

**APPLICATION NO. 7
STANDARD AMENDMENT APPLICATION**

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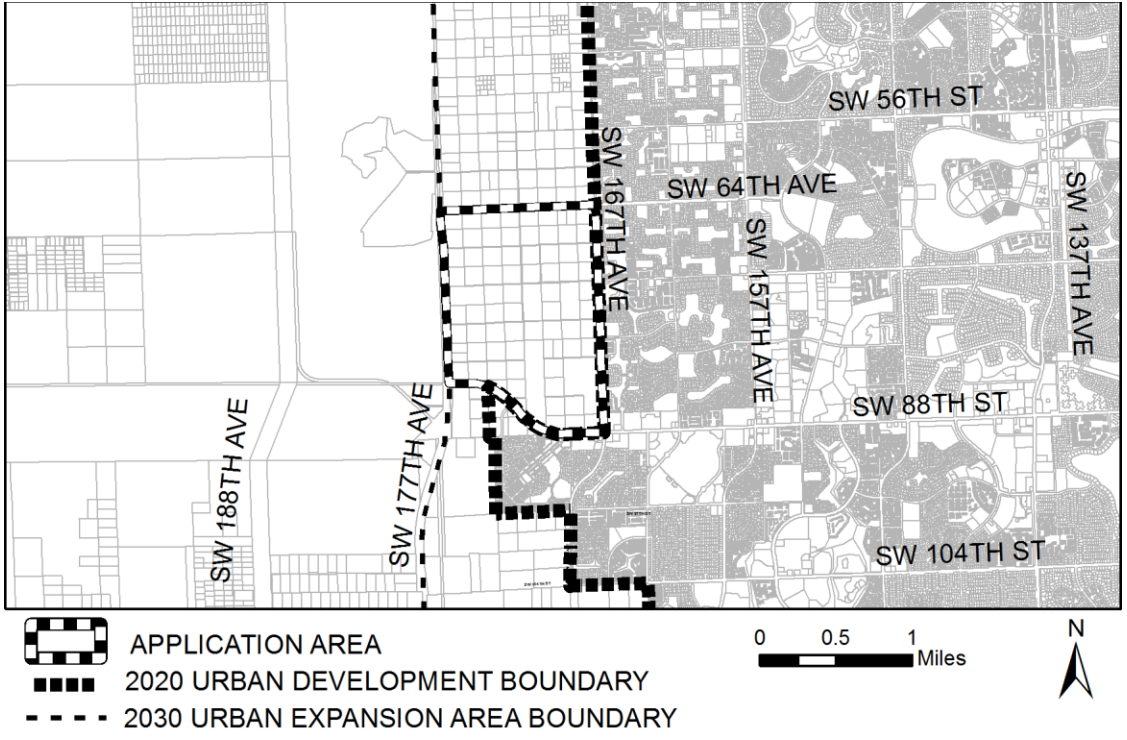
Requested Amendment to the Land Use Plan Map, CDMP Land Use/Transportation Elements

1. Expand the 2020 Urban Development Boundary (UDB) to include the application site.
2. Amend the Land Use Element of the CDMP to create the "Green City Miami" land use category.
3. Redesignate ±819 gross acres (±791 net acres) of the application site on the Land Use Plan map
 - From: "Agriculture"
 - To: "Green City Miami"
4. Amend the Adopted 2020 and 2030 Land Use Plan map to designate new Urban Centers (Metropolitan and Community Urban Centers).
5. Amend Policy LU-8F of the CDMP Land Use Element.
6. Create new Policy LU-8J in the CDMP Land Use Element.
7. Amend Figure 1 (Planned Year 2025 Roadway Network), Figure 3 (Roadway Functional Classification Year 2025), and Figure 6 (Planned Non-Motorized Network Map) in the Traffic Circulation Subelement of the CDMP to change the designation of certain roadway segments.

Location: Between SW 64 Street and SW 88 Street (Kendall Drive), and between SW 177 Avenue (Krome Avenue) and SW 167 Avenue.

Acreeage: Application Area: ±859.0 gross acre; ±831.4 net acres

Acreeage Owned by Applicants: ±642.6 net acres



Notes:

- 1 This page is not part of the Application that was filed by the applicant.
- 2 The Disclosure of Interest published herein contains only those applicable pages; all others were deleted.

**APPLICATION TO AMEND THE LAND USE PLAN MAP OF THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN**

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5-29-15
Date

5-29-15
Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. i. An expansion of the Urban Development Boundary (“UDB”) to include the application area
- ii. Amendment to the Land Use Element to create the “Green City Miami” Land Use category.
- iii. Amendment to the Land Use Element, Land Use Map so as to change the designation of the application area from Agriculture to Green City Miami.
- iv. Amendment to the Future Land Use Map for the designation of a new Metropolitan Urban Center and Community Urban Center.
- v. Amendment to the Land Use Element so as to amend policy LU-8F and create new policy LU-8J.
- vi. Amendments to the Traffic Circulation Subelement, Figure One, Planned Year 2025 Roadway Network, Figure Three, Roadway Functional Classification Year 2025, and Figure Six, Planned Non-Motorized Network Map:
- That SW 167 Avenue be designated as a 4-lane roadway from SW 88 Street to SW 64 Street on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 72 Street be designated as a 4-lane roadway from SW 157 Avenue to Krome Avenue on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 64 Street be designated a 2-lane roadway from SW 157 Avenue to Krome Avenue on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 80 Street be designated a 2-lane roadway from SW 157 Avenue to Krome Avenue on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That a perimeter road be designated a 2-lane roadway along Krome Avenue from 64 Street to 88 Street on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 72 Street be designated as a County Minor Arterial roadway from SW 157 Avenue to Krome Avenue on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 167 Avenue be designated as a County Minor Arterial roadway from SW 88 Street to SW 64 Street on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)

- That SW 64 Street be designated as a Collector roadway from SW 157 Avenue to Krome Avenue on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
- That SW 80 Street be designated as a Collector roadway from SW 157 Avenue to Krome Avenue on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
- That a perimeter road be designated as a Collector roadway along Krome Avenue from 64 Street to 88 Street on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
- That a bike lane be designated along SW 88 Street between SW 167 Avenue and SW 177 Avenue; along SW 177 Avenue between SW 88 Street and 64 Street; along 64 Street between SW 167 Avenue and SW 177 Avenue; and along SW 167 Avenue between 64 Street and 88 Street on the Planned Non-Motorized Network 2030 Map (Figure 6 of the Traffic Circulation Subelement of the Transportation Element)

B. Description of Application Area

The subject property includes the area west of 167th Avenue and East of Krome Avenue between SW 64th Street and North Kendall Drive as described in **Exhibit A** (“Application Area”).

- C. Gross Acreage of UDB Application Area: 859 acres; Gross Acreage of Land Use Designation Application Area: 819 acres
 Net Acreage of UDB Application Area: 831.4 acres; Net Acreage of Land Use Designation Application Area: 791.4 acres
 Acreage of Application Area owned by Co-Applicants: 642.6 net acres

D. Requested Change

The Applicant is requesting amendments to Land Use Element Policy LU-8F and the creation of a new policy LU-8J so as to provide for a larger range residential needs analysis as well as a new policy that encourages larger scale transit oriented developments to meet that need. Applicant further requests that the UDB be shifted to include the 859-gross-acre Application Area. This inclusion in the UDB requires a change to the Land Use Map designation on the Application Area from “Agriculture” to “Green City Miami”, the adoption of a “Green City Miami” land use category, the designation of new Metropolitan and Community Urban Centers, and the re-designation of certain segments of SW 72nd Street (Sunset Drive) and SW 167th Avenue from minor roadways to major roadways.

4. REASONS FOR AMENDMENT

These proposed amendments to the Miami-Dade CDMP are motivated by the need for longer range planning for a community whose population growth is disproportionately influenced by unanticipated international events and whose real estate market is more prone than the average to dramatic swings in

activity which, when combined with a highly regulated development approval process, compresses the amount of time during which residential units may be constructed to meet increased demand. These factors have historically led to a situation where the affordability of housing and the ill effects of suburban sprawl type development are near constant issues. The amendments proposed for the Green City Miami project intend to break this unintended negative cycle by planning for population growth and increased housing demand in a longer range, more flexible, and more error proof manner and by providing for a larger scale, self-sufficient, transit oriented development in western Miami-Dade County that can meet increased demand for housing, without the ill effects of suburban sprawl, in an area which has been designated for future growth for over 30 years.

Proposed Text Amendments

Three text amendments are proposed as summarized below:

- 1) **Amendment to Policy LU-8F.** The proposed amendment to Policy LU-8F addresses the timeframe for conducting the “needs” analysis which determines whether sufficient “development capacity” is available within the UDB to accommodate projected growth. The policy currently requires development capacity to accommodate growth projected on a countywide basis for 10 years following approval of the Evaluation and Appraisal Report (EAR) plus an additional five year period for a total UDB residential capacity of 15 years. The proposed amendment modifies the policy to extend countywide UDB development capacity by five years for a total of 20 years following the most recent EAR-based amendments, and to allow land use amendments during the intervening period between EAR-based amendments, provided that the resulting UDB capacity would not exceed 20 years.

