



Joe Jimenez
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November 3, 2025

VIA ELECTRONIC DELIVERY

Michelle M. Lopez
Director, Planning & Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

**RE: Downtown Doral DMU – Letter of Intent
Application Modification to the Master Development Agreement and Pattern Book
and Road Vacation.**

Dear Ms. Lopez

Please accept this letter of intent on behalf of CM Doral Development Company LLC, the Developer (“Developer”) of the Downtown Doral Downtown Mixed Use (DMU) project, for a public hearing zoning application for approval of the following requests:

- Fourth Amendment to Master Development Agreement dated August 22, 2006, and recorded in Official Records Book 24968 at Page 2689 in the public records of Miami-Dade County, Florida, as amended by that certain First Amendment to Master Development Agreement dated May 4, 2012, and recorded in Official Records Book 28099 at Page 1 in the public records of Miami-Dade County, Florida, and Second Amendment to Master Development Agreement dated October 24, 2016, and recorded in Official Records Book 30287 at Page 843 in the public records of Miami-Dade County, Florida (the “Second Amendment”), and modified by that certain Notice of Administrative Approval of Minor Modifications dated March 22, 2018, and recorded in Official Records Book 30911 at Page 7 in the public records of Miami-Dade County, Florida and as further amended by the Third Amendment to Master Development Agreement dated April 22, 2022, and recorded in Official Records Book 33174 at Page 4651 in the public records of Miami-Dade County, Florida (the “Third Amendment”) and (collectively, the “Master Development Agreement”), in accordance with Sections 163.3225 and 163.3237 of the Florida Statutes. See Exhibit “A” hereto; and
- Modification of the Downtown Doral DMU Urban Regulations (the “Pattern Book”) approved pursuant to Ordinance No. 2006-18, as last amended by City of Doral Ordinance 2012-8 to include that certain ±1.84

acre parcel of land currently part of the Downtown Doral South DMU, located south of NW 51 Terrace and between NW 87 Avenue and NW 85 Avenue, and as further identified by folio no. 35-3022-000-0017 (the “South Transfer Property”). See Exhibit “B” hereto.

- City abandonment of NW 52nd Terrace.

I. Background

The Downtown Doral DMU Pattern Book and Master Development Agreement (collectively, the “Project Approvals”) originally approved a development of up to 2,840 dwelling units; 213,895 square feet of retail/commercial gross leasable area; 1,509,901 square feet of office gross leasable area, 100,000 sf of municipal/civic space (which may be converted to office) and an 800 student station school (the “Original Downtown Doral Development Program”). The Project Approvals have been amended from time to time in response to changing market conditions, which include an expanded development program and the addition of certain land.

The purpose of this application, in part, is to amend the Master Development Agreement to reflect changed circumstances in the residential and office markets. Subsequent applications for Administrative Site Plan approval and plat approval will be submitted under separate cover.

II. Modification of the Pattern Book

To provide consistency in the Project Approvals, the Developer is seeking approval of minor modifications to the Pattern Book to reflect the proposed construction of single-family homes in Downtown Doral. The amended pages to the Pattern Book are enclosed for your review as Exhibit “B” to this application.

The proposed revisions comply with the City’s Land Development Regulations, and Project Approvals. The Developers acknowledge that final approval of these requests is subject to City Council approval after public hearing, pursuant to Paragraph 19 of the Master Development Agreement, and Sections 163.3225 and 163.3229, Florida Statutes.

III. Amendment of the Master Development Agreement

In compliance with Sections 163.3225 and 163.3237 of the Florida Statutes, the Developer is seeking to amend the Master Development Agreement, as last amended by the Third Amendment in the following ways:

- The Developer is proposing an increase in height to the maximum allowed by the Federal Aviation Administration and the Miami-Dade Department of Aviation.
- The Developer is seeking to allow for the conversion of all Office entitlements to Residential entitlements within the limits prescribed by the City’s Comprehensive Plan.
- Additionally, the development program is being amended to reflect (i) the square footage transfer associated with the annexation of the Office to Retail for the construction of the third retail phase, (ii) the addition of “Hotel” to permitted uses,

and (iii) the conversion of 100,000 square feet of Office to Hotel. Exhibit J of the Second Amendment will also be amended to reflect the Hotel use.

As such, the development program is being amended as follows:

Use	Original Program	First Amended Program	Second Amended Program	Third Amended Program	<i>Fourth Amended Program</i>
Retail/Commercial ¹	180,000 s.f.	213,895 s.f.	213,895 s.f.	213,895 s.f.	223,753 s.f.
Office	865,901, s.f.	1,509,901 s.f.	1,800,000 s.f. ³	1,681,668 s.f. ⁵	1,553,894 s.f.
Residential ⁴	2,840 d.u.	2,840 d.u.	3,340 d.u.	3,340 d.u.	3340 d.u.
Municipal/Civic	100,000 s.f. ²	100,000 s.f. ²	60,000 s.f.	80,000 s.f.	80,000 s.f.
Elementary School	800 students	800 students	800 students	1,000 students	1000 students
Upper School	0	0	0	1,500 students	1500 students
Hotel	0	0	0	0	213 Rooms

¹ Retail/Commercial may include offices, restaurants, entertainment and other similar uses.

² Municipal / Civic use that is not assigned to the development of a City Hall within the Project may be converted by the Developer at its option to Office use.

³ This includes a conversion of 40,000 square feet from Municipal/Civic use to Office use, consistent and in accordance with the Original Program and the First Amended Program.

⁴ Condo-Hotel use is allowed within Downtown Doral as a mix of two uses currently allowed. Condo-Hotel shall be considered a residential use for purposes of implementing the Land Use Exchange Matrix. Only one Condo-Hotel is permitted within Downtown Doral. Condo-Hotels may only allow guests to stay for a minimum of seven (7) consecutive nights per stay. Condo-Hotels must contain a minimum of 200 units.

⁵ This includes a reduction of 133,332 square feet from Office use to Elementary (17,777 square feet of Office use) and Upper School students (115,555 square feet of Office use), the addition of 20,000 square feet of office use previously converted to Municipal/Civic use, and the addition of 15,000 square feet of office in connection with the South Transfer Property.

The proposed Fourth Amendment to the Downtown Doral DMU Master Development Agreement is enclosed as Exhibit “A” for your review and approval.

IV. Abandonment of NW 52nd Terrace

52nd Terrace is one of the last vestiges of the original Koger Center that has become Downtown Doral. Of the 31 buildings that made up the Koger Center, only four remained until recently. The Developer has either demolished or has permits to demolish those buildings. The underlying acreage is being proposed as a single-family area, and the roadway network reconfigured. Applications for a replat of the area and site plan approval are submitted under separate cover.

V. Conclusion

Downtown Doral has quickly become the region’s premier town center. It is a vibrant community of culture and commerce located at the heart of access to almost everywhere. Neighborhoods, offices, homes, schools, restaurants, and shops in a walkable setting provide an extraordinary quality of life for residents, workers, and visitors alike. The approval of this application will further enhance this quality of life by providing additional opportunities for a bespoke urban experience.

Based on the foregoing, we respectfully request your favorable review and recommendation of approval of these requests. If you have any questions or require additional information, please call me directly at 305-905-5302. Thank you in advance for your considerate attention to the Application.

