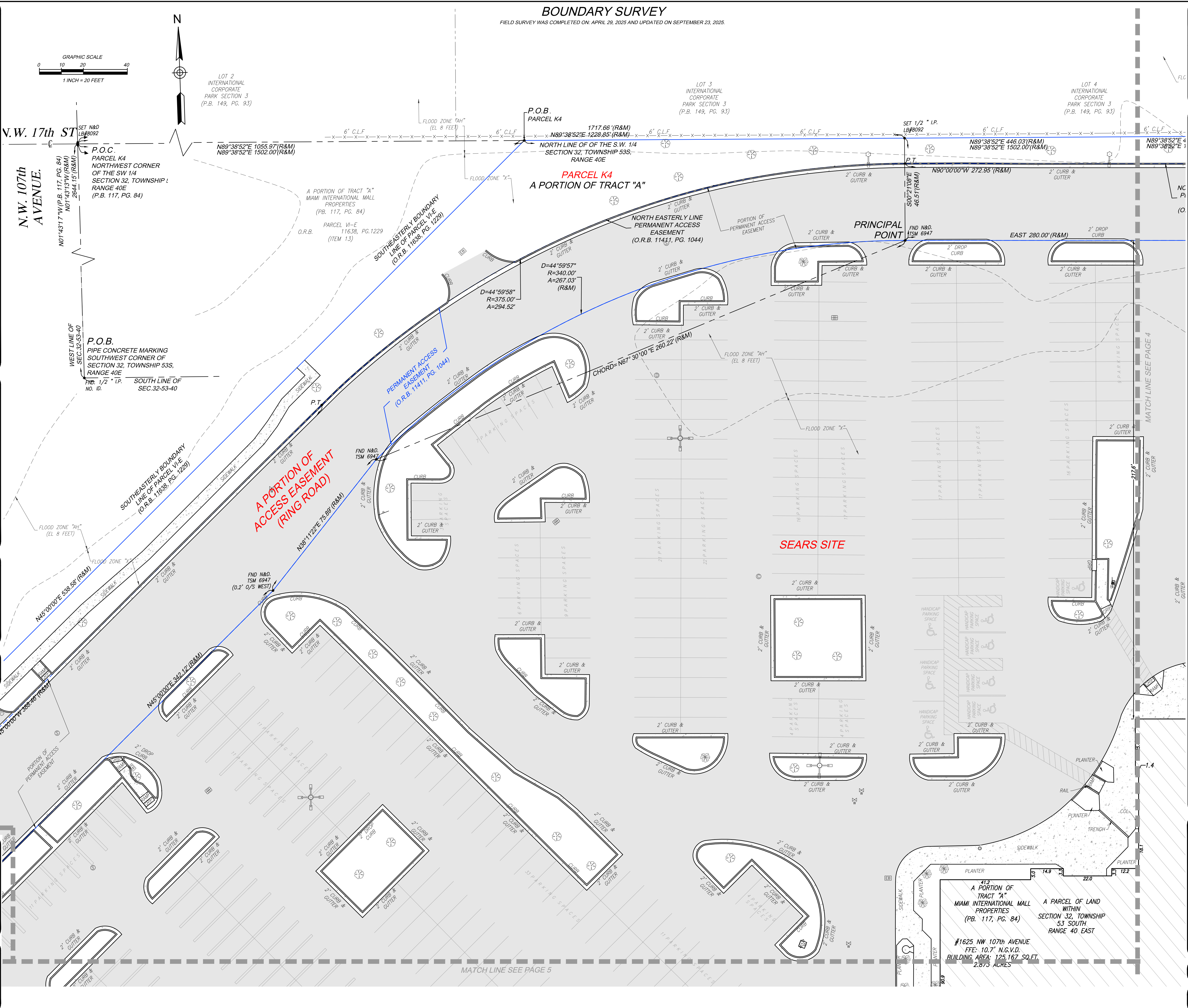
DATE: 05/05/2026

SCALE: 1" = 80'

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

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

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNMANNED 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 STREET MANHOLE
	COMMUNICATION BOX		PARKING KIOSK
	CABLE T.V. BOX		INGRATE VALVE
	UNMANNED BOX		SEWER VALVE
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEAROUT		GAS VALVE
	BELLAND		FORCE MAIN VALVE
	ARMY GATE		SEWAGE BREAKER ASSEMBLY
	ANCHOR		SEWAGE CONNECTION
	WATER METER		POST INDICATOR VALVE
	IRRIGATION METER		FIRE HYDRANT
	GAS METER		DOUBLE DETECTOR CHECK VALVE
	ELECTRIC METER		BACK FLOW PREVENTOR
	SEWAGE COLUMN		PROPERTY LINE
	ROUND COLUMN		CENTERLINE
	MAIL BOX		POINT-OF-BAY
	IRRIGATION PUMP		RADIUS
	GUARD PIPE		DELTA ANGLE
	GROUND LIGHT		ARC DISTANCE
	FLAG POLE		PERMANENT CONTROL POINT
	DRAINAGE WELL		PERMANENT REFERENCE MONUMENT
	SEWER ORIFICE		AT RISK AND PACE
	PW INLET		OVERHEAD UTILITY WIRES
	SIS INLET		OPTICAL RECORDING POLE
	CURB INLET		CONCRETE BOX STRUCTURE
	CIRCULAR DRANGAGE		CONCRETE
	CATCH BASIN		CHANNEL FENCE
	ACCESS MANHOLE		FOUND WOOD PIPE
	SMILE INLET		FOUND NAIL & BRASSIC DEAD LEAD
	TRAFFIC SIGNAL POLE		ENDOR
	SURVEILLANCE CAMERA		DEGREE
	PEDESTRIAN CROSS SIGNAL		RECORD OR CALCULATED DISTANCE
	PREVENT ASPHALT		RECORD PLUNGED UTILITY EASEMENT
			CONCRETE
			GENETES PALM
			GENETES TREE