The proposed amendment to Policy LU-8F is warranted for several reasons:

A. Six Year UDB Capacity is Not Adequate. The current policy does not maintain adequate UDB capacity to allow the real estate/housing market to operate in an effective manner. Pursuant to the current policy, Miami Dade County evaluated UDB development capacity in 2010 (adoption year of the EAR and a historic low point for the local economy) to confirm adequate countywide UDB capacity through 2025 (i.e., 15 years beyond the EAR adoption date). The next EAR adoption is due by 2017 based on the state’s adopted schedule. The EAR-based amendments will be adopted in 2019 based on the pending schedule. At that point, prior to the adoption of the EAR-based amendments to provide additional supply, the UDB development capacity will have dwindled to only six years (i.e., through 2025), assuming that the population projections were accurate and did not under-project growth. The current policy does not provide adequate capacity to accommodate the operation of the real estate market to provide diverse housing choices, avoid an unduly tight housing market and to achieve housing price points that are acceptable for workforce housing and affordable housing.

B. Projection Error

“Projection error” refers to the difference between projected population and actual population for a give forecast year. It does not mean that a mathematical error necessarily occurred or that a population projection was not based on appropriate considerations. Rather, all population projections are susceptible to some degree of error due to the uncertainty of future conditions. The important point is how best to consider such error in addressing policy considerations, such as UDB Capacity and housing affordability. Natural growth (i.e., births minus deaths) is quite stable in Miami Dade County; however, domestic

migration and international immigration fluctuates and is influenced by many factors that make projections inherently difficult and subject to error. In addition, data sources to document migration rates are also susceptible to error, particularly for international immigration. IRS documentation confirms only documented workers, which fails to account for undocumented workers, retirees/elderly, and those below 18 years of age. Similarly, U.S. Census surveys conducted through the American Community Survey (ACS) result in significant margins of error due to sampling error. In addition, the ACS acknowledges bias error resulting in underestimation of urban population, particularly within communities, such as Miami Dade County, which experience higher proportions of homeless due to the favorable climate and higher proportions of undocumented immigrants resulting from its location and existing Latin / Caribbean population base. Thus, even decennial censuses that are utilized as a benchmark are likely underestimating actual population.

The current policy results in only a six year UDB supply, assuming no under-projection error. However, accounting for potential error for the above reasons, the UDB supply could be substantially lower than six years and would not be re-verified and corrected until after the next decennial census in 2020. For example, consider a scenario in which the 2010 projection of 2025 population resulted in a 7% under-projection error. Converted to years, this would basically mean that the 2025 projection was achieved by 2024. This would mean that the UDB actually provided only five years of capacity by 2019. While population forecasts do not account for extreme events, an immigration wave is certainly possible due to natural catastrophe, political instability abroad, war, and other international events.

Finally, it would be reasonable to acknowledge that economic forecasts are also particularly challenging at this time in history. The pre-recession growth spike followed by the deep recession, as well as the related financial crisis and restructuring, inherently makes short and long term financial and economic forecasts challenging. Miami Dade County over-projected the 2010 population, which occurred as a result of pre-recession high growth resulting in over projections that did not account for the length and depth of the recession and the slower than expected recovery from the recession. This illustrates the challenge in accurately projecting population growth during periods impacted by changing economic cycles.

It is important to put these economic and population projections into perspective for Miami Dade County. In general, population projections are more accurate for larger jurisdictions as compared to smaller population areas. It is also generally correct that population projections for larger jurisdictions which are maturing and approaching build out will tend to have less error as compared to jurisdictions that are not approaching build out, as the growth rates are typically slower for the maturing community. Both of these points are generally true for Miami Dade County, and, therefore, population projections have historically not erred by significant percentages. However, a small percentage error applied to a large population base can translate to significant differences in terms of absolute housing demand numbers.

Miami-Dade's population projections in 2012 were tempered by the influence of the major recession, which has likely resulted in a conservative projection of 2015 population. The U.S. Census official population estimate for Miami Dade County for July 1, 2014 is 2,662,874. By comparison, Miami Dade County's 2015 population projection 2,602,505 or about 60,000 fewer persons as compared to the 2014 Census estimate. This translates to an additional need for more than 20,000 housing units if the U.S. Census estimate is accurate. While staff has correctly pointed out the fluctuation of census estimates, this is in part due to the nature of IRS data which requires two years (two returns) to confirm a change in household location. The Office of Economic and Demographic Research publishes the

state's official population projections. EDR's 2014 population projection for Miami-Dade County's 2025 population is 2,932,378, while County staff's 2012 population projection for year 2025 was 2,857,605, or about 75,000 fewer persons by comparison. At 3.0 persons per household, the 2025 projected difference translates to 25,000 dwelling units, even though the percentage difference is only 3.5%. At 10 units per acre, this translates to the need for 2,500 acres of additional UDB capacity just to account for the small percentage difference.

These comparisons are not intended to criticize staff and do not prove that staff's projections are under-projected through 2015, as a decennial census would be required to prove such a finding. However, economic data confirm that Florida has experienced stronger than expected recovery during the past few years, and that Miami-Dade County has also experienced strong recovery. These factors have likely resulted in greater population growth as illustrated by the differences cited above. From a policy perspective, the question is how to respond to all of the factors discussed above. The current policy approach as reflected by Policy LU-8F is to assume that the projections may over-project demand and to err on the side of avoiding too much supply by significantly limiting UDB capacity and potentially allowing for less than five years of supply or substantially less in the event of a significant migration event. There are benefits to this restrictive policy approach. In general, this approach avoids over speculation in the market place, premature conversion of land for urban use and discourages urban sprawl. However, in general, this policy approach also limits the ability of the housing market to provide adequate housing choices to meet household demands across income levels, particularly for workforce and affordable housing. The question is whether a more refined policy approach could maintain the benefits, while minimizing the potential impacts on housing prices.

C. Housing Affordability

Housing prices are a function of supply and demand in the market place. The UDB policy impacts that fundamental relationship by controlling the amount of acreage that is available within the UDB to increase the supply of housing. Miami Dade County is ranked as the least affordable (relative to income) metropolitan area in the entire country, even though Florida is considered relatively favorable in terms of overall affordability. While it is admittedly difficult to prove the relative impact of the UDB policy on housing prices, it is reasonable to conclude that the UDB policy is a contributing factor. This impact is magnified when considering how much UDB "supply" is actually developed to achieve housing product in the market place. Isolated infill lots and properties within socio-economically depressed areas generally develop at a relatively slower rate due to the market challenges required to successfully develop such properties. As a result, significant supply exists within the UDB capacity that may not be realized as actual housing supply during the planning period.

The housing market responds to household preferences in terms of location, lifestyle, neighborhood quality and many other factors. Substantial development capacity exists within the UDB at geographic locations that will address only certain segments of the housing market. For example, substantial development capacity exists within downtown areas and near the coast, but such housing will meet only the very high end demands in the market place. Similarly, many properties overlooked by the market will, when eventually developed, be targeted for the very low end of the market. The UDB methodology does not take into account these market preferences or otherwise analyze the relative absorption rates of such properties to determine their likely potential for satisfying housing demand at different price points as a result of market preferences and household income limits.

For all of the reasons described in this overview, Policy LU-8F should be amended to provide additional development capacity and longer planning periods to properly address housing demands resulting from population growth. The proposed amendment will correct the current problem of allowing only a 15 year potential supply that is not reset until only six years of “theoretical development capacity” is available or potentially fewer years of capacity if under-projections occur due to improved economic conditions and/or, significant migration events. In support of this position, the Community Planning Act amended Chapter 163, Part II, of Florida Statutes in 2011, after the County’s adoption of the 2010 EAR so as to require that local governments not unduly restrict the operation of the real estate market in considering land use need. The proposed amendment, consistent with this mandate, adds an additional five year supply to achieve a more stable housing market by providing a regulatory framework which is more flexible and longer range in outlook. In addition, it will allow UDB amendments during the interim period between EAR-based amendments based on whether the UDB provides development capacity over 20 years as estimated from that point in time. This corrects the problem of the UDB development capacity significantly dwindling during the planning period.

Finally, the proposed amendment will not undermine the beneficial effects of the UDB in terms of avoiding over speculation and discouraging urban sprawl. Policies LU-8G and LU-8H provide criteria to ensure development occurs in a contiguous manner, at a minimum density of 10 units per acre and in a manner to achieve improved development form. The proposed amendment, especially in conjunction with the new proposed policy described below, will enhance the outcome of that process by allowing for more diverse housing choices and potentially increasing actual housing supply to allow for the housing market to operate in a more effective manner, which will facilitate more workforce and affordable housing.

- 2) **New Proposed Policy LU-8J.** The new proposed policy is intended to encourage Transit Oriented Villages (TOV) as a means to achieve affordable and workforce housing, reduce commuting costs for households (i.e., make more household income available for housing) and to achieve other important public policy objectives of the Miami Dade CDMP. The proposed TOV policy is intended to work in conjunction with the proposed amendment to Policy LU-8F to more effectively respond to the need for affordable housing in Miami Dade County and to provide a policy framework for preparing individual UDB amendments that qualify as TOVs based on the proposed policy.