Sincerely yours,
JMZ Group



Joe Jimenez

Enclosures

Public Hearing Application
Proposed Amendment to Master Development Agreement
Proposed Amendment to Pattern Book

Cc: Luis Castellon, Codina Partners



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.: PZAD-2511-0974

Date Received:

RECEIVED

By puglias at 11:05 am, Nov 12, 2025

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

☐ Variance

☐ Appeal of Decision

☐ Conditional Use

☐

Plat

☐

Entry Feature

☐

Site Plan

☒

Other

Amendment to Master Development Agreement

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) Joe Jimenez, JMZ Group		
Mailing Address 2020 Salzedo St, Suite 102	City, State, Zip Coral Gables, FL 33134	Telephone 305-905-5302 Fax Email: joe@jmz-group.com
Name of Owner CM Doral Development Company		
Mailing Address 2020 Salzedo St, 5th Floor	City, State, Zip Coral Gables, FL 33134	Telephone 305-569-2204 Fax Email: lcastellon@codina.com

PROPERTY INFORMATION

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

Folio Number(s) _____

Address _____

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

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

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

C. **SIZE OF PROPERTY** _____ ft. X _____ ft. = _____ sq. ft.; 125 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.

See attached legal description.

- E. **DATE SUBJECT PROPERTY WAS ACQUIRED** 6/25/2009

APPLICANT'S REQUEST:

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

Amendment to the Master Development Agreement and Pattern Book.

Vacation of NW 52nd Terrace

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.)

See attached.

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

BDCC-2407-2561
BDCC-2503-3153
BDCC-2506-3500
BDCC-2506-3507

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) 4 buildings in the process of being demolished

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

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

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

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

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

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

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

Please check only one of the following options:

☐ FOR CITY COUNCIL PURPOSES

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

11-5-25 [Signature] Joe Jimenez
Date Applicant's Signature Print Name

Date Applicant's Signature (if more than one) Print Name

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, Codina Mgr (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.

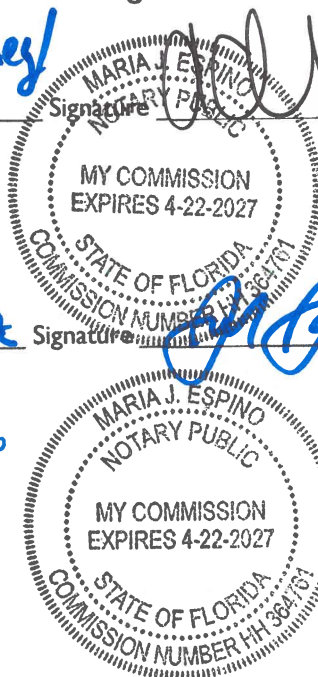
Affidavit to be executed by property owner. All right and entitlements run with the property.

Owner's Name Antuanel Alvarez
Codina Mgr Signature [Signature] Date 11-10-25

Notary to Owner: Maria Espino

Applicant's Name Ive Imenex Signature [Signature] Date 11-10-25

Notary to Applicant: Maria Espino



I/We CM Dorval Development Co. as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____

of property which is located at Downtown Dorval DMU
 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 Joe Jimenez, JMZ Group 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 Antuanet Alvarez Signature [Signature] Date 11-5-25

Owner's Name _____ Signature _____ Date _____

Notary to Owner: Maria Espino

Applicant's Name Joe Jimenez Signature [Signature] Date 11.5.25

Notary to Applicant: Maria Espino

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: _____

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

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION:

A portion of Tract "A", WHITE VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 157, at Page 18, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida; thence North 00° 00' 00" East as a basis of bearing along the West line of said Section 22, a distance of 418.30 feet; thence South 85° 39' 00" East, a distance of 43.07 feet to the POINT OF BEGINNING of the following described parcel of land and the beginning of a curve to the right (the following three (3) courses are along the East Right-of-Way line of NW 87th Avenue), a radial line to that point bears North 86° 46' 51" West;

THENCE 78.48 feet along the arc of said curve, said curve having a radius of 1869.86 feet, and a central angle of 02° 24' 17", to the point of intersection with a tangent line;

THENCE North 05° 37' 30" East along said line, a distance of 300.00 feet to the point of intersection with a tangent curve to the left;

THENCE 326.91 feet along the arc of said curve, said curve having a radius of 1949.86 feet and a central angle of 09° 36' 22", to the point of intersection with a non-tangent line, a radial line to that point bears North 86° 01' 08" East;

THENCE North 87° 45' 36" East along said line, a distance of 134.24 feet;

THENCE South 53° 14' 24" East, a distance of 200.00 feet;

THENCE South 01° 45' 36" West, a distance of 389.07 feet;

THENCE South 85° 38' 10" West, a distance of 104.38 feet;

THENCE South 07° 00' 00" West, a distance of 209.17 feet;

THENCE North 84° 22' 30" West, a distance of 40.66 feet;

THENCE North 85° 39' 00" West, a distance of 152.90 feet to the POINT OF BEGINNING.

EXHIBIT "A" (Continued)

TOGETHER WITH:

LEGAL DESCRIPTION: TRACT A

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACTS 1, 2, 3, 8, 9, 13, 17, 20, 33 THROUGH 38 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38; AND ALL OF TRACTS C, E, A PORTION OF TRACT A AND TRACT D LESS THE EAST 34.02 FEET THEREOF, OF KOGER CENTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 108 AT PAGE 18; AND ALL OF TRACTS A, B, C AND D OF THE KOGER CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 132 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 52ND STREET, N.W. 53RD STREET, N.W. 53RD TERRACE, N.W. 54TH STREET, N.W. 84TH AVENUE AND N.W. 87TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 87TH AVENUE AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 1; THENCE NORTH 00°04'32" EAST ALONG SAID CENTERLINE OF N.W. 87TH AVENUE FOR A DISTANCE OF 327.72 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 52ND STREET; THENCE SOUTH 88°37'50" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 942.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 84TH AVENUE; THENCE NORTH 01°22'10" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 1157.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 53RD TERRACE, THENCE NORTH 88°37'50" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 128.48 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 20; THENCE NORTH 01°22'10" EAST ALONG SAID SOUTHERLY PROLONGATION, THE WEST LINE OF SAID TRACT 20 AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 378.10 FEET TO A POINT LYING ON THE CENTERLINE OF N.W. 54TH STREET; THENCE SOUTH 88°35'48" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 488.99 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 88°34'40" EAST FOR A DISTANCE OF 1322.81 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 88°34'40" EAST FOR 748.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 38; THENCE SOUTH 01°21'30" WEST ALONG SAID NORTHERLY PROLONGATION, SAID EAST LINE AND SOUTHERLY PROLONGATION THEREOF TO A POINT LYING ON THE CENTERLINE OF N.W. 53RD STREET; THENCE NORTH 88°38'30" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 18.92 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 34.02 FEET OF SAID TRACT D; THENCE SOUTH 01°21'30" WEST ALONG SAID NORTHERLY PROLONGATION AND WEST LINE OF THE EAST 34.02 FEET OF TRACT D FOR A DISTANCE OF 312.21 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID TRACT D; THENCE NORTH 88°38'27" WEST FOR A DISTANCE OF 713.72

EXHIBIT "A" (Continued)

LEGAL DESCRIPTION: TRACT A (CONTINUED)

FEET TO THE SOUTHWEST CORNER OF SAID TRACT C OF KOGER CENTER PARK; THENCE SOUTH $00^{\circ}00'17''$ EAST ALONG THE EAST LINE OF SAID TRACT B FOR A DISTANCE OF 859.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C, SAID POINT ALSO BEING THE CENTER OF SAID SECTION 22; THENCE NORTH $88^{\circ}37'50''$ WEST ALONG THE SOUTH LINE OF SAID TRACT C, TRACT D AND THE WESTERLY PROJECTION THEREOF FOR A DISTANCE OF 1322.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE SOUTH $00^{\circ}03'00''$ WEST FOR A DISTANCE OF 663.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE NORTH $88^{\circ}30'43''$ WEST ALONG THE SOUTH LINE OF SAID TRACTS 3, 2, 1 AND THE WESTERLY PROLONGATION THEREOF FOR A DISTANCE OF 1323.14 FEET TO THE POINT OF BEGINNING, CONTAINING 74.255 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: TRACT B