GRAPHIC SCALE

A horizontal number line with tick marks at 0, 10, 20, and 40. The segment between 10 and 20 is shaded black.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: APRIL 29, 2023 AND UPDATED ON
SEPTEMBER 22, 2025.
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
- SUBJECT PROPERTY AREA:
- SEARS SITE: 3653.951 sq ft (1.292 Acres)
- PARTCEL #1: 41.270V CITY: 41.270 sq ft (0.920 Acres)
- PARTCEL #1: 6.276 sq ft (0.144 Acres)
- PARTCEL #3: 7.734 sq ft (0.223 Acres)
- PARTCEL #3: 697.307 sq ft (16.273 Acres)
- PARTCEL #4: 18.936 sq ft (0.437 Acres)
- PARTCEL #4: 4.114 sq ft (0.094 Acres)
- A PORTION OF PERMANENT ACQUISITION EASEMENT:
30.000 SQ FT (0.704 Acres)
- 4 BEARS BEARS AN ASSUMED BEARING OF EAST ALONG THE NORTH
LINE OF SUBJECT PROPERTY SITE #1.
- THE PROPERTY LINES AS SHOWN HEREON, ARE RECORD AND
ORDER MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL
PURPOSES ONLY. UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED
BY THIS SURVEY. UNLESS OTHERWISE NOTED.
- ALL ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT
THE TIME OF THIS SURVEY. UNLESS OTHERWISE NOTED.
- THE SURVEYOR HAS NOT CONDUCTED A SEARCH FOR AND FROM
PERMANENT ACQUISITION EASEMENTS.
- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL
OWNERSHIP.
- THERE IS A GAP BETWEEN SEARS SITE AND PERMANENT ACQUISITION
EASEMENT.
- THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY
AND/OR OTHER INTERESTS THAT MIGHT BE REFLECTED ON A SEARCH
OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- SEARS SITE**
- **PROPERTY ADDRESS:** 1625 NW 107th AVE
CITY OF DORAL, MIAMI-DADE, FL 33172
 - **PARCEL ID:** 35-3032-008-0050
- JC PENNY SITE**
- **PROPERTY ADDRESS:** 1603 NW 107th AVE
CITY OF DORAL, MIAMI-DADE, FL 33172
 - **PARCEL ID:** 35-3032-008-0140

CERTIFY TO:

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

POSSIBLE ENCROACHMENTS

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

REVISIONS

DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-65	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	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 112th AVE. SUITE #110, DORAL, FL 33172
(P) 305-526-0606 (E) info@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

SEARS SITE

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 125.15 FEET TO A POINT; THENCE N 88° 38' 52" E, A DISTANCE OF 1226.65 FEET TO A POINT; THENCE S 0° 21' 08" E, A DISTANCE OF 46.51 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE DUE EAST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE 247.40 FEET ALONG

AN ARC TO THE RIGHT, HAVING A RADIUS OF 318.00 FEET AND A CHORD OF 20.1409 FEET, FROM THE POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 20.1409 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 191.002 FEET TO A POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 171.29 FEET TO A POINT, THENCE N 45° 00' 00" W, A DISTANCE OF 413.20 FEET TO A POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 16.00 FEET TO A POINT, THENCE N 45° 00' 00" W, 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 51° 11' 23.8" E, A DISTANCE OF 75.80 FEET TO A POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 10.00 FEET TO A POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 26.22 FEET AND A CHORD OF 26.22 FEET, BEARING N 67° 30' 00" E TO THE PRINCIPAL POINT AND PLACE OF BEGINNING.

TOGETHER WITH

2. PART OF TRACT A, MIAMI INTERNATIONAL MAP, PROPERTIES ACCORDING TO THE PLAT
RECORDED IN PLAT BOOK 1117, PAGE 34, PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 33 SOUTH, RANGE 48 EAST; THENCE NORTH 89° 30' 58" EAST ALONG THE
SOUTHWEST CORNER OF SAID SECTION 30, A DISTANCE OF 114.00 FEET TO A POINT; THENCE
01° 43' 10" WEST A DISTANCE OF 146.00 FEET TO A POINT; THENCE NORTH 89° 30' 58" EAST
A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 01° 43' 10" WEST A DISTANCE OF
114.00 FEET TO A POINT; THENCE NORTH 89° 30' 58" EAST A DISTANCE OF 114.00 FEET TO A
POINT; THENCE SOUTH 89° 30' 58" WEST A DISTANCE OF 45.00 FEET TO A POINT; THENCE
01° 43' 10" WEST A DISTANCE OF 146.00 FEET TO A POINT; THENCE NORTH 89° 30' 58" EAST
A DISTANCE OF 114.00 FEET TO A POINT; THENCE NORTH 01° 43' 10" WEST A DISTANCE OF
114.00 FEET TO A POINT; THENCE NORTH 89° 30' 58" EAST A DISTANCE OF 45.00 FEET TO A
POINT; THENCE SOUTH 89° 30' 58" WEST A DISTANCE OF 45.00 FEET TO A POINT; THENCE
01° 43' 10" WEST A DISTANCE OF 146.00 FEET TO A POINT; THENCE NORTH 89° 30' 58" EAST
A DISTANCE OF 114.00 FEET TO A POINT; SAID POINT BEING THE PRINCIPAL POINT AND
PLACE OF BEGINNING.

[illegible]

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MAP PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING THE FOLLOWING DESCRIBED:

BEING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 4° 13' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING; THENCE S 85° 05' 00" W, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF THE FOLLOWING DESCRIBED PARCELS OF LAND, THENCE CONTINUE N 89° 50' 00" E, A DISTANCE OF 215.00 FEET; THENCE S 45° 00' 00" W, A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING; THENCE S 45° 00' 00" W, A DISTANCE OF 110.00 FEET TO A POINT, THENCE S 45° 00' 00" W, A DISTANCE OF 140 FEET TO A NON-ANGULAR POINT OF BEGINNING; THENCE S 45° 00' 00" W, A DISTANCE OF 100.00 FEET TO A DISCOURSED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 100.00 FEET, BEING 180 DEGREES OF AN ARC OF A CIRCLE, THENCE S 45° 00' 00" W, 80 FEET THROUGH A CENTRAL ANGLE OF 45.0000° TO A POINT OF TANGENCY, THENCE N 0° 00' 00" W, 100.00 FEET TO A POINT OF BEGINNING; THENCE S 45° 00' 00" W, 100.00 FEET CONCURRENT WITH THE OUTER EDGE OF PERMANENT ACQUISITION AS RECORDED IN PLAT BOOK 117, PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING THE FOLLOWING DESCRIBED:

BEING AT A POINT, THENCE N 0° 21' 08" W, FOR A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; THENCE S 45° 00' 00" W, 100.00 FEET TO THE POINT OF BEGINNING.