The UDB policies do not currently recognize the inherent advantages that larger scale, master planned projects can achieve in terms of implementing public policy priorities, nor do the policies recognize opportunities and challenges occurring at the tier and sub-tier level which should be addressed through a more detailed area plan. The proposed amendment recognizes that larger scale projects (500 to 1,000 acres) can achieve many advantages that cannot otherwise be achieved through incremental development of individual parcels. These advantages include economy of scale to reduce housing production costs; design flexibility to achieve higher density and intensity by allowing for transition to adjacent properties; mixed use in conjunction with higher density and intensity to support transit, allow for a variety of housing products with varying price points and reduce commuting costs; and specific development programming to be responsive to the need of the particular sub-tier and immediate surrounding area. Larger scale projects can incorporate innovative development concepts to pursue new types of employment centers and other forms of development underrepresented within Miami Dade County. Such projects offer unique opportunities to address countywide and localized needs, while achieving

the objectives of the CDMP. However, such projects require longer term development periods which are difficult to implement under the current UDB policies.

The proposed amendment will allow TOV projects to phase their development programs by essentially reserving future UDB capacity for an additional five years beyond the 20-year period proposed in revised Policy LU-8F. In effect, the proposed TOV policy allows UDB amendments for TOVs to reserve a limited amount of future UDB capacity in exchange for incorporating specific and significant commitments to achieve targeted public policies. However, to ensure additional allocations are available for other important Countywide needs, the proposed amendment includes limits on how much UDB capacity may be reserved by individual TOV amendments and collectively by all TOV amendments. Thus, such amendments can individually utilize only 10% of the UDB capacity calculated for an additional five year period, while limiting all TOVs collectively to 30% of that additional five year capacity. This limitation will still allow the County to effectively implement the UDB program without limiting the possibility of smaller in fill development projects, while facilitating projects that will achieve the public priorities as outlined in the policy, including specific affordable and workforce housing commitments.

Any proposed TOV amendment must include guidelines and an illustration plan to demonstrate how it will comply with the TOV policy and to provide guidance for the implementation of a set of form-based zoning code regulations.

3) Proposed Green City Miami Amendment

The Green City TOV is located in the northwest quadrant of the intersection of Krome Avenue and Kendall Drive and encompasses 859 gross acres. As required by the TOV policy, the Green City amendment provides a new, proposed future land use category in order to tailor the planning and development of Green City to meet the unique needs within the South-Central tier, the western sub-tier and the immediate area near the property. In particular, the Green City TOV is planned to support the housing needs for a significant number of the workers projected to be employed at the nearby Baptist Hospital campus, including both workforce and affordable housing. At build out, Green City is planned to include 11,401 dwelling units, including row housing/townhomes adjacent to neighborhoods to the east, transitioning to moderate to high density multifamily areas within the core center at up to 75 units per acre to achieve price points required for the workforce and affordable housing thresholds set forth in the TOV amendment.

Baptist Hospital is within walking distance from Green City and will benefit greatly from the substantial Green City housing opportunities as well as the complementary, non-residential development that will support Baptist Hospital. Green City has been planned to incorporate a Sports and Health Village that will be one of a kind in south Florida. This village is intended to provide training and practice facilities for professional sports teams, including health care facilities and related research and development functions. Green City will also include ample commercial development that will be convenient for Baptist Hospital workers before and after their shifts, but will also be planned in conjunction with the higher density neighborhoods to achieve the core intensity required for a Metropolitan Urban Center (MUC), which is proposed as part of the TOV plan amendment as required by the TOV policy.

Green City is appropriately located to serve as a west end anchor of Kendall Drive and will be instrumental in achieving and maintaining premium transit service by establishing a concentrated node of activity, in conjunction with Baptist Hospital, which is essential for effective transit service. The scale of Green City will also allow for the location of substantial green spaces around the west wellfield to protect groundwater resources, as well as transitions in land use to

ensure compatibility with the mining operations across Krome Avenue. Green City provides a unique opportunity to plan and develop a mixed use, urban development at a scale and intensity not otherwise achievable along Kendall Drive. Green City will grow over time and develop to support Baptist Hospital and other development contemplated by the recent study completed by Florida International University. As the FIU study indicates, the west end lacks employment centers which are necessary in order to provide employment opportunities within the immediate area to reduce commuting. In addition, the FIU study recognizes the need for affordable and workforce housing to address existing and future housing deficiencies as well as the need for improved multimodal options to achieve greater mobility and reduce single occupant commuting. As the study indicates, greater densities and intensities are necessary to achieve all of those objectives and must be enabled through properly designed projects. Green City provides an opportunity to achieve all of those objectives in an appropriate manner, but will likely require some phased UDB development capacity in accordance with the new, proposed TOV policy.

Proposed Map Amendments

This application includes proposed amendments to the UDB so as to incorporate the Green City Miami site within the UDB, and to assign it the Green City Miami land use designation, as well as the appropriate accompanying amendments to several of the Traffic Subelement maps so as to ensure appropriate roadway and other transit (both mass transit and bicycle) capacity to the project. Considering the need to better plan for further population growth described above, we believe that the time has arrived for a large scale, self-sufficient, transit-oriented project in Western Miami-Dade and that these map amendments are justified by that conclusion. Please note that the development timeline for Green City Miami is estimated to take a total of 20 years which would translate to the construction of approximately 550 dwelling units per year during that time. This project is not motivated by a boom time rush to build suburban sprawl type housing. It is a well-planned effort to address the County's housing needs over a 20-year period of time by incorporating many of the CDMP's guiding principles into a promising project in a location designated by the County for urban expansion for over 30 years.

5. ADDITIONAL MATERIAL SUBMITTED

The following Exhibits are attached:

Exhibit A:	Legal Description of Application Area
Exhibit B:	Disclosure of Interest
Exhibit C:	Map of Application Area
Exhibit D:	Aerial Map
Exhibit E:	Proposed Green City Miami Land Use Category
Exhibit F:	Proposed Green City Miami Land Use Map Amendment
Exhibit G:	Proposed Text Amendments to Land Use Element
Exhibit H:	Proposed Traffic Circulation Subelement Maps
Exhibit I:	Reserved
Exhibit J:	Green City Miami Charrette
Exhibit K:	Wetland Evaluation Report
Exhibit L:	Utility/Infrastructure Analysis

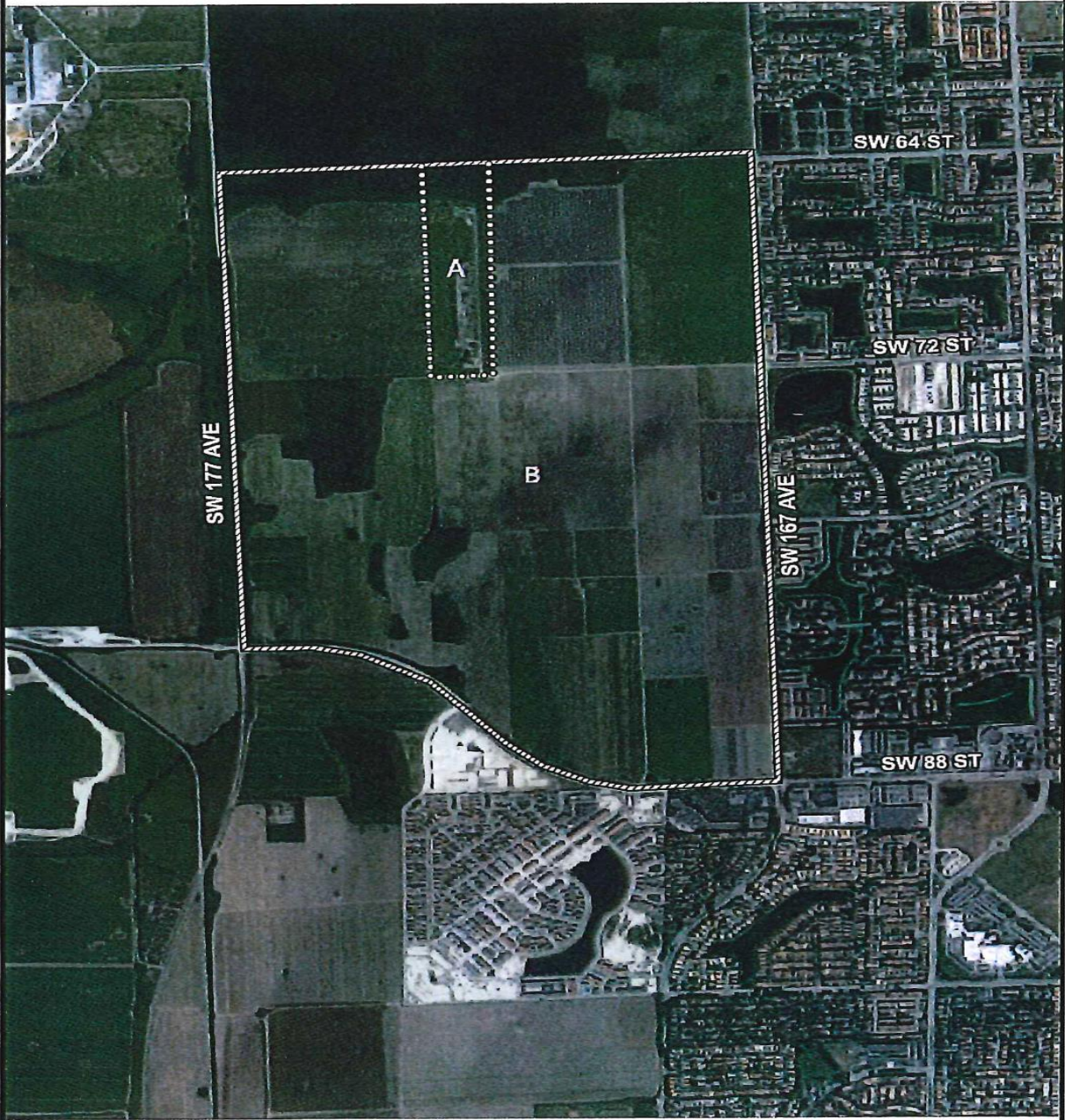
Additional items in support of this application may be submitted at a later date.