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, 16, 18, AND 19 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 52ND STREET, N.W. 53RD STREET, N.W. 53RD TERRACE, N.W. 54TH STREET, N.W. 54TH AVENUE AND N.W. 57TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22, SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 57TH AVENUE AND THE CENTERLINE OF N.W. 54TH STREET, THENCE SOUTH $88^{\circ}35'49''$ EAST ALONG THE SAID CENTERLINE OF N.W. 54TH STREET FOR A DISTANCE OF 852.42 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 19; THENCE SOUTH $01^{\circ}22'10''$ WEST ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF SAID TRACT 19 AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 376.10 FEET TO THE INTERSECTION WITH THE CENTERLINE OF N.W. 53RD TERRACE; THENCE SOUTH $88^{\circ}37'50''$ EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 128.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 54TH AVENUE; THENCE SOUTH $01^{\circ}22'10''$ WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1157.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 52ND STREET; THENCE NORTH $88^{\circ}37'50''$ WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 942.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 57TH AVENUE; THENCE NORTH $00^{\circ}04'32''$ EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 332.62 FEET; THENCE CONTINUE ALONG SAID CENTERLINE NORTH $00^{\circ}01'53''$ EAST FOR A DISTANCE OF 1321.96 FEET TO THE POINT OF BEGINNING, CONTAINING 37.128 ACRES; MORE OR LESS.

EXHIBIT "A" (Continued)

LEGAL DESCRIPTION: TRACT C

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACT 39 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38; ALL OF TRACT E AND THE EAST 34.02 FEET OF TRACT D, KOGER CENTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 108, AT PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 53RD STREET, N.W. 54TH STREET AND N.W. 79TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22 SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 79TH AVENUE AND THE EASTERLY PROLONGATION OF SAID TRACT E, THENCE NORTH 88°39'27" WEST ALONG THE SAID EASTERLY PROLONGATION OF TRACT E AND THE SOUTH LINE OF TRACT E AND D RESPECTIVELY FOR A DISTANCE OF 809.03 FEET; THENCE NORTH 01°21'30" EAST ALONG THE WEST LINE OF THE EAST 34.02 FEET OF SAID TRACT D AND ITS NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 312.21 TO A POINT LYING ON THE CENTERLINE OF N.W. 53RD STREET; THENCE SOUTH 88°38'30" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 18.92 FEET; THENCE NORTH 01°21'30" EAST ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 39, THE WEST LINE THEREOF, AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 347.21 FEET TO A POINT LYING ON THE CENTERLINE OF N.W. 54TH STREET; THENCE SOUTH 88°34'40" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 574.16 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 79TH AVENUE; THENCE SOUTH 00°01'43" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 659.33 FEET TO THE POINT OF BEGINNING, CONTAINING 8.948 ACRES, MORE OR LESS.

EXHIBIT "A" (Continued)

TOGETHER WITH:

A portion of REVISED PLAT OF ORIZABA, according to the plat thereof as recorded in Plat Book 43, Page 71, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Tract A, of "WHITE VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 157, Page 18, of the Public Records of Miami-Dade County, Florida, said point being on the arc of a circular curve to the left, concave to the Southwest, a radial line from said point bears S86°01'08"W; the next described four (4) courses and distances being along the Easterly Right-of-way line of NW 87th Avenue as shown on the plat of DORAL RIGHT-OF-WAY, according to the plat thereof, as recorded in Plat Book 104, at Page 93, of the Public Records of Miami-Dade County, Florida; 1) thence Northerly along the arc of said curve, having for its elements a radius of 1949.86 feet, through a central angle of 03°05'02" for an arc distance of 104.95 feet to a point of tangency; 2) thence N07°03'54"W for a distance of 200.00 feet to a point of curvature of a circular curve to the right, concave to the East; 3) thence Northerly along the arc of said curve, having for its elements a radius of 1105.92 feet, through a central angle of 07°03'54" for an arc distance of 136.37 feet to a point of tangency; 4) thence North for a distance of 123.72 feet; the next four (4) courses and distances being along the East Right-of-way line of NW 87th Avenue as shown on the plat of "DOWNTOWN DORAL SOUTH - PHASE ONE", according to the plat thereof as recorded in Plat Book 173, at Page 23, of the Public Records of Miami-Dade County, Florida; 1) thence N13°29'45"E for a distance of 51.42 feet; 2) thence North for a distance of 100.10 feet to the POINT OF BEGINNING of the following described Parcel of Land; 3) thence continue North for a distance of 100.04 feet; 4) thence N45°41'51"E for a distance of 34.92 feet to a point on a line 23.29 feet South of and parallel with the North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of Section 22, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida; thence S88°36'17"E, along the last described line for a distance of 360.51 feet to its intersection with the Westerly Right-of-way line of NW 85th Avenue, as shown on said plat of "DOWNTOWN DORAL SOUTH - PHASE ONE"; thence S01°23'43"W, along the last described line for a distance of 125.00 feet; thence N88°36'17"W, along a line 148.29 feet South of and parallel with the North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of said Section 22 for a distance of 382.57 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of that certain RIGHT-OF-WAY for N.W. 87th Avenue and N.W. 51st Terrace, Closed, Vacated and Discontinued from Public use by Resolution No. 21-002, being more particularly described as follows:

BEGIN at aforementioned POINT OF BEGINNING; the next three (3) courses and distances being along the East Right-of-way line of NW 87th Avenue as shown on the plat of "DOWNTOWN DORAL SOUTH - PHASE ONE", according to the plat thereof as recorded in Plat Book 173, at Page 23, of the Public Records of Miami-Dade County, Florida; 1) thence continue NORTH for distance of 100.04 feet; 2) thence N45°41'51"E for a distance of 34.92 feet to a point on a line 23.29 feet South of and parallel with the said North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of said Section 22; 3) thence S88°36'17"E, along the last described line for a distance of 360.51 feet to its intersection with the Westerly Right-of-way line of NW 85th Avenue, as shown on said plat of "DOWNTOWN DORAL SOUTH - PHASE ONE"; thence N01°23'43"E, along the Northerly Extension of the last described line for a distance of 23.29 feet to its intersection with the said North line of the South 1/2, of the Northwest 1/4, of the Southwest 1/4 of said Section 22; thence N88°36'17"W, along the last described line for a distance of 398.18 feet to its intersection with said East Right-of-way Line of N.W. 87th AVENUE; thence SOUTH, along the last described Line for a distance of 148.33 feet; thence S88°36'17"E for a distance of 12.00 feet to the POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LAND CONTAINING 58,778 SQUARE FEET AND/OR 1.35 ACRES MORE OR LESS.

TOPOGRAPHIC SURVEY

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

A PORTION OF TRACTS A, B, C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C, THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH 01°22'10" EAST 160.40 FEET; THENCE NORTH 88°37'50" WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 01°22'10" EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH 88°37'50" EAST 20.00 FEET; THENCE NORTH 01°22'10" EAST 123.00 FEET; THENCE NORTH 88°37'50" WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B"; THENCE NORTH 01°22'10" EAST 16.83 FEET; THENCE NORTH 89°42'19" WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF 05°33'39"; A CHORD OF 65.64 FEET WHICH BEARS NORTH 47°30'52" EAST; THENCE NORTH 44°44'02" EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 506.10 FEET, A CENTRAL ANGLE OF 39°22'57"; A CHORD OF 342.72 FEET WHICH BEARS NORTH 61°25'30" EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH 01°22'10" WEST 160.87 FEET; THENCE SOUTH 36°39'52" EAST 228.95 FEET; THENCE SOUTH 88°37'50" EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "B"; THENCE SOUTH 09°00'17" EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 819.875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH 88°37'50" WEST.