[illegible][illegible]

TO DISTANCE OF 30.9 FEET TO A POINT OF CONCURRENCY, THENCE NORTH, DELIVERED TO THE POINT OF CONCURRENCY, THENCE S 89° 01' 00" W, 114.2 FEET TO THE POINT OF BEGINNING, THIS COURSE BEING ALONG THE NORTHEASTLY BOUNDARY LINE OF PERMANENT ACCESS TO THE PUBLIC RECORDS OF MAHARAJA COUNTY, FLORIDA, THENCE NORTH, 45 DEGREES 00' EAST, 114.2 FEET TO THE POINT OF BEGINNING, EAST FOR A DISTANCE OF 142 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL M

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 MAHARAJA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32 OF TOWNSHIP 18 SOUTH, RANGE 30 WEST, SHOWING THE MIAMI INTERNATIONAL MALL, PROPERTIES, THENCE NORTH, N 89° 38' 00" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 480.0 FEET TO A POINT, THENCE THE FOLLOWING DESCRIBED PORTION OF LAND, THENCE CONTINUE, N 89° 38' 00" E, ALONG THE NORTH LINE OF SECTION 32, A DISTANCE OF 480.0 FEET TO A POINT, THENCE THE 90° TURN, A DISTANCE OF 132.0 FEET TO A POINT, THENCE, S 89° 01' 00" W, FOR A DISTANCE OF 114.2 FEET TO THE POINT OF CONCURRENCY, THENCE NORTH, DELIVERED TO THE POINT OF CONCURRENCY, THENCE S 89° 01' 00" W, 114.2 FEET TO THE POINT OF BEGINNING, THIS COURSE BEING ALONG THE NORTHEASTLY BOUNDARY LINE OF PERMANENT ACCESS TO THE PUBLIC RECORDS OF MAHARAJA COUNTY, FLORIDA, THENCE NORTH, 45 DEGREES 00' EAST, 114.2 FEET TO THE POINT OF BEGINNING, EAST FOR A DISTANCE OF 142 FEET TO THE POINT OF BEGINNING.

TO THE SOUTHEAST HAVING A RADIUS OF 37.50 FEET THROUGH A CENTRAL ANGLE ON THE ARC OF 186.2 FEET TO A POINT OF FANGENCY TWICE SUBTENDED BY A DISTANCE OF 38.84 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE SOUTHERLY LINE OF SAID TRACT A1) AS SHOWN ON PLAT PAGE 104 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A1, AS SHOWN ON SAID PLAT OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT A1 A DISTANCE OF 761.48 FEET TO THE POINT OF FANGENCY, HAVING A RADIUS OF 37.50 FEET THROUGH A CENTRAL ANGLE ON THE SOUTHWESTERLY EXTENSION, AS DESCRIBED IN OFFICIAL RECORD 11638, AT PAGE 1229 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA).

TOGETHER WITH

PANCEL 3.

A PORTION OF TRACT A1, MIAMI INTERNATIONAL LAND PROPERTIES ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT A1, AS SHOWN ON PLAT PAGE 111, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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"W. A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°16'47"W. ALONG THE EASTERLY BOUNDARY OF PERMANENT ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 104 OF THE PUBLIC RECORDS OF MAHARAJA COUNTY, FLORIDA, A DISTANCE 458.78 FEET TO A POINT; THENCE, N88°16'47"E. A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF ACCESS EASEMENT (RING ROAD)

SURVEYOR'S CERTIFICATION

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

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

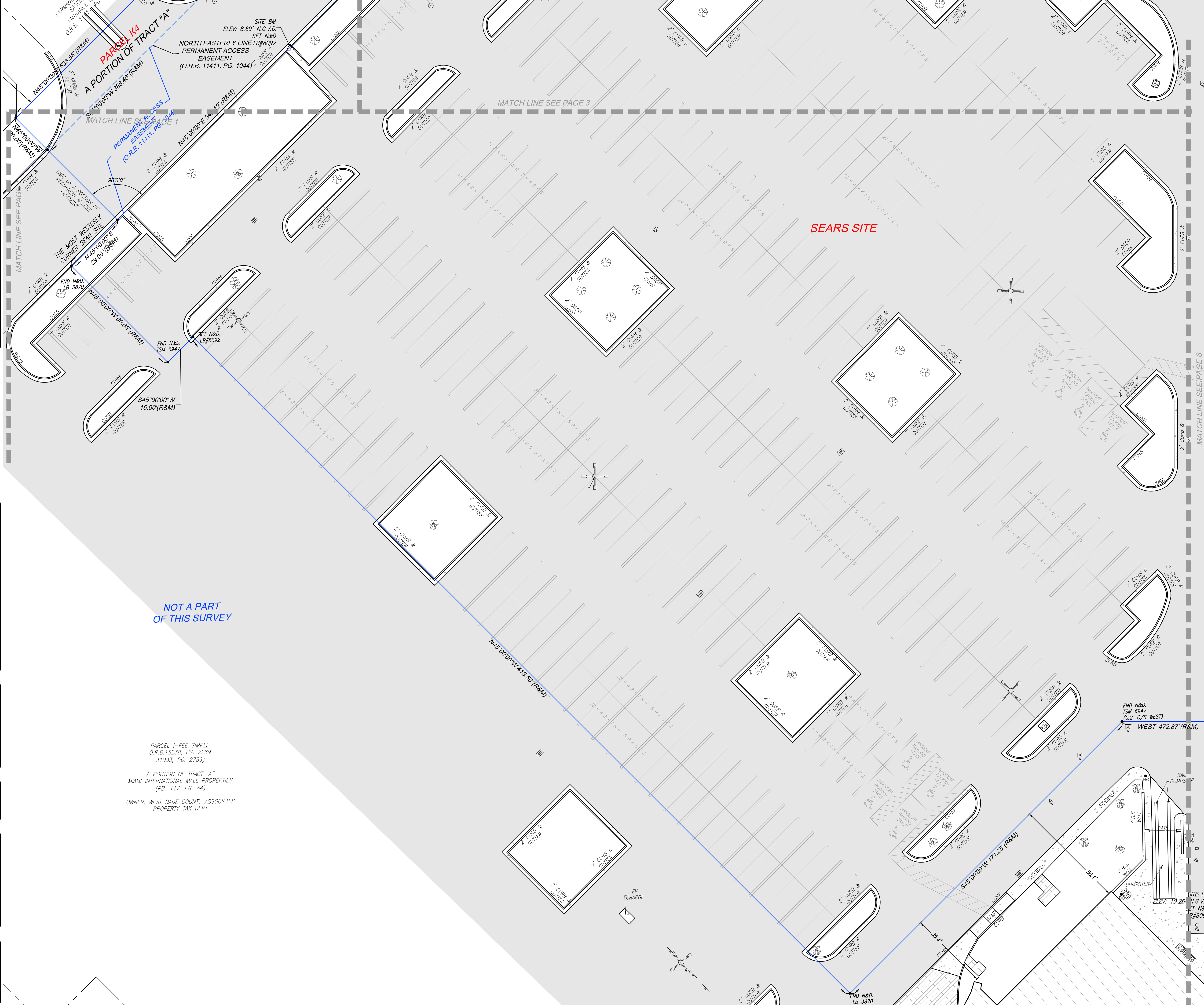
BY: 
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