6. DISCLOSURE OF INTEREST

Attached as **Exhibit B**.

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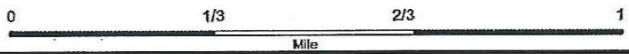
GREEN CITY MIAMI AERIAL PHOTO



-  APPLICATION AREA
-  AREAS
- A: WELL FIELDS
- B: GREEN CITY MIAMI AREA



Source: Google Map



GREEN CITY MIAMI AREA

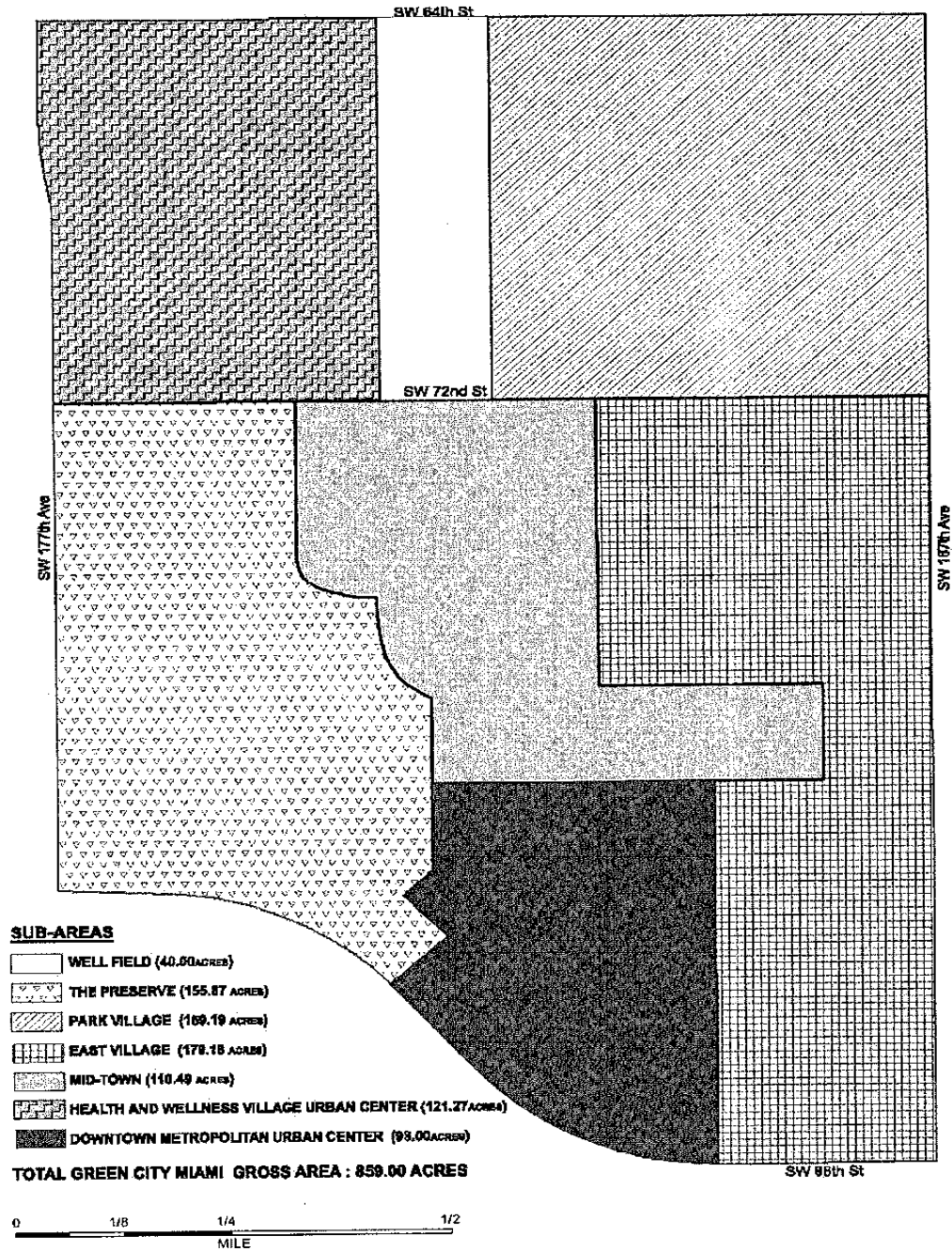
The intent of this category is to enable a self-sustainable and transit oriented development offering not just housing but needed services and workplaces targeting specific industries such as healthcare, medicine, hospitality, tourism, sports, entertainment and technology while also promoting a healthy lifestyle within an undeveloped area of Miami-Dade County that lies entirely within a longtime designed Urban Expansion Area and which can serve as a new Metropolitan Urban Center for the western end of Miami-Dade County. The emphasis of this category is on the creation of well-paying jobs in emerging and growing industries, the promotion of healthy lifestyles, and the lessening of dependence on car transportation. Development in this area shall comply with the specific standards of this subsection as well as the accompanying Green City Metropolitan Urban Center and Community Urban Center District zoning regulations and the master plan document which is incorporated into the Future Land Use Element by reference to a restrictive covenant recorded in the public records of Miami-Dade County:

1. **HOUSING** - A variety of housing options shall be integrated from work force to market rate with easy access to schools, entertainment facilities, work centers, retail and services and entertainment / recreation options as well as artistic, religious, and cultural centers and attractions. The overall residential density of the Green City Miami Area shall be a minimum of 10 dwelling units per gross acre so as to prevent suburban sprawl type development. Ten percent (10%) of all proposed housing shall be either affordable or workforce housing with a minimum of 20% of that total dedicated to affordable housing (not exceeding 80% of the AMI) and a maximum of 80% dedicated to workforce housing (not exceeding 140% of AMI).
2. **WORKPLACE** - Workplaces shall be integrated into a mix-use environment where you can live and work within proximity to each other, promoting a better quality of life with a minimum of 32% of the land area being dedicated and reserved for emerging industries which are underrepresented in Miami-Dade County such as information technology and research and development;
3. **RENEWABLE ENERGY** - Energy use, water consumption, and waste shall be reduced by identifying programs and assisting with their implementation to subsidize the utilization of renewable energies and the recycling of rain-water;
4. **AGRICULTURE** - The importance of the agricultural harvest in the west section of Miami-Dade County shall be acknowledged, preserved, and modernized by replacing existing inefficient row crop harvesting with more productive hydroponic farming;
5. **ENVIRONMENT** – The Green City Miami zoning regulations shall permit residential density bonuses pursuant to the County’s established Severable Use Rights program which permits the transfer of development rights from the East Everglades Area of Critical Environmental Concern.

6. **HEALTH** - A healthy lifestyle shall be promoted by combining a network of pedestrian and bicycle pathways integrated into a system of greens and parks. A main park shall offer areas to accommodate three type of sports: 1) *Leisure Sports* - for walking, running, playing and riding bicycles; 2) *Playing Sports* - with facilities for playing tennis, swimming, basketball, baseball and soccer; and, 3) *Focused Sports* - with professional facilities built to the required standards. Maximum access to public transportation to encourage transit ridership—shall be provided along with a transit station with access to rapid transit or an express transit corridor. Pedestrian and bicycle circulation shall be promoted by providing a network of routes connecting all subareas to County wide regional bicycle paths.
7. **TRANSIT** – A regional bus facility shall be provided that serves as a terminal for premium express bus service and which provides sufficient parking for projected ridership. Full time employees who work within the area and whose households qualify for affordable housing as reference above shall also be eligible for transit stipends to cover their work commute costs via mass transit. The maximum employer obligation will be 10% of all eligible employees with priority based on household income.
8. **PRIMARY USES** - Green City Miami shall include employment opportunities in the targeted industries of technology, hospitality & tourism sports and recreation, and agriculture. These various business uses shall be designed according to the following sub-areas along with corresponding residential and institutional uses of an appropriate intensity:
 - a. **DOWNTOWN METROPOLITAN URBAN CENTER** – Office and retail, high density residential, hotels, restaurants, entertainment and civic uses. The average minimum density with a ¼ mile of the center of Downtown Metropolitan Urban shall be 40 dwelling units per gross acre.
 - b. **SPORTS AND HEALTH VILLAGE URBAN CENTER** – Sports facilities, recreational activities, University/College, hotels, offices, alternative energy manufacturing facilities, health care facilities, museum, convention center, restaurants, entertainment, retail, parks, and limited residential.
 - c. **MID-TOWN** – Medium density residential, office and retail, restaurants, parks, and K-12 schools.
 - d. **EAST VILLAGE** – Low density residential, recreational activities, restaurants, parks, office and retail.
 - e. **PARK VILLAGE** – Low density residential, recreational activities, restaurants, parks, office and retail.

- f. **THE PRESERVE** - Farmers market, alternative energy manufacturing facilities, hydroponics farming facilities, and/or related supportive industry, recreational activities, low density housing, parks, preserves, restaurants, office and retail.