SURVEYOR'S NOTES:

EXISTING BUILDINGS UNDER DEMOLITION

PROPERTY ADDRESS:

NORTHWEST 53rd STREET,
DORAL, FLORIDA 33166

PROPERTY OF:

DORAL 8333 OFFICE LLC

FLOOD INFORMATION:

FLOOD ZONE: X

MAP & PANEL: 12086C0279

COMMUNITY No.: 120041

SUFFIX: L

DATE OF FIRM: 09-11-2009

BASE ELEV. = N/A

B.M. # N-330-R, ELEV. = 5.89 (MIAMI-DADE COUNTY)

B.M. # N-534, ELEV. = 7.40 (MIAMI-DADE COUNTY)

SCHEDULE B-II NOTES

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO. 11125000159-CTB ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, APRIL 10, 2025 AT 12:00 AM BE ADVISED AS FOLLOWS:

ITEM #1: ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET - **NOT A SURVEY ISSUE.**

ITEM #2: FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED - **REFLECTED HEREON.**

ITEM #3: RIGHTS OR CLAIMS OF PARTIES IN POSSESSION - **NOT A SURVEY ISSUE.**

ITEM #4: CONSTRUCTION, MECHANICS', CONTRACTORS' OR MATERIALS' LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD - **NOT A SURVEY ISSUE.**

ITEM #5: EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS - **NOT A SURVEY ISSUE.**

ITEM #6: GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2025 AND SUBSEQUENT YEARS - **NOT A SURVEY ISSUE.**

ITEM #7: RESTRICTIONS AND EASEMENTS, AS SET FORTH ON THE PLAT OF THE KOGER CENTER, RECORDED IN PLAT BOOK 132, PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **REFLECTED HEREON.**

ITEM #8: MASTER DEVELOPMENT AGREEMENT BY AND BETWEEN CM DORAL DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF DORAL, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, RECORDED OCTOBER 3, 2006 IN OFFICIAL RECORD BOOK 2498A, PAGE 2889, AS AMENDED BY THE FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 2609, PAGE 1, AS AMENDED BY SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3037, PAGE 143, THIRD AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3174, PAGE 4851, AND ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORD BOOK 34703, PAGE 4512, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **AFFECTS SUBJECT PARCEL, NOT A SURVEY ISSUE.**

ITEM #9: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORD BOOK 26534, PAGE 1700, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #10: NOTICE OF ESTABLISHMENT OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED JULY 16, 2008 IN OFFICIAL RECORD BOOK 26534, PAGE 1873, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **NO RESULTS PER COUNTY RECORDS.**

ITEM #11: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT AS VALIDATED BY AND CONTAINED WITHIN THAT CERTAIN FINAL JUDGMENT RECORDED MARCH 13, 2009 IN OFFICIAL RECORD BOOK 28480, PAGE 3928, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHEREIN PARAGRAPH 18 IN THE SAID JUDGMENT STATES THE SPECIAL ASSESSMENTS AS LEVIED AND CONFIRMED BY THE DISTRICT CONSTITUTE VALID AND ENFORCEABLE FIRST LIENS ON THE ASSESSED PROPERTY WITHIN THE DISTRICT COEQUAL WITH ALL STATE OF FLORIDA COUNTY SCHOOL DISTRICT AND MUNICIPAL TAXES SUPERIOR IN DIGNITY TO ALL OTHER LIENS TITLES AND CLAIMS ON SUCH REAL PROPERTY - **NOT A SURVEY ISSUE.**

ITEM #12: ORDINANCE NO. 09-38 FOR THE CREATION OF THE DOWNTOWN DORAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT RECORDED JUNE 16, 2009 IN OFFICIAL RECORD BOOK 28916, PAGE 945, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #13: RESOLUTION NO. R-606-09 ADOPTING PRELIMINARY ASSESSMENT ROLL FOR THE SPECIAL TAXING DISTRICT KNOWN AS DOWNTOWN DORAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT RECORDED JUNE 15, 2009 IN OFFICIAL RECORD BOOK 28916, PAGE 1011, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #14: UNITY OF TITLE RECORDED DECEMBER 1, 1986 IN OFFICIAL RECORD BOOK 13008, PAGE 1382, AS AFFECTED BY RELEASE OF UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 3831, PAGE 3848, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES.**

ITEM #15: PALMETTO-PHOENIX FARMS SANITARY SEWER IMPROVEMENT PROJECT, AS EVIDENCED BY MEMORANDUM RECORDED JUNE 2, 1987 IN OFFICIAL RECORD BOOK 13297, PAGE 1746, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #16: GRANT OF EASEMENT FOR WATER LINE AND SEWER EASEMENT(S) IN FAVOR OF METROPOLITAN DADE COUNTY, RECORDED JANUARY 11, 1988 IN OFFICIAL RECORD BOOK 13335, PAGE 1153, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #17: NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT AND VAULT BUILDING EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JUNE 16, 1989 IN OFFICIAL RECORD BOOK 11417, PAGE 2335, AS AMENDED BY THE NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT AND VAULT BUILDING EASEMENT RECORDED AUGUST 1, 1989 IN OFFICIAL RECORD BOOK 14202, PAGE 350, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #18: TERMS, CONDITIONS, AND PROVISIONS OF NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT, RECORDED AUGUST 2, 1995 IN OFFICIAL RECORD BOOK 18669, PAGE 2358, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #19: TERMS, CONDITIONS, AND PROVISIONS OF COVENANT FOR MAINTENANCE OF LANDSCAPING WITHIN RIGHT-OF-WAY, RECORDED OCTOBER 9, 1998 IN OFFICIAL RECORD BOOK 18307, PAGE 1694, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #20: TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT DATED APRIL 30, 2010, RECORDED MAY 17, 2010 IN OFFICIAL RECORD BOOK 37287, PAGE 665, AS AFFECTED BY PARTIAL TERMINATION OF RECIPROCAL EASEMENT AND PROPERTY OWNERS AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 38034, PAGE 1426, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, BLANKET, NOT PLOTTABLE.**

ITEM #21: AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES RECORDED IN OFFICIAL RECORD BOOK 38746, PAGE 115, AND ADDENDUM RECORDED IN OFFICIAL RECORD BOOK 31155, PAGE 4026, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, BLANKET, NOT PLOTTABLE.**

ITEM #22: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORD BOOK 27866, PAGE 3481, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #23: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 30634, PAGE 1410, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #24: SUBJECT TO AN UNRECORDED AMENDED AND RESTATED OPTION AGREEMENT AS EVIDENCED BY MEMORANDUM RECORDED IN OFFICIAL RECORD BOOK 25331, PAGE 3924, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

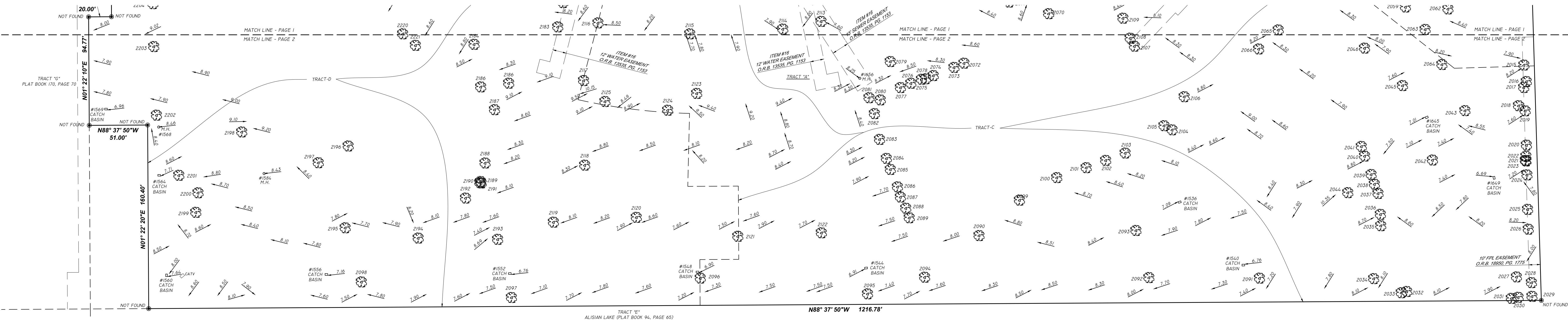
ITEM #25: SUBJECT TO AN UNRECORDED AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND RESERVED RIGHTS AS EVIDENCED BY MEMORANDUM RECORDED IN OFFICIAL RECORD BOOK 23311, PAGE 3945, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #26: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 32945, PAGE 441, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #27: ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY - **NOT A SURVEY ISSUE.**

ITEM #28: RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.