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

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

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.

[illegible]

	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		INGRATE VALVE
	CLEANOUT		SEWER VALVE
	BOLLARD		GAS VALVE
	ARM GATE		FORCE MAIN VALVE
	ANCHOR		VACUUM BREAKER ASSEMBLY
	WATER METER		SHIMMED CONNECTION
	SEWER 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		FLAT BOOK AND FACE
	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		ENLARGEMENT
	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
			GRASSES PLANT
			GRASSES TREES

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

2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT

3. SUBJECT PROPERTY AREA:

SEARS SITE: 965.01 SQ. FT. (1.2026 ACRES)

PARTICLE #1 - 20' CROWN STRIP (0.0001 SQ. FT. (0.0026 ACRES)

PARTICLE #2: 679.50 SQ. FT. (0.144 ACRES)

PARTICLE #3: 1734.31 SQ. FT. (0.2231 ACRES)

PARTICLE #4: 1027.30 SQ. FT. (0.2412 ACRES)

PARTICLE #4A: 18,930.50 SQ. FT. (0.437 ACRES)

PARTICLE #5: 4,114.50 SQ. FT. (0.941 ACRES)

A PORTION OF PERMANENT ACCESS EASEMENT:
30.340 SQ. FT. (0.704 ACRES)

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

5. SURVEYED FEATURES AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS AS SHOWN HEREON.

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

7. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED.

8. THERE ARE NO RECORD UTILITIES SHOWN HEREON.

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

10. THE SURVEY DOES NOT PROVIDE PHYSICAL ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.

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

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

13. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY OR OTHER INTERESTS THAT MIGHT BE REFLECTED ON A SEPARATE 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

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

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

SEARS SITE

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

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

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

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 E101, DORAL, FL 33172
(P) 305-526-0086 (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]

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
TOWNSHIP 33 SOUTH RANGE 40 EAST; THENCE NORTH 85° 00' 50" EAST ALONG THE
SOUTH LINE OF SECTION 32 A DISTANCE OF 2250.00 FEET TO A POINT; THENCE NORTH
01° 43' 13" WEST ALONG A CURVE OF 100.00 FEET RADIUS BY AN ARC OF 100.00 FEET
WEST A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 01° 43' 13" WEST A
DISTANCE OF 263.14 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND
THE CENTER OF A CURVE OF 100.00 FEET RADIUS BY AN ARC OF 100.00 FEET
OF 74.73 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 102.00 FEET TO A POINT;
THENCE SOUTH 89° 59' 57" WEST ALONG A CURVE OF 100.00 FEET RADIUS BY AN ARC
DISTANCE OF 306.97 FEET TO A POINT; THENCE NORTH 45° 00' 00" EAST A DISTANCE OF
532.98 FEET TO A POINT; THENCE SOUTH 45° 00' 00" EAST A DISTANCE OF 274.31 FEET TO
A POINT; THENCE SOUTH 01° 43' 13" WEST ALONG A CURVE OF 100.00 FEET RADIUS BY AN
ARC OF 100.00 FEET TO A POINT; THENCE SOUTH 01° 43' 13" EAST A
DISTANCE OF 263.14 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL POINT AND
PLACE OF BEGINNING.

[illegible][illegible][illegible]

4. PORTION OF TRACT 14, MMM INTERNATIONAL MAPS PARCELS ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 117 AT PAGE 84 OF THE PUBLIC RECORDS OF THE COUNTY OF SIOUX, SOUTH DAKOTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH WESTERLY CORNER OF PARCEL 14, AS DESCRIBED IN PLAT BOOK 117 AT PAGE 84 OF THE PUBLIC RECORDS OF THE COUNTY OF SIOUX, SOUTH DAKOTA, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 14 FOR A DISTANCE OF 142 FEET; THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID BOUNDARY LINE OF SAID PARCEL 14 FOR A DISTANCE OF 142 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 14 FOR A DISTANCE OF 167 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST AND A DISTANCE OF 150.00 FEET TO THE NORTHEASTERN CORNER OF PARCEL 14, AS DESCRIBED IN PLAT BOOK 117 AT PAGE 84 OF THE PUBLIC RECORDS OF THE COUNTY OF SIOUX, SOUTH DAKOTA, DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET, AN ARC BEARING OF 114.14 DEGREES 00 MINUTES 00 SECONDS WEST AND A DISTANCE OF 142 FEET; THENCE ALONG SAID CIRCULAR CURVE FOR A DISTANCE OF 57.51 FEET; LAST MENTIONED TWO POINTS BEING THE SAME POINT; THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 14 FOR A DISTANCE OF 142 FEET TO THE POINT OF BEGINNING.