**GREEN CITY MIAMI
SUB-AREAS**



9. The specific range and intensity of uses appropriate in the Green City Miami Area may vary by each sub-area as a function of the availability of and ease of access to public services and facilities, and compatibility with neighboring areas.
10. The maximum allowable lot coverage and/or floor area ratio (F.A.R.) shall be as follows within each sub-area:

a. **DOWNTOWN METROPOLITAN URBAN CENTER –**

F.A.R.

Height	Maximum	Minimum
Up to 10 stories	3.0	.25
Up to 15 stories in designated areas	3.0	.25

Density up to sixty (60) units per acre without bonuses and up to seventy-five (75) units per acre with bonuses:

- b. **SPORTS AND HEALTH VILLAGE URBAN CENTER –** Buildings with a height up to 4 stories will be permitted a 2.00 maximum F.A.R. with a minimum FAR of .25
- c. **MID-TOWN –** Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- d. **EAST VILLAGE –** Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- e. **PARK VILLAGE –** Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- f. **THE PRESERVE --** The maximum F.A.R. for buildings or structures with a height up to 4 stories will be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.

11. The F.A.R. shall be based only on developable areas. Environmentally protected resources, and other non-buildable common areas shall not be calculated as part of lot area. Parking facilities shall not be counted towards permitted floor area. Through the zoning review process, the use of particular sites or areas may be limited to

something less than the maximum allowed by these regulations. Moreover, special limitations may be imposed where necessary to protect environmental resources or to ensure compatibility with adjacent sites.

12. The total build-out of the Green City Miami area shall be regulated according to the following table:

Sub-Area (Acreage)	Multi Family Dwelling Units	Townhouse Dwelling Units	Single Family Dwelling Units	Retail Floor Area	Office Floor Area	Industrial Floor Area	Government / Institutional / Civic Floor Area	Hotel Units
Sports and Health Wellness Village (121.27 acres)	375 Dwelling units	-	-	192,000 square feet	300,000 square feet	150,000 square feet	275,000 square feet of higher education (College-level) for 500 students, and 10,000 seats in 2 stadiums	400 hotel units
Park Village (159.19 acres)	1,100 dwelling units	500 dwelling units	-	75,000 square feet	56,000 square feet	-	-	-
The Preserve (155.87 acres)	700 dwelling units	420 dwelling units	-	60,000 square feet	54,000 square feet	200,000 square feet	100,000 square feet of government buildings, technical schools, and public services	-
East Village (179.18 acres)	1,240 dwelling units	860 dwelling units	-	155,000 square feet	65,000 square feet	-	-	-
Mid-Town (110.49 acres)	1,706 dwelling units	-	-	130,000 square feet	50,000 square feet	-	100,000 square feet of Elementary, Middle and High Schools	130 hotel units
Downtown (93.00 acres)	4,500 dwelling units	-	-	750,000 square feet	400,000 square feet	-	-	130 hotel units



















Adjustments in the mix of uses are permitted so long as they do not result in an increase in the number of vehicle trips generated.

The Green City Miami Area shall be developed in a manner that is consistent with the adopted goals, objectives, and policies of this plan and with all applicable environmental regulations and other environmentally sensitive areas that are at or adjacent to the site. It is the intent of these policies to brand the west end of Miami-Dade County by promoting a new destination spot for the County that is safe for and with easy access to various forms of transportation (pedestrian, bicycle, busway and vehicular).

MIA_ACTIVE 4318991.6

GREEN CITY MIAMI PROPOSED CDMP LAND USE



- | | | | |
|---|---|---|------------------------------------|
|  | APPLICATION AREA |  | 2015 URBAN DEVELOPMENT BOUNDARY |
|  | AREAS (A: WELL FIELDS B: GREEN CITY MIAMI AREA) |  | 2025 EXPANSION AREA BOUNDARY |
|  | LOW DENSITY (LDR) 2.5-6 DU/AC |  | WATER |
|  | BUSINESS AND OFFICE |  | CANAL |
|  | OFFICE/RESIDENTIAL |  | GREEN CITY MIAMI |
|  | INSTITUTIONS, UTILITIES, AND COMMUNICATIONS |  | PROPOSED METROPOLITAN URBAN CENTER |
|  | AGRICULTURE |  | PROPOSED COMMUNITY URBAN CENTER |
|  | TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.) | | |
|  | MAJOR ROADWAYS (3 OR MORE LANES) | | |
|  | MINOR ROADWAYS (2 LANES) | | |
|  | EXISTING RAPID TRANSIT / FUTURE RAPID TRANSIT | | |

Source: Miami-Dade county, Regulatory and Economic Resource Department
March 2013



Proposed CDMP Text Amendments

LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 150 years after adoption of the CDMP amendments required to implement the most recent Evaluation and Appraisal Report (EAR), referred to as EAR-based amendments, -plus a 5-year surplus (a total 2015-year Countywide supply beyond the adoption date of EAR-based amendments). During the intervening period prior to the next EAR adoption, CDMP amendments may be adopted to maintain a maximum 20 year Countywide supply from the adoption date of such amendments. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

New Policy LU-8J

Miami-Dade County recognizes the inherent advantages in master planning larger scale, mixed use development villages (Transit Oriented Villages - TOV) in order to achieve important public benefits. The intent of this policy is to recognize the broader social and economic benefits of TOV developments in assessing the need for TOV plan amendments. TOVs are defined as development sites ranging in size from 500 to 1,000 acres which are planned and designed in accordance with this policy. As an incentive to assemble properties and master plan TOVs, plan amendment applications to include additional acreage in the Urban Development Boundary for a proposed TOV development may utilize a phased allocation process as described in this policy in order to demonstrate that the intent of Policy LU-8F is achieved, subject to the following requirements:

i) TOV plan amendments adopted pursuant to the requirements of this policy may phase up to 25% of the residential units allowed by the plan amendment (Phased Allocation) by calculating Countywide residential demand for a period of five years beyond the 20-year planning period set forth in the Policy LU-8F in order to demonstrate need as follows:

a. The Phased Allocation for a single amendment application shall not exceed 10% of the additional Countywide UDB demand as calculated for the five-year period following the 20-year UDB planning period;

b. Phased Allocations from multiple amendments shall not cumulatively exceed 30% of the additional Countywide UDB demand as calculated for the five-year period following the twenty-year UDB planning period;

c. The Phased Allocation shall not be developed within the initial five-year period following adoption of the amendment; and

d. The total acreage included within the TOV plan amendment must be under unified ownership or unified control as confirmed by letters from landowners consenting to the inclusion of their land within the proposed amendment site, and consenting to the majority landowner master planning the amendment site through the Planned Unit Development process.

ii) The proposed amendment shall adopt a site-specific, future land use category, guiding principles and an illustrative plan to define the allowable range of housing types and density ranges, non-residential use types and intensity ranges, and overall development concept. The guiding principles shall direct the implementation process at the zoning stage to ensure that the development concept is implemented in accordance with the requirements of this policy, Policy LU-8H and the proposed amendment. TOV's shall be approved as Planned Unit Developments, and shall be further implemented by the adoption of a site specific, form-based code which shall be adopted in conjunction with the zoning ordinance. The guiding principles and illustrative plan shall demonstrate that the proposed amendment is consistent with Policy LU-8H and the requirements of this policy, and shall further define land use spatial relationships, urban form and multimodal/transit design to facilitate multimodal trip opportunities. TOVs shall be designed to support premium bus service and shall include a primary transit hub as an integral feature of the development. The proposed amendment shall devote a minimum of 32% of the site to research and development, employment center uses and/or non-residential uses which are unique in nature, under-represented within Miami Dade County or would have a significant catalyst effect in creating secondary and induced job creation.

iii) The proposed amendment shall include one Metropolitan Urban Center (MUC) and may include additional Community Urban Centers as appropriate for the location of the site, and shall demonstrate compliance with the design criteria for the proposed type(s) of Urban Centers. Residential development within ¼ mile of the center of the Metropolitan Urban Center shall be at an average minimum density of 40 units per gross acre, calculated on a proportionate for mixed use buildings/parcels. The MUC shall encompass at least 50% of the proposed amendment site (excluding school sites and parks).