NOTE: STANDARD EXCEPTIONS 2 THROUGH 5 WILL BE DELETED UPON RECEIPT OF A SATISFACTORY SURVEY AND SATISFACTORY OWNER'S AFFIDAVIT - **NOT A SURVEY ISSUE.**



LEGEND

AC AIR CONDITIONER
AVE AVENUE
BLV BOULEVARD
BM BENCHMARK
C.B. CATCH BASIN
CBS CONCRETE BLOCK STRUCTURE
CHB CHORD BEARING
CHORD DISTANCE
COR CORNER
COURT
CLEARLINE
CL CLEAR
CONC CONCRETE
C.O. CATCH OUT
E.B. ELECTRIC BOX
ELEV ELEVATION
ENCR ENCROACHMENT
E.U. OVERHEAD UTILITY LINES
F.F. FINISH FLOOR

F.H. FIRE HYDRANT
I.C.V. IRRIGATION CONTROL VALVE
IP. IRON PIPE
P.F. FLORIDA POWER & LIGHT
F.P. FOUND IRON PIPE
F.R. FOUND IRON ROD
FND FOUND
L. LIGHT POLE
(L) LEGAL
LS LICENSED BUSINESS
LS LAND SURVEYOR
(M) MEASURED
NGVD NATIONAL GEODETIC VERTICAL DATUM
NO ID. NOT IDENTIFIABLE
NO. NUMBER
NTS NOT TO SCALE
O.R.B. OFFICIAL RECORD BOOK
O.N.P. ON PROPERTY LINE
O.U.L. OVERHEAD UTILITY LINES
P.C. POINT OF CURVATURE

P.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
P.S. PROFESSIONAL LAND SURVEYOR
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.L. PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REVERSE CURVATURE
P.P.M. PERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENT
(R) RECORD
R. RADIUS
R.E. RIGHT-OF-WAY
S.A. SANITARY
S.I.R. SET IRON ROD
ST. STREET
T. TANGENT
T.B.M. TEMPORARY BENCH MARK
TEL. TELEPHONE

SYMBOLS
--- OVERHEAD UTILITY LINES
--- WIRE FENCE
--- PROPERTY CORNER
--- WATER FLOW
--- EXISTING GRADE ELEVATION
--- PROPOSED GRADE ELEVATION
--- WATER VALVE
--- DRAINAGE MANHOLE
--- SANITARY MANHOLE
--- FIRE HYDRANT
--- LIGHTING FIXTURE
--- FIRE DEPARTMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
12) BEARINGS IF ANY SHOWN ARE BASED ON LEGAL DESCRIPTION: SOUTHEASTERLY RIGHT OF WAY OF NORTHWEST 53rd STREET = N44°44'02"E

DRAWN BY:

TT

PROJECT SCALE:

1" = 40'

DATE OF FIELD WORK:

05-03-2025

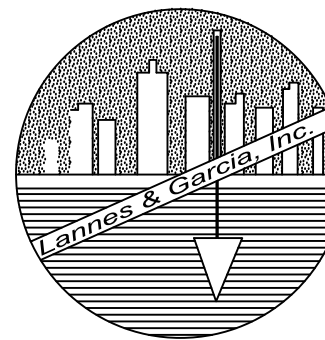
05-22-2025: ELEVATIONS ADDED
06-12-2025: SCHEDULE B-II NOTES ADDED



TOPOGRAPHIC & BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC & BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65-17.06 THROUGH 65-17.08, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767