SECTION 34 OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 84, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING:

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 MALL PROPERTIES, AND PROCEED TO THE POINT OF BEGINNING OF THE FOLLOWING COURSE:

TO A DISTANCE OF 108.91' TO THE POINT OF BEGINNING OF THE FOLLOWING COURSE:

TO A DISTANCE OF 44.01' TO A POINT, THENCE, S 02°12'00" E, 027.02' TO A DISTANT POINT, THENCE, S 89°00'00" E, 10.00' TO A POINT, THENCE, S 89°00'00" E, 10.00' TO THE SOUTHEAST HAVING A RADIUS OF 37.50' TO A POINT, THENCE, S 02°12'00" E, 027.02' TO A DISTANT POINT, THENCE, S 89°00'00" E, 10.00' TO A POINT, THENCE, S 89°00'00" E, 10.00' TO A DISTANCE OF 38.84' TO THE (LAST MENTIONED) THREE COURSES BEING ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 40 EAST, THE OFFICIAL RECORD BOOK 14141, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING:

TO A DISTANCE OF 125.88' TO THE POINT OF BEGINNING, (LAST MENTIONED) COURSE, BEING:

SOUTHWESTERN EXTENSION, AS DESCRIBED IN OFFICIAL RECORD BOOK 11636, AT PAGE 11636, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING:

TOGETHER WITH

PARCEL K5

A PORTION OF TRACT "A", MAAMI INTERNATIONAL MALL PROPERTIES ACCORDING TO THE RECORDS OF THE COUNTY OF DADE, FLORIDA, BEING THE PUBLIC RECORDS OF MAAMI-DADE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF MAAMI INTERNATIONAL MALL PROPERTIES; THENCE NORTH 50°45'15" E ALONG THE NORTHEAST CORNER OF SAID TRACT "A" A DISTANCE OF 46.00 FEET TO A POINT; THENCE BEGINNING THE FOLLOWING DESCRIBED CURVED PORTION OF LAND, THENCE CONTINUE NORTH 45°00'00" E ALONG THE INTERSECTING LINE OF TRACT "A" A DISTANCE 450.78 FEET TO A POINT; THENCE S88°16'24" W A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°16'24" W A DISTANCE OF 10.00 FEET TO A POINT; THENCE CONTINUE AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 104 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: N89°16'24" 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.

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		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 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
	PS 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 GAS & BRASS DISC
	DENOTES TREE		ENCL.
			END OF LOCAL 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 #1

SEARS SITE: 565.951 AC (12.900 Acres)

PARCEL #1: 47.725 AC (1.055 Acres) (0.920 Acres)

PARCEL #1: 0.776 AC (0.174 Acres)

PARCEL #2: 0.734 AC (0.164 Acres)

PARCEL #3: 6.975 AC (1.561 Acres)

PARCEL #4: 19.090 SD (0.477 Acres)

PARCEL #5: 4.414 SD (1.000 Acres)

A PORTION OF PERMANENT EASEMENT: 0.3040 SD (0.074 Acres)

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

ALL EASEMENTS, RIGHTS-OF-WAY 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

ALL EASEMENTS, RIGHTS-OF-WAY AS SHOWN HEREON, ARE RECORD

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

THESE EASEMENTS, RIGHTS-OF-WAY ARE SHOWN AS TO AND FROM PERMANENT EASEMENT, EASEMENTS

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 INTERESTS THAT MAY NOT BE REFLECTED ON A WAY 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

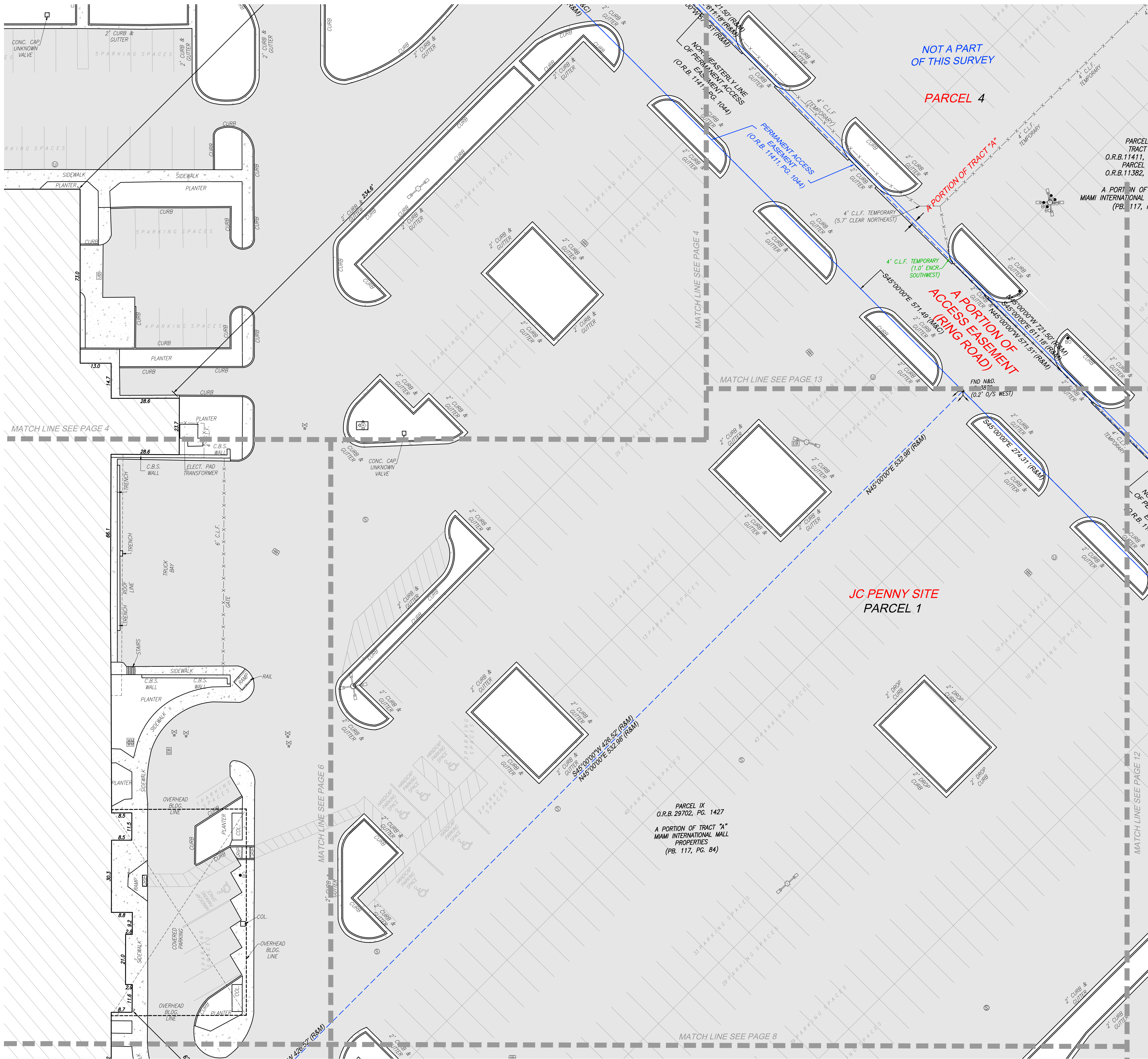
- **PROPERTY ADDRESS:** 1603 NW 107th AVE
CITY OF DORAL, MIAMI-DADE, FL 33172
- **PARCEL ID:** 35-3032-008-0140