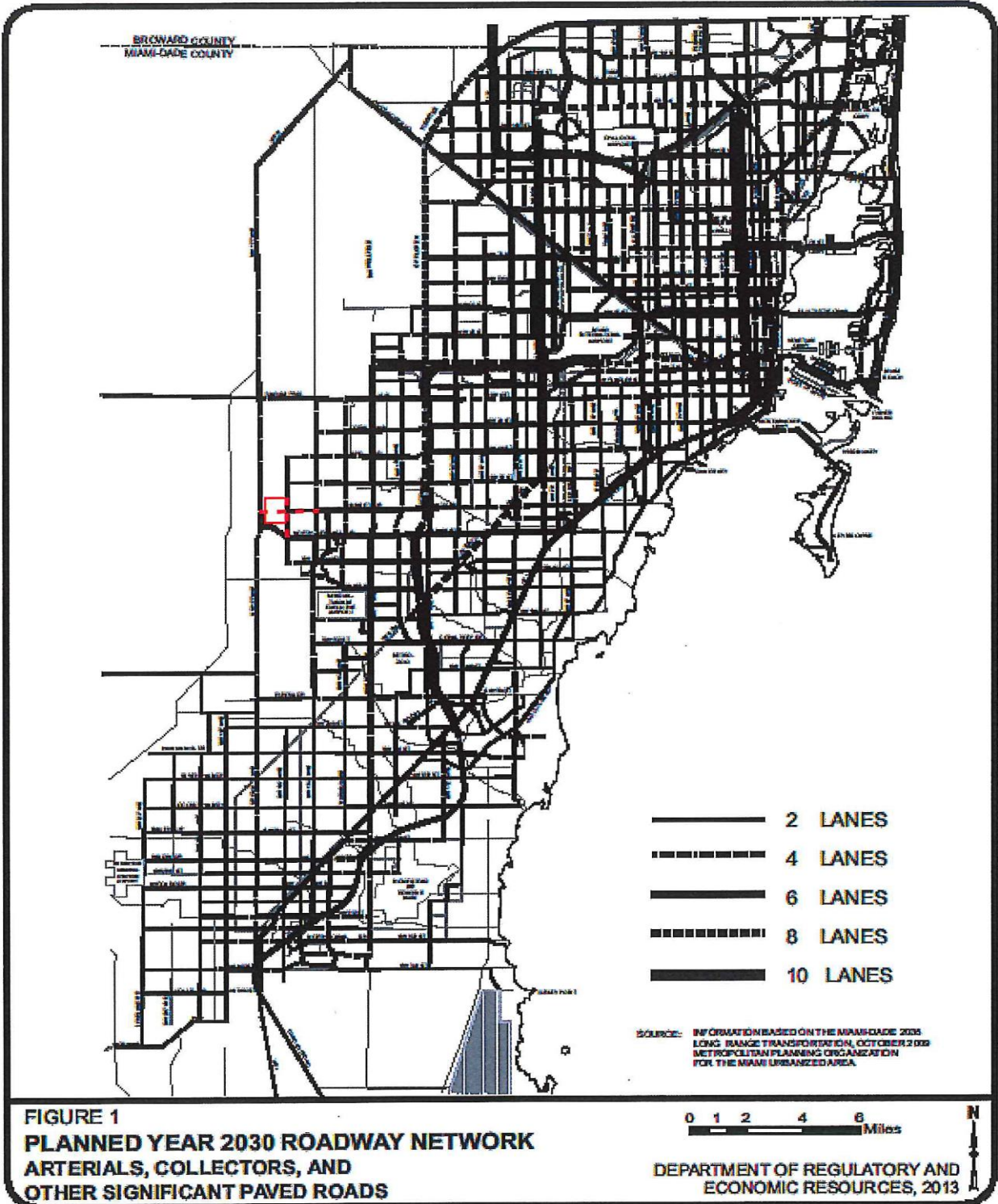
iv) The proposed amendment shall include strategies to support affordable and workforce housing. At a minimum, the proposed development shall comply with one of the two following options or may propose a comparable alternative strategy:

a. Dedicate affordable and workforce housing equivalent to 10% of all proposed units; of the 10%, 20% shall be dedicated to affordable housing (not exceeding 80% of the AMI) and 80% dedicated to workforce housing (not exceeding 140% of the AMI); or

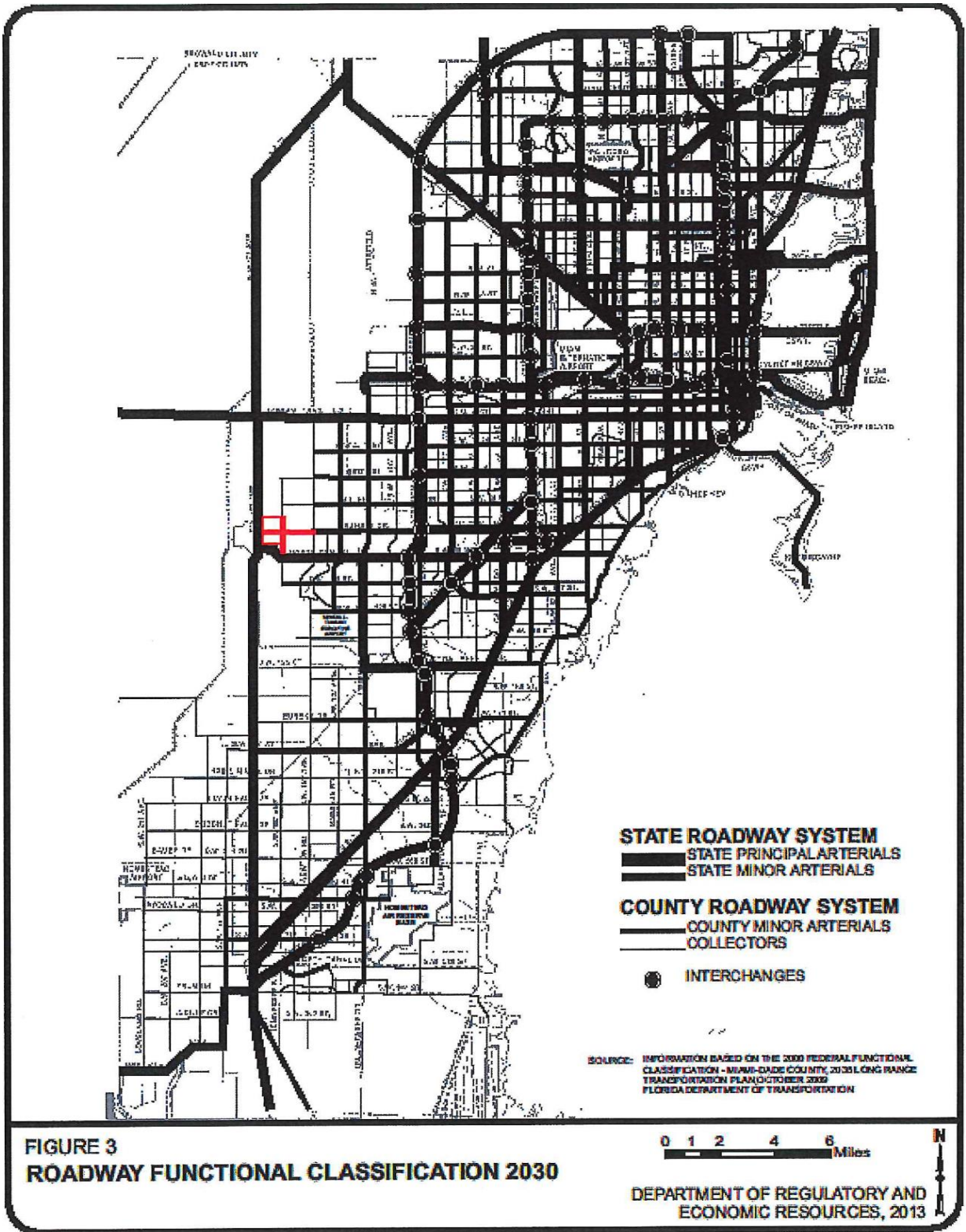
b. Provide transit stipends for 10% of eligible workers. As an alternative, employers may establish company van pools for the same number of workers based on household eligibility. Transit stipend means the average bus fare for a non-transfer work trip for a distance of five miles along the primary route to the amendment site. Eligible workers are full time workers employed within the amendment property whose households qualify for affordable housing as referenced above. Priority for eligibility shall be based on household income as a percentage of AMI.

The housing requirement shall be met on an incremental basis in two year increments commencing no later than five years following zoning approval for the TOV. For illustration, if the proposed amendment anticipates build out in four years, then 10% of the total housing approved during each two year period must comply with the housing sale/rental caps above. Each such unit shall be maintained at the sale/rental limit, adjusting for inflation, for a twenty year period.