PROFESSIONAL SURVEYING AND MAPPING

LANNES AND GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
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(2001) HARDWOOD TREE DBH: 3' CANOPY: 30' HEIGHT: 25'	(2045,2046,2047) HARDWOOD TREE DBH: 0.75' CANOPY: 20' HEIGHT: 15'	(2092) HARDWOOD TREE DBH: 0.75' CANOPY: 30' HEIGHT: 15'	(2126) OAK TREE DBH: 1' CANOPY: 15' HEIGHT: 30'	(2174) HARDWOOD TREE DBH: 1' CANOPY: 15' HEIGHT: 15'	(2175) OAK TREE DBH: 1' CANOPY: 10' HEIGHT: 15'	(2209) ROYAL PALM TREE DBH: 1.5' CANOPY: 20' HEIGHT: 50'	(2246,2247) PALM TREE DBH: 0.75' CANOPY: 15' HEIGHT: 20'	(2312,2313) HARDWOOD TREE DBH: 1' CANOPY: 15' HEIGHT: 20'	(2631) PALM TREE DBH: 1' CANOPY: 8' HEIGHT: 20'	557) CATCH BASIN INLET MANHOLE RIM ELEV. 7.98 CAN NOT OPEN	1512) CATCH BASIN INLET MANHOLE RIM ELEV. 7.13 CAN NOT OPEN
(2002,2003) OAK TREE DBH: 2' CANOPY: 40' HEIGHT: 25'	(2048) OAK TREE DBH: 1.5' CANOPY: 40' HEIGHT: 40'	(2093) HARDWOOD TREE DBH: 1' CANOPY: 20' HEIGHT: 15'	(2127) OAK TREE DBH: 1.5' CANOPY: 40' HEIGHT: 40'	(2176) OAK TREE DBH: 1.5' CANOPY: 40' HEIGHT: 40'	(2178) OAK TREE DBH: 1.5' CANOPY: 40' HEIGHT: 40'	(2210,2211) ROYAL PALM TREE DBH: 2' CANOPY: 25' HEIGHT: 50'	(2248) HARDWOOD TREE DBH: 2.5' CANOPY: 40' HEIGHT: 25'	(2314,2315,2316) TRIPLE CARPENTERIA TREE DBH: 5' CANOPY: 20' HEIGHT: 20'	(2632,2633,2634) HARDWOOD TREE DBH: 4' CANOPY: 40' HEIGHT: 40'	594) CATCH BASIN INLET MANHOLE RIM ELEV. 6.97 CAN NOT OPEN	1514) CATCH BASIN INLET MANHOLE RIM ELEV. 7.24 CAN NOT OPEN
(2004) OAK TREE DBH: 2' CANOPY: 15' HEIGHT: 20'	(2049) CARPENTERIA TREE DBH: 2.5' CANOPY: 15' HEIGHT: 40'	(2094) HARDWOOD TREE DBH: 1' CANOPY: 30' HEIGHT: 25'	(2128) OAK TREE DBH: 4' CANOPY: 50' HEIGHT: 40'	(2179) OAK TREE DBH: 0.75' CANOPY: 25' HEIGHT: 30'	(2180) OAK TREE DBH: 2' CANOPY: 30' HEIGHT: 30'	(2212) TRIPLE CARPENTERIA TREE DBH: 5' CANOPY: 25' HEIGHT: 25'	(2249) HARDWOOD TREE DBH: 0.25' CANOPY: 10' HEIGHT: 15'	(2317) HARDWOOD TREE DBH: 1' CANOPY: 25' HEIGHT: 35'	(2635,2636,2637,2638,2639) CARPENTERIA TREE DBH: 0.5' CANOPY: 25' HEIGHT: 20'	623) CATCH BASIN INLET MANHOLE RIM ELEV. 7.58 CAN NOT OPEN	1515) CATCH BASIN INLET MANHOLE RIM ELEV. 7.57 CAN NOT OPEN
(2005) OAK TREE DBH: 2' CANOPY: 20' HEIGHT: 20'	(2050) OAK TREE DBH: 2' CANOPY: 50' HEIGHT: 30'	(2095) HARDWOOD TREE DBH: 1.5' CANOPY: 40' HEIGHT: 25'	(2129) OAK TREE DBH: 2.5' CANOPY: 40' HEIGHT: 40'	(2181) OAK TREE DBH: 0.75' CANOPY: 20' HEIGHT: 20'	(2182) OAK TREE DBH: 0.75' CANOPY: 20' HEIGHT: 20'	(2213) DOUBLE CARPENTERIA TREE DBH: 5' CANOPY: 15' HEIGHT: 20'	(2250) POINCIANA TREE DBH: 1' CANOPY: 20' HEIGHT: 20'	(2318) POINCIANA TREE DBH: 0.7' CANOPY: 10' HEIGHT: 10'	(2640) HARDWOOD TREE DBH: 1' CANOPY: 40' HEIGHT: 30'	1405) STORM SEWER MANHOLE RIM ELEV. 7.80 INVERT: 2.90, 18" PVC PIPE NORTHWEST, INVERT: 2.53, 18" PVC PIPE SOUTHEAST, BOTTOM OF BOX = 2.10	1519) STORM SEWER MANHOLE RIM ELEV. 7.14 INVERT: 3.24, 24" CMP PIPE TO CB 1520 NORTHEAST, INVERT: 3.74, 24" CMP PIPE TO CB1645 SOUTHEAST, BOTTOM OF BOX = 2.04
(2006) OAK TREE DBH: 2.5' CANOPY: 30' HEIGHT: 25'	(2051) OAK TREE DBH: 1' CANOPY: 30' HEIGHT: 15'	(2096) HARDWOOD TREE DBH: 1.5' CANOPY: 40' HEIGHT: 20'	(2130,2131) OAK TREE DBH: 0.7' CANOPY: 20' HEIGHT: 20'	(2183) OAK TREE DBH: 0.75' CANOPY: 25' HEIGHT: 30'	(2184) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 20'	(2214) TRIPLE CARPENTERIA TREE DBH: 4' CANOPY: 20' HEIGHT: 25'	(2251) HARDWOOD TREE DBH: 1.5' CANOPY: 40' HEIGHT: 30'	(2319) ROYAL PALM TREE DBH: 2' CANOPY: 30' HEIGHT: 35'	(2641) HARDWOOD TREE DBH: 2' CANOPY: 30' HEIGHT: 30'	1406) SANITARY SEWER MANHOLE RIM ELEV. 7.28 INVERT: 0.78, 8" PVC PIPE NORTHWEST, INVERT: 0.13, 8" PVC PIPE SOUTHWEST, INVERT: 0.78, 8" PVC PIPE SOUTHWEST,	1520) CATCH BASIN INLET MANHOLE RIM ELEV. 6.71 INVERT: 2.96, 24" CMP PIPE TO MH 1519 SOUTHWEST, BOTTOM OF BOX = 1.31
(2007) OAK TREE DBH: 2' CANOPY: 40' HEIGHT: 25'	(2052) HARDWOOD TREE DBH: 2.5' CANOPY: 20' HEIGHT: 20'	(2097) POINCIANA TREE DBH: 1.5' CANOPY: 30' HEIGHT: 30'	(2132,2133,2134) CARPENTERIA TREE DBH: 0.7' CANOPY: 20' HEIGHT: 30'	(2185) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 30'	(2186) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 30'	(2215) HARDWOOD TREE DBH: 3' CANOPY: 15' HEIGHT: 10'	(2252,2253) HARDWOOD TREE DBH: 0.75' CANOPY: 15' HEIGHT: 15'	(2320) HARDWOOD TREE DBH: 1' CANOPY: 10' HEIGHT: 15'	(2642) HARDWOOD TREE DBH: 1' CANOPY: 25' HEIGHT: 25'	1407) SANITARY SEWER MANHOLE RIM ELEV. 7.92 INVERT: -4.18, 18" CONCRETE PIPE NORTHEAST, INVERT: -4.18, 18" CONCRETE PIPE SOUTHWEST, INVERT: -0.38, 8" PVC PIPE NORTHWEST,	1521) STORM SEWER MANHOLE RIM ELEV. 7.16 INVERT: 3.86, 15" CMP PIPE SOUTHEAST, BOTTOM OF BOX = 0.61
(2008) OAK TREE DBH: 2.5' CANOPY: 40' HEIGHT: 30'	(2053,2054) OAK TREE DBH: 1.5' CANOPY: 30' HEIGHT: 20'	(2098) HARDWOOD TREE DBH: 2' CANOPY: 30' HEIGHT: 25'	(2133) OAK TREE DBH: 2.5' CANOPY: 30' HEIGHT: 35'	(2187) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 30'	(2188) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 30'	(2216) HARDWOOD TREE DBH: 1.5' CANOPY: 30' HEIGHT: 25'	(2254) HARDWOOD TREE DBH: 3' CANOPY: 20' HEIGHT: 25'	(2321,2322) ROYAL PALM TREE DBH: 2.5' CANOPY: 20' HEIGHT: 15'	(2643,2644) HARDWOOD TREE DBH: 1' CANOPY: 15' HEIGHT: 25'	1408) SANITARY SEWER MANHOLE RIM ELEV. 7.88 INVERT: -4.27, 18" CONCRETE PIPE NORTHEAST, INVERT: -4.22, 18" CONCRETE PIPE SOUTHWEST, INVERT: 2.28, 18" HP PVC PIPE EAST,	1522) CATCH BASIN INLET MANHOLE RIM ELEV. 7.00 INVERT: 1.98, 1" PVC PIPE NORTHWEST, INVERT: 1.98, 12" PVC PIPE SOUTHEAST, BOTTOM OF BOX = -0.65