- 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@jhsurveyors.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]

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
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: 7 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.

1 FIELD SURVEY WAS COMPLETED ON APRIL 29, 2020 AND UPDATED ON
2 SEPTEMBER 22, 2020.
3 ALL DISCREPANCIES WERE PROVIDED BY THE CLIENT
4 SUBJECT PROPERTY AREA:
5 BEARS SITE 06-091-0-8 (1200 ACRES)
6 PARCEL #1 - JC-PENNY SITE: 410.05 ± ac. (1,620 ACES)
7 PARCEL #1 - 6.275 ac. (0.144 ACES)
8 PARCEL #2 - 87.94 ac. (0.123 ACES)
9 PARCEL #3 - 8.92 ac. (0.021 ACES)
10 PARCEL #4 - 19.038 ac. (0.437 ACES)
11 PARCEL #5 - 4.418 ac. (0.1 ACES)
12 A PORTION OF PERMANENT EASEMENT:
13 1.340 SQ. FT. (1.074 ACES)
14 BEARINGS BASED ON AN ASSUMED BEARING OF EAST ALONG THE NORTH
15 LINE OF SUBJECT PROPERTY SITE #1.
16 EXTANT ADJACENT BOUNDARY LINES AS SHOWN HEREON, ARE RECORD
17 AND/OR MEASURED UNLESS OTHERWISE NOTED.
18 THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. IT IS FOR INFORMATIONAL
19 PURPOSE ONLY UNLESS OTHERWISE NOTED.
20 UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED
21 OR IDENTIFIED BY THIS SURVEYOR.
22 ABOVEGROUND AND VISIBLE UTILITIES HAVE BEEN LOCATED AT THE
23 TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
24 ACCESS TO AND FROM PERMANENT EASEMENT:
25 ACCESS TO AND FROM PERMANENT EASEMENT:
26 ACCESS TO AND FROM PERMANENT EASEMENT:
27 ACCESS TO AND FROM PERMANENT EASEMENT:
28 ACCESS TO AND FROM PERMANENT EASEMENT:
29 ACCESS TO AND FROM PERMANENT EASEMENT:
30 ACCESS TO AND FROM PERMANENT EASEMENT:
31 ACCESS TO AND FROM PERMANENT EASEMENT:
32 ACCESS TO AND FROM PERMANENT EASEMENT:
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100 ACCESS TO AND FROM PERMANENT EASEMENT:

SEARS SITE

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

JC PENNY SITE

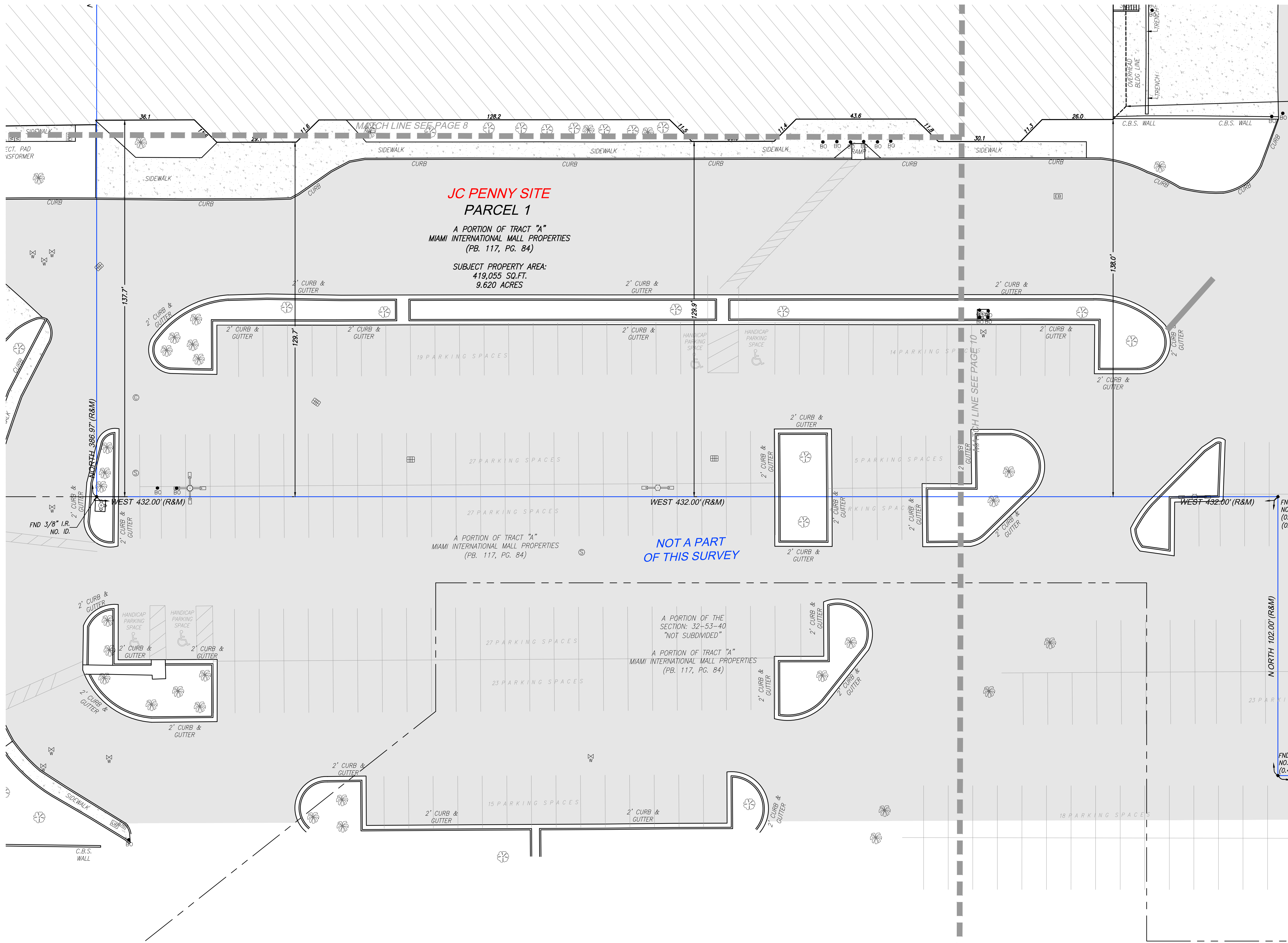
- **PROPERTY ADDRESS:** 1603 NW 107th AVE
CITY OF DORAL , MIAMI-DADE, FL 33172
- **PARCEL ID:** 35-3032-008-0140