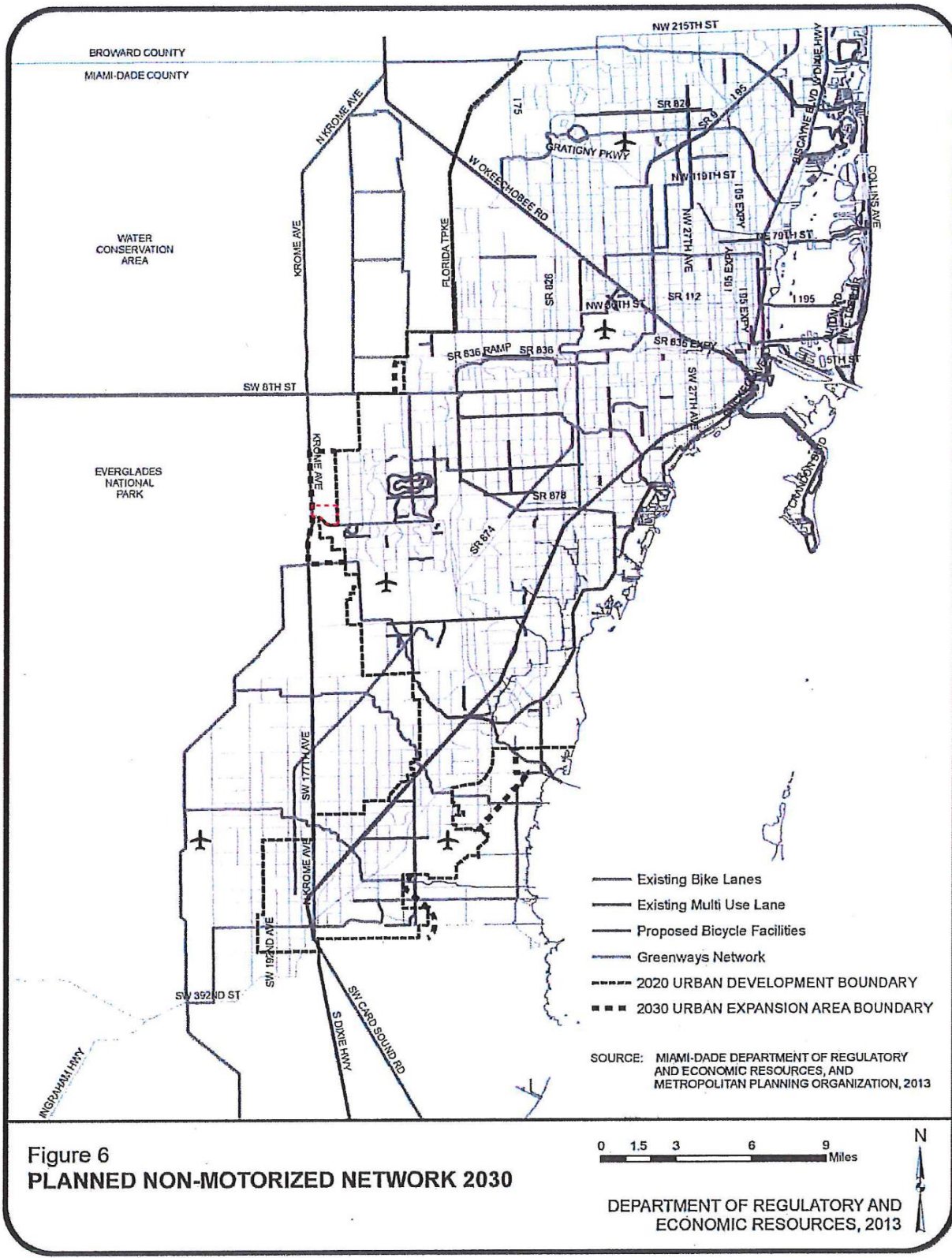
The transit voucher/van pool requirement shall be implemented upon the non-residential uses (excluding schools) reaching 50% of the planned square footage buildout or 500,000 square feet, whichever occurs first. Each establishment shall comply with the requirement for its share of the eligible workers employed within the total amendment site. The TOV zoning shall include a formula for this calculation and additional conditions to ensure effective implementation.

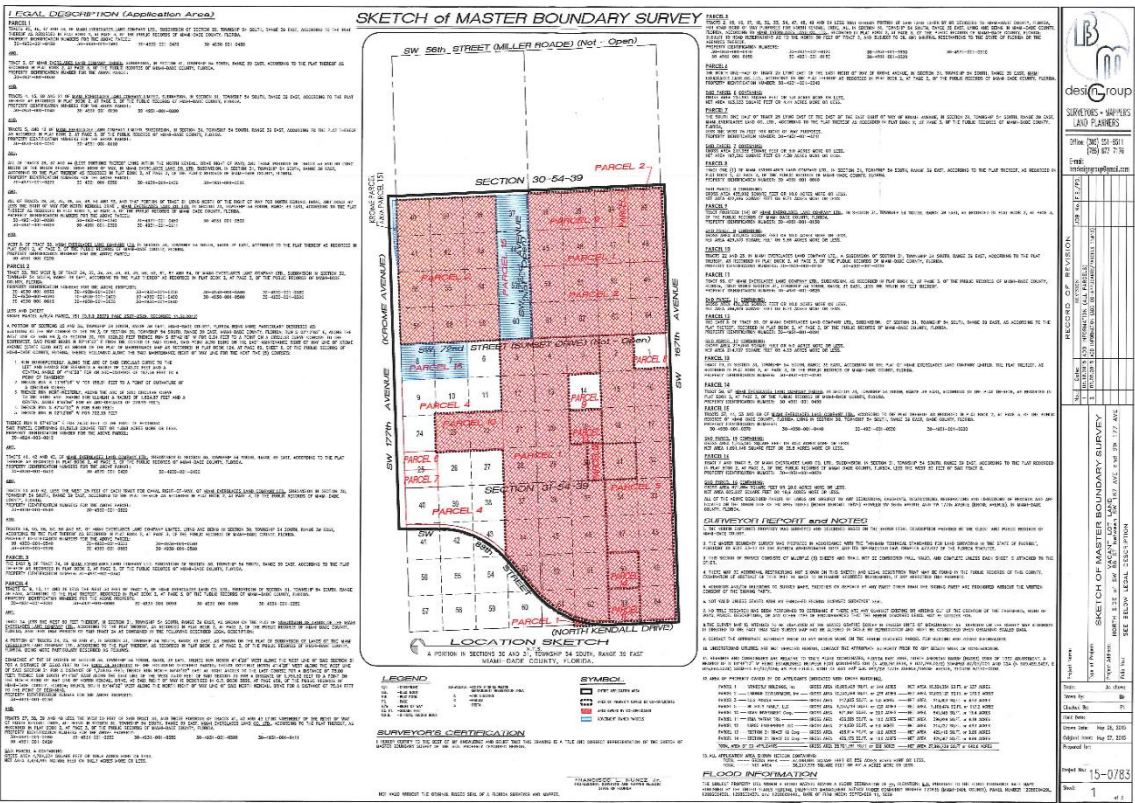


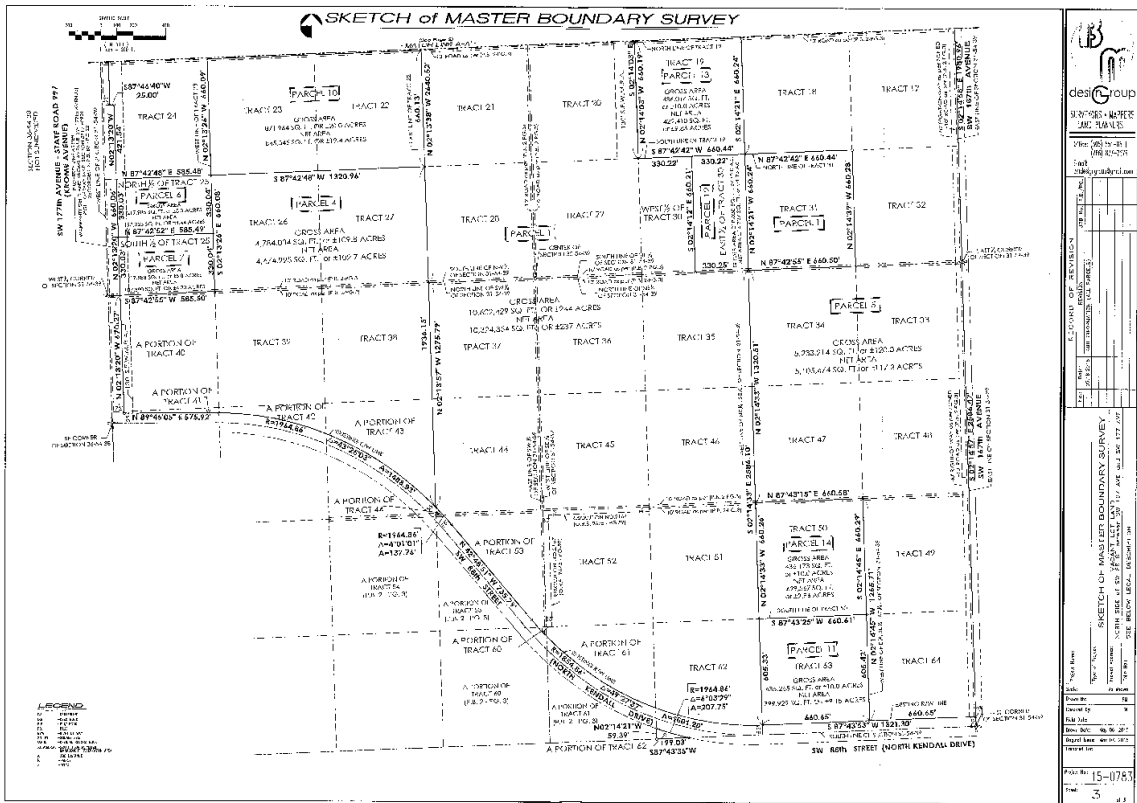
**FIGURE 1
PLANNED YEAR 2030 ROADWAY NETWORK
ARTERIALS, COLLECTORS, AND
OTHER SIGNIFICANT PAVED ROADS**