(2009,2010) OAK TREE DBH: 2.5' CANOPY: 30' HEIGHT: 20'	(2055) OAK TREE DBH: 1.5' CANOPY: 30' HEIGHT: 25'	(2099) HARDWOOD TREE DBH: 5' CANOPY: 50' HEIGHT: 50'	(2136) OAK TREE DBH: 1.5' CANOPY: 50' HEIGHT: 50'	(2189) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 15'	(2190) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 15'	(2217,2218,2219) TRIPLE CARPENTERIA TREE DBH: 1.5' CANOPY: 8' HEIGHT: 5'	(2255,2256,2257,2258) PALM TREE DBH: 2' CANOPY: 20' HEIGHT: 30'	(2323) HARDWOOD TREE DBH: 2' CANOPY: 8' HEIGHT: 10'	(2645) OAK TREE DBH: 1.25' CANOPY: 30' HEIGHT: 30'	1409) STORM SEWER MANHOLE RIM ELEV. 7.65 INVERT: 3.70, 15" PVC PIPE NORTH, INVERT: 3.65, 12" CONCRETE PIPE SOUTH, BOTTOM OF BOX = 2.85	1523) CATCH BASIN INLET MANHOLE RIM ELEV. 7.03 INVERT: 1.98, 1" PVC PIPE NORTHWEST, INVERT: 1.98, 12" PVC PIPE SOUTHEAST, BOTTOM OF BOX = 0.65
(2011) OAK TREE DBH: 3' CANOPY: 50' HEIGHT: 25'	(2056,2057) OAK TREE DBH: 2' CANOPY: 40' HEIGHT: 30'	(2100,2101,2102) CARPENTERIA TREE DBH: 0.7' CANOPY: 20' HEIGHT: 30'	(2137) OAK TREE DBH: 1' CANOPY: 30' HEIGHT: 30'	(2191) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 30'	(2192) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 30'	(2220,2221) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2259,2260) HARDWOOD TREE DBH: 1' CANOPY: 20' HEIGHT: 20'	(2324) HARDWOOD TREE DBH: 0.7' CANOPY: 20' HEIGHT: 15'	(2646,2647) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1410) STORM SEWER MANHOLE RIM ELEV. 7.89 INVERT: 2.39, 24" PVC PIPE NORTHEAST, INVERT: 2.39, 24" PVC PIPE SOUTHWEST, INVERT: 3.19, 15" PVC PIPE SOUTH, BOTTOM OF BOX = 0.99	1524) CATCH BASIN INLET MANHOLE RIM ELEV. 7.03 INVERT: 1.98, 1" PVC PIPE NORTHWEST, INVERT: 1.98, 12" PVC PIPE SOUTHEAST, BOTTOM OF BOX = 0.65
(2012) OAK TREE DBH: 4' CANOPY: 50' HEIGHT: 20'	(2058) HARDWOOD TREE DBH: 1.5' CANOPY: 30' HEIGHT: 20'	(2103) CARPENTERIA TREE DBH: 0.5' CANOPY: 20' HEIGHT: 20'	(2138) OAK TREE DBH: 1.5' CANOPY: 40' HEIGHT: 40'	(2193) CARPENTERIA TREE DBH: 0.5' CANOPY: 20' HEIGHT: 20'	(2194) CARPENTERIA TREE DBH: 0.5' CANOPY: 20' HEIGHT: 20'	(2222) HARDWOOD TREE DBH: 4.5' CANOPY: 40' HEIGHT: 40'	(2261,2262) HARDWOOD TREE DBH: 0.75' CANOPY: 20' HEIGHT: 15'	(2325) ROYAL PALM TREE DBH: 2' CANOPY: 25' HEIGHT: 40'	(2648,2649) HARDWOOD TREE DBH: 2.5' CANOPY: 50' HEIGHT: 30'	1411) STORM SEWER MANHOLE RIM ELEV. 8.16 INVERT: 3.71, 18" PVC PIPE EAST, INVERT: 3.66, 15" PVC PIPE WEST, BOTTOM OF BOX = 1.86	1525) CATCH BASIN INLET MANHOLE RIM ELEV. 6.75 UNABLE TO OPEN
(2013,2014) GUMBO-LIMBO TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2059,2060) OAK TREE DBH: 1.5' CANOPY: 50' HEIGHT: 30'	(2104,2105) PALM TREE DBH: 1.5' CANOPY: 15' HEIGHT: 15'	(2139) CARPENTERIA TREE DBH: 0.5' CANOPY: 15' HEIGHT: 40'	(2195) CARPENTERIA TREE DBH: 0.5' CANOPY: 15' HEIGHT: 40'	(2196) CARPENTERIA TREE DBH: 0.5' CANOPY: 15' HEIGHT: 40'	(2223) OAK TREE DBH: 0.75' CANOPY: 25' HEIGHT: 25'	(2263) HARDWOOD TREE DBH: 0.75' CANOPY: 20' HEIGHT: 15'	(2326) HARDWOOD TREE DBH: 1.5' CANOPY: 30' HEIGHT: 40'	(2650) HARDWOOD TREE DBH: 1.5' CANOPY: 30' HEIGHT: 30'	1412) CATCH BASIN INLET MANHOLE RIM ELEV. 6.78 INVERT: 3.21, 15" CMP PIPE TO 1536 NORTHEAST, INVERT: 3.70, 18" PVC PIPE SOUTHWEST, BOTTOM OF BOX = 1.90	1526) CATCH BASIN INLET MANHOLE RIM ELEV. 6.78 INVERT: 1.81, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.32
(2015) POINCIANA TREE DBH: 2' CANOPY: 20' HEIGHT: 20'	(2061) GUMBO-LIMBO TREE DBH: 2' CANOPY: 1.5' HEIGHT: 20'	(2106) HARDWOOD TREE DBH: 1.5' CANOPY: 15' HEIGHT: 15'	(2140) OAK TREE DBH: 1.5' CANOPY: 50' HEIGHT: 50'	(2197,2108) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 30'	(2141,2142) CARPENTERIA TREE DBH: 0.5' CANOPY: 20' HEIGHT: 40'	(2224) OAK TREE DBH: 2' CANOPY: 35' HEIGHT: 10'	(2264,2265,2266,2267) HARDWOOD TREE DBH: 0.7' CANOPY: 20' HEIGHT: 20'	(2327) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2651) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1413) STORM SEWER MANHOLE RIM ELEV. 7.79 INVERT: 2.58, 12" PVC PIPE NORTHEAST, BOTTOM OF BOX = 1.84	1527) CATCH BASIN INLET MANHOLE RIM ELEV. 6.94 INVERT: 2.69, 12" PVC PIPE NORTH, INVERT: 3.47, 18" CMP PIPE SOUTH, BOTTOM OF BOX = 2.27
(2016,2017) PALM TREE DBH: 2' CANOPY: 20' HEIGHT: 20'	(2062) GUMBO-LIMBO TREE DBH: 2' CANOPY: 20' HEIGHT: 25'	(2107,2108) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 30'	(2143) OAK TREE DBH: 4' CANOPY: 50' HEIGHT: 50'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2144) OAK TREE DBH: 1' CANOPY: 30' HEIGHT: 35'	(2225) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2268,2269,2270,2271) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2328) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2652) OAK TREE DBH: 1.5' CANOPY: 50' HEIGHT: 40'	1414) STORM SEWER MANHOLE RIM ELEV. 7.63 INVERT: 3.03, 15" CONCRETE PIPE NORTH, INVERT: 2.65, 15" CONCRETE PIPE EAST, INVERT: 3.01, 15" CONCRETE PIPE WEST, BOTTOM OF BOX = 0.98	1528) CATCH BASIN INLET MANHOLE RIM ELEV. 6.90 INVERT: 3.80, 15" CMP PIPE EAST, INVERT: 3.85, 15" CMP PIPE WEST, BOTTOM OF BOX = 1.90
(2018) POINCIANA TREE DBH: 4' CANOPY: 40' HEIGHT: 20'	(2063) OAK TREE DBH: 2' CANOPY: 50' HEIGHT: 20'	(2109) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2145) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 25'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2146,2147,2148) ROYAL PALM TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2226) OAK TREE DBH: 2.5' CANOPY: 40' HEIGHT: 35'	(2269,2270,2271) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2329) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2653) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1415) STORM SEWER MANHOLE RIM ELEV. 7.79 INVERT: 2.58, 12" PVC PIPE NORTHEAST, BOTTOM OF BOX = 1.84	1529) CATCH BASIN INLET MANHOLE RIM ELEV. 6.95 INVERT: 2.25, 15" PVC PIPE NORTHWEST, INVERT: 2.25, 24" CMP PIPE SOUTHEAST, BOTTOM OF BOX = 0.95
(2019,2020,2021) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 15'	(2064) POINCIANA TREE DBH: 2' CANOPY: 50' HEIGHT: 20'	(2110) OAK TREE DBH: 1.5' CANOPY: 25' HEIGHT: 25'	(2146,2147,2148) ROYAL PALM TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2149,2150,2151) HARDWOOD TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2227,2228) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2270,2271) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2330) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2654) OAK TREE DBH: 1.5' CANOPY: 50' HEIGHT: 40'	1416) STORM SEWER MANHOLE RIM ELEV. 7.47 INVERT: 2.37, 15" CONCRETE PIPE NORTHEAST, INVERT: 2.47, 15" CONCRETE PIPE SOUTH, BOTTOM OF BOX = 1.81	1530) CATCH BASIN INLET MANHOLE RIM ELEV. 6.78 INVERT: 2.25, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.41