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

- PARCEL K3 - POSSIBLE ENCR OACHMENTS
- 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



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
TEL: 305.582.9300 FAX: 305.582.9301

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

[illegible][illegible]

A PORTION OF TRACT "A" MIAMI INTERNATIONAL MAPS ACCORDING TO THE PLAT RECORD AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

BEGINNING AT A PIPE IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE N 4° 13' 13" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 100 FEET TO AN IRON PIN; THENCE S 69° 00' 00" E, ALONG THE NORTHWEST QUARTER CORNER OF BEGINNING OF THE FOLLOWING DESCRIBED PARCELS OF LAND, THENCE S 89° 00' 00" E, ALONG THE EAST LINE OF SAID PARCELS, A DISTANCE OF 100 FEET TO A POINT, THENCE S 41° 00' 00" E, ALONG THE SOUTH LINE OF SAID PARCELS, A DISTANCE OF 100 FEET TO A POINT, THENCE S 41° 00' 00" E, ALONG THE SOUTH LINE OF SAID PARCELS, A DISTANCE OF 100 FEET TO A NON-TANGENT DESCRIBED CIRCULAR CURVE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 45° 00' 00" TO A POINT OF TANGENCY, THENCE S 89° 00' 00" E, ALONG THE EAST LINE OF SAID PARCELS, A DISTANCE OF 100 FEET TO A POINT CONCURRENT WITH THE OUTER EDGE OF PERMANENT ACQUISITION AS RECORDED IN PLAT BOOK 117, PAGE 84, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, THENCE N 21° 00' 00" W, FOR A DISTANCE OF 13.20 FEET TO THE POINT OF

[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

COMMENCE AT THE NORTH-NORTHWESTERLY CORNER OF PARCEL IV, AS DESCRIBED IN
SECTION 16, TOWNSHIP 35 NORTH, RANGE 18 EAST, COUNTY OF ALACH, FLORIDA,
COUNTY CLERK'S RECORDS, BOOK 10, PAGE 10, AND PROCEED IN THE FOLLOWING
MANNER: THENCE NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST
113.22 FEET TO A POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND, THENCE
NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST 113.22 FEET TO THE
NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL IV, FOR A DISTANCE OF 611.18 FEET,
THENCE NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST 113.22 FEET TO THE
NORTHWESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL
IV, FOR A DISTANCE OF 167 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH
34 DEGREES 00 MINUTES 00 SECONDS EAST 113.22 FEET TO THE POINT OF BEGINNING OF
DESCRIBED CURVILINE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00
FEET, BEARING OF 100 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD OF 113.22
DISTANCE, OF 90.78 FEET TO A POINT OF TANGENCY, THENCE NORTH 45 DEGREES 00
MINUTES 00 SECONDS EAST 113.22 FEET TO THE POINT OF BEGINNING OF THE
COURSE BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF PERMANENT ACRES
100,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,
PUBLIC RECORDS OF MANALACUA COUNTY, FLORIDA, BOOK 10, PAGE 10, THENCE NORTH 45 DEGREES 00

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]

PARCEL K5

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MAP 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; THENCE S06°09'00"E ALONG THE INTERSECTION OF THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 761.48 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S06°09'00"E ALONG THE WESTERLY LINE OF SAID TRACT "A" A DISTANCE OF 458.78 FEET TO A POINT; THENCE S88°16'47"W A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°16'47"W A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°16'47"W A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°16'47"W A DISTANCE OF 10.00 FEET TO A POINT; THENCE AS DESCRIBED IN OFFICIAL RECORD BOOK 11411 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE 458.78 FEET TO A POINT; THENCE

TOGETHER WITH
A PORTION OF ACCESS EASEMENT (RING ROAD)

A PORTION OF PERMANENT ACCESS EASEMENT, AS SHOWN IN OFFICIAL RECORD BOOK 174, PAGE 10, RECORDS OF MARICOPA COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 29.00 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SEAR'S SITE (S.A.D. DISTANCE BEING ALONG THE SOUTHWESTERLY LINE OF PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

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

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

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

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

THIS IS A BOUNDARY SURVEY

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

A north arrow pointing upwards, labeled 'N' at the top. Below it is a graphic scale bar. The scale bar is a horizontal line with tick marks at 0, 10, 20, and 40. Above the bar, the text 'GRAPHIC SCALE' is written. Below the bar, the text '1 INCH = 20 FEET' is written.

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 MANHOLE		SHIMLESS CONNECTION
	RAMP BOX		POST INDICATOR VALVE
	INFILTRATION PUMP		FIRE HYDRANT
	GUARD POST		DOUBLE DETECTOR CHECK VALVE
	ORDNANCE 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 EASOK 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.