(2022) POINCIANA TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2065) HARDWOOD TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2111) HARDWOOD TREE DBH: 1' CANOPY: 25' HEIGHT: 25'	(2149,2150,2151) HARDWOOD TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2152) POINCIANA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2229) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2272,2273) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2331) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2655) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1417) STORM SEWER MANHOLE RIM ELEV. 7.79 INVERT: 2.58, 12" PVC PIPE NORTHEAST, BOTTOM OF BOX = 1.84	1531) CATCH BASIN INLET MANHOLE RIM ELEV. 6.94 INVERT: 2.25, 15" PVC PIPE NORTHWEST, INVERT: 2.25, 24" CMP PIPE SOUTHEAST, BOTTOM OF BOX = 0.95
(2023) HARDWOOD TREE DBH: 2' CANOPY: 20' HEIGHT: 30'	(2066) HARDWOOD TREE DBH: 1' CANOPY: 10' HEIGHT: 15'	(2112) HARDWOOD TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2150,2151) HARDWOOD TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2153) PALM TREE DBH: 0.4' CANOPY: 12' HEIGHT: 12'	(2230) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2274,2275,2276,2277,2278,2279,2280) ROYAL PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2332) CARPENTERIA TREE DBH: 0.75' CANOPY: 15' HEIGHT: 20'	(2656) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1418) CATCH BASIN INLET MANHOLE RIM ELEV. 6.78 INVERT: 2.25, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.41	1532) CATCH BASIN INLET MANHOLE RIM ELEV. 6.78 INVERT: 2.25, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.41
(2024) POINCIANA TREE DBH: 2' CANOPY: 40' HEIGHT: 20'	(2067) HARDWOOD TREE DBH: 4' CANOPY: 20' HEIGHT: 20'	(2113) OAK TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2151) HARDWOOD TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2154,2155,2156,2157,2158,2159,2160,2161) PALM TREE DBH: 0.4' CANOPY: 8' HEIGHT: 15'	(2231) OAK TREE DBH: 1.5' CANOPY: 30' HEIGHT: 20'	(2279,2280,2281,2282,2283,2284,2285,2286,2287,2288,2289) OAK TREE DBH: 0.5' CANOPY: 10' HEIGHT: 15'	(2333) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 35'	(2657,2658,2659,2660,2661) FOXTAIL PALM TREE DBH: 1' CANOPY: 35' HEIGHT: 35'	1419) STORM SEWER MANHOLE RIM ELEV. 7.47 INVERT: 2.37, 15" CONCRETE PIPE NORTHEAST, INVERT: 2.47, 15" CONCRETE PIPE SOUTH, BOTTOM OF BOX = 1.81	1533) CATCH BASIN INLET MANHOLE RIM ELEV. 6.78 INVERT: 2.25, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.41
(2025) HARDWOOD TREE DBH: 2' CANOPY: 30' HEIGHT: 25'	(2068) HARDWOOD TREE DBH: 1.5' CANOPY: 20' HEIGHT: 15'	(2114) OAK TREE DBH: 1.25' CANOPY: 25' HEIGHT: 20'	(2152) POINCIANA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2156) PALM TREE DBH: 0.4' CANOPY: 12' HEIGHT: 12'	(2232) CARPENTERIA TREE DBH: 0.75' CANOPY: 15' HEIGHT: 20'	(2280) HARDWOOD TREE DBH: 2' CANOPY: 30' HEIGHT: 20'	(2334) ROYAL PALM TREE DBH: 2' CANOPY: 25' HEIGHT: 40'	(2662) OAK TREE DBH: 1.5' CANOPY: 30' HEIGHT: 40'	1420) STORM SEWER MANHOLE RIM ELEV. 7.30 INVERT: 3.20, 24" PVC PIPE SOUTH, INVERT: 3.35, 15" CMP PIPE EAST, INVERT: 3.85, 15" CMP PIPE WEST, BOTTOM OF BOX = 1.55	1534) CATCH BASIN INLET MANHOLE RIM ELEV. 7.71 INVERT: 2.25, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.14
(2026) CARPENTERIA TREE DBH: 0.4' CANOPY: 10' HEIGHT: 25'	(2069) HARDWOOD TREE DBH: 1.5' CANOPY: 30' HEIGHT: 30'	(2115) HARDWOOD TREE DBH: 1.25' CANOPY: 15' HEIGHT: 20'	(2153) PALM TREE DBH: 0.4' CANOPY: 12' HEIGHT: 12'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2157) PALM TREE DBH: 0.4' CANOPY: 8' HEIGHT: 15'	(2233) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2281,2282,2283,2284,2285,2286,2287,2288,2289) OAK TREE DBH: 0.5' CANOPY: 10' HEIGHT: 15'	(2335) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2663) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1421) STORM SEWER MANHOLE RIM ELEV. 7.36 INVERT: 2.36, 12" CMP PIPE EAST, INVERT: 2.61, 12" CMP PIPE WEST, BOTTOM OF BOX = 1.90	1535) CATCH BASIN INLET MANHOLE RIM ELEV. 7.71 INVERT: 2.25, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.14
(2027) HARDWOOD TREE DBH: 2.5' CANOPY: 30' HEIGHT: 25'	(2070) HARDWOOD TREE DBH: 2.5' CANOPY: 40' HEIGHT: 35'	(2116) OAK TREE DBH: 1.5' CANOPY: 20' HEIGHT: 20'	(2154,2155,2156,2157,2158,2159,2160,2161) PALM TREE DBH: 0.4' CANOPY: 8' HEIGHT: 15'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2158) PALM TREE DBH: 0.4' CANOPY: 8' HEIGHT: 15'	(2234) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2282) PALM TREE DBH: 2' CANOPY: 30' HEIGHT: 30'	(2336) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2664) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1422) STORM SEWER MANHOLE RIM ELEV. 7.30 INVERT: 3.20, 24" PVC PIPE SOUTH, INVERT: 3.35, 15" CMP PIPE EAST, INVERT: 3.85, 15" CMP PIPE WEST, BOTTOM OF BOX = 1.55	1536) CATCH BASIN INLET MANHOLE RIM ELEV. 7.71 INVERT: 2.25, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.14
(2028,2029) PALM TREE DBH: 2' CANOPY: 15' HEIGHT: 15'	(2071) PALM TREE DBH: 1' CANOPY: 15' HEIGHT: 15'	(2117) OAK TREE DBH: 4' CANOPY: 40' HEIGHT: 35'	(2159,2160,2161) PALM TREE DBH: 0.4' CANOPY: 8' HEIGHT: 15'	(2199) CARPENTERIA TREE DBH: 0.7' CANOPY: 15' HEIGHT: 20'	(2162,2163) PALM TREE DBH: 1.25' CANOPY: 20' HEIGHT: 20'	(2235) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2283) PALM TREE DBH: 2' CANOPY: 30' HEIGHT: 30'	(2337) OAK TREE DBH: 1.5' CANOPY: 35' HEIGHT: 35'	(2665) OAK TREE DBH: 2.5' CANOPY: 50' HEIGHT: 40'	1423) STORM SEWER MANHOLE RIM ELEV. 7.30 INVERT: 3.20, 24" PVC PIPE SOUTH, INVERT: 3.35, 15" CMP PIPE EAST, INVERT: 3.85, 15" CMP PIPE WEST, BOTTOM OF	