2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT

SUBJECT PROPERTY: 1/4 SECTION 36, T42N, R10E, S4E

SEARS SITE: 565,951 sq ft (12.900 Acres)

PARCEL #1: 4.77 AC. (205,000 sq ft) (9,620 Acres)

PARCEL #2: 0.97 AC. (0.114 Acres)

PARCEL #3: 0.734 AC. (0.222 Acres)

PARCEL #4: 0.876 AC. (0.613 Acres)

PARCEL #5: 16.908 AC. (0.477 Acres)

PARCEL #6: 4.114 AC. (0.477 Acres)

A PORTION OF PERMANENT ACCESS EASEMENT: 80,340 SQ. FT. (2.074 Acres)

BEARING LINES IN AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY SITE #1.

BEARING LINES ALONG BEARING LINES AS SHOWN HEREIN, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.

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

UNDERGROUND FUNDINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED BY THIS SURVEY.

ADDITIONAL INFORMATION: ALL UTILITIES ARE SHOWN HEREIN.

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

THESE BEARING LINES ARE NOT A GUARANTEE OF ACCESS TO AND FROM PERMANENT ACCESS EASEMENT.

THESE BEARING LINES DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

THERE IS A GAP BETWEEN PHYSICAL 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
- **P ARCEL ID:** 35-3032-008-0050

JC PENNY SITE

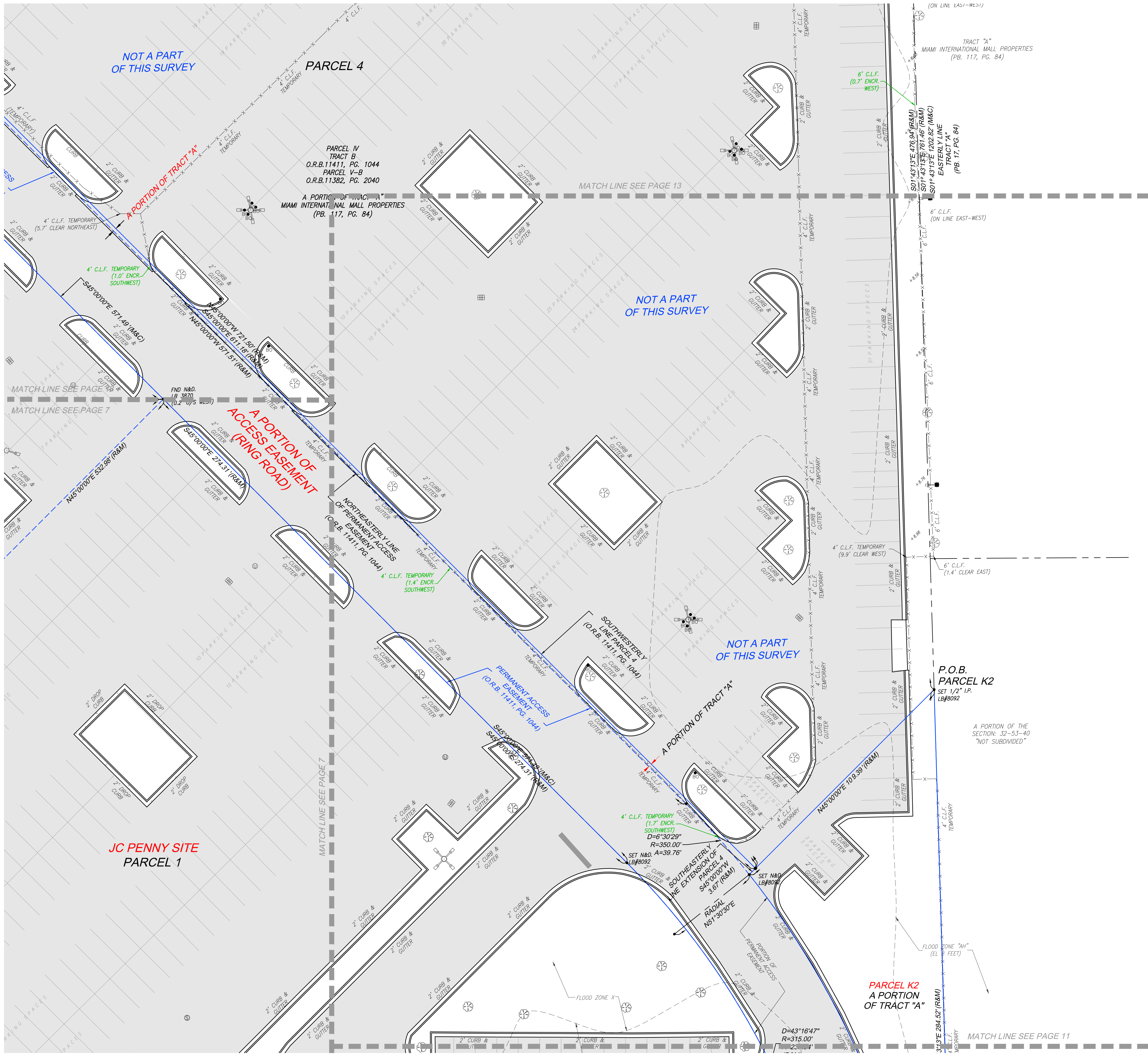
- **PROPERTY ADDRESS:** 1603 NW 107th AVE
CITY OF DORAL, MIAMI-DADE, FL 33172
- **P ARCEL ID:** 35-3032-008-0140

- 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 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. 30

[illegible][illegible][illegible]

A PORTION OF TRACT 15, "MAM INTERNATIONAL MAIL PROPERTIES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 64, OF THE PUBLIC RECORDS OF MAM-DARE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible][illegible]

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 MAMMADOE COUNTY, BOUNDED ON THE WEST BY A LINE PERPENDICULAR TO AND 250.00 FEET NORTHEASTERLY FROM THE WESTERLY LINE OF PERMANENT ACCESS EASEMENT, SAID DISTANCE BEING ALONG THE SOUTHEASTERLY LINE OF PERMANENT ACCESS EASEMENT) AND BOUNDED ON THE EAST BY A PERPENDICULAR LINE TO SAID PERMANENT ACCESS EASEMENT AT THE MOST SOUTHEASTERLY CORNER OF SAID JC PENNY SITE.

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
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