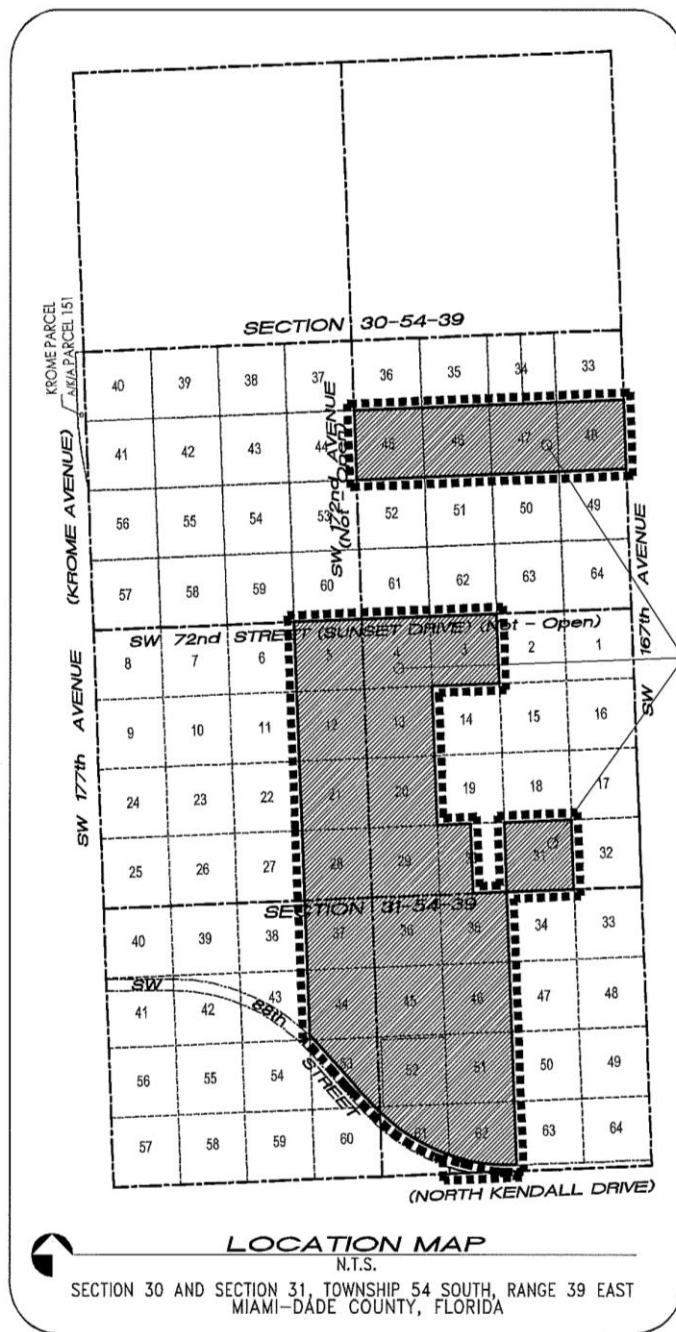


**FIGURE 3
 ROADWAY FUNCTIONAL CLASSIFICATION 2030**









PARCEL 1

LEGEND
 APPLICATION AREA
 AREA OWNED BY APPLICANT

- For Surveyor's Notes SEE PAGE 2 -
 - For Legal Description SEE PAGE 3 -
 - For Parcel Sketch SEE PAGE 4, 5, 6 and 7 -

design group
 SURVEYORS • MAPPERS • LAND PLANNERS
 Office: (305) 551-8511 • (786) 877-7176
 E-mail: bmdesigngroup@gmail.com

Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
Property Address:	VACANT LOT LAND/NEAST SW/4 of SW 72 31 between SW 167 AVE and SW 172 AVE, SEC 30 VACANT LOT LAND/WEST SW/4 of SW 167 AVE between SW 72 ST and SW 88 ST, SEC 31	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	May 01, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 15 Sheets

SURVEYOR REPORT and NOTES


- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (15) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.
- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Location Map SEE PAGE 1 -
- For Legal Description SEE PAGE 3 -
- For Parcel Sketch SEE PAGE 4, 5, 6 and 7 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
	Property Address:	VACANT LOT LAND/EAST SIDE of SW 77 ST between SW 167 AVE and SW 172 AVE, SEC 30 VACANT LOT LAND/WEST SIDE of SW 167 AVE between SW 77 ST and SW 88 ST, SEC 31	
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
	Date: May 01, 2015	Drawn By: BM	Job No.: 15-0783

LEGAL DESCRIPTION

TRACTS 45, 46, 47 AND 48, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4930-001-0450 30-4930-001-0460 30-4930-001-0470 30-4930-001-0480

AND,

TRACT 3, OF MIAMI EVERGLADES LAND COMPANY LIMITED, SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE PARCEL:

30-4931-001-0030

AND,

TRACTS 4, 13, 20 AND 21 OF MIAMI EVERGLADES LAND COMPANY LIMITED, SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0040 30-4931-001-0190 30-4931-001-0200

AND,

TRACTS 5, AND 12 OF MIAMI EVERGLADES LAND COMPANY LIMITED, SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0050 30-4931-001-0110

AND,

ALL OF TRACTS 28, 37 AND 44 (LESS PORTIONS THEREOF LYING WITHIN THE NORTH KENDALL DRIVE RIGHT OF WAY), AND THOSE PORTIONS OF TRACTS 53 AND 60 LYING NORTH OF THE NORTH KENDALL DRIVE RIGHT OF WAY, IN MIAMI EVERGLADES LAND CO. LTD., SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0270 30-4931-001-0350 30-4931-001-0430 30-4931-001-0520

AND,

ALL OF TRACTS 29, 31, 35, 36, 45, 46, 51 AND 52, AND THAT PORTION OF TRACT 61 LYING NORTH OF THE RIGHT OF WAY FOR NORTH KENDALL DRIVE, AND TRACT 62 LESS THE RIGHT OF WAY FOR NORTH KENDALL DRIVE, MIAMI EVERGLADES LAND CO. LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0280 30-4931-001-0340 30-4931-001-0450 30-4931-001-0500
30-4931-001-0610 30-4931-001-0300 30-4931-001-0611

AND,

WEST 1/2 OF TRACT 30, MIAMI EVERGLADES LAND COMPANY LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:


30-4931-001-0290

SAID PARCEL 1 CONTAINING:

GROSS AREA 10,609,429 SQUARE FEET OR 244 ACRES MORE OR LESS.
NET AREA 10,324,354 SQUARE FEET OR 237 ACRES MORE OR LESS.

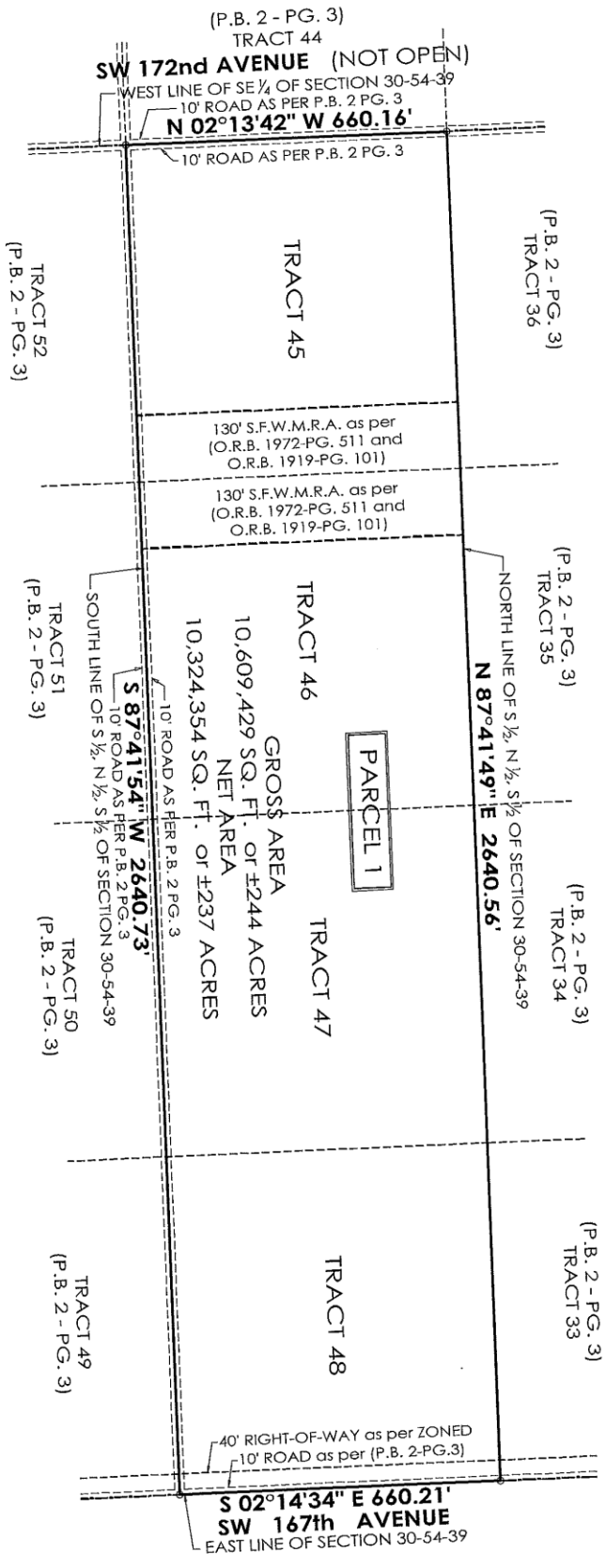
ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTH SIDE OF SW 72nd STREET (SUNSET DRIVE) BETWEEN SW 167th AVENUE AND SW 172nd AVENUE, SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST AND ON THE WEST SIDE OF SW 167th AVENUE BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

- For Location Map SEE PAGE 1 -
- For Surveyor's Notes SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 4, 5, 6 and 7 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
	Property Address:	VACANT LOT LAND/EAST SIDE of SW 72 ST between SW 167 AVE and SW 172 AVE, SEC 30 VACANT LOT LAND/WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST, SEC 31	
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date: May 01, 2015	Drawn By: BM	Job No.: 15-0783

PARCEL SKETCH

SCALE: 1 inch=300 ft.



- LEGEND**
- D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - P.G. - PAGE
 - R/W - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - O.R.B. - OFFICIAL RECORD BOOK
 - S.F.W.M.R.A. - SOUTH FLORIDA WATER MANAGEMENT RESERVATION AREA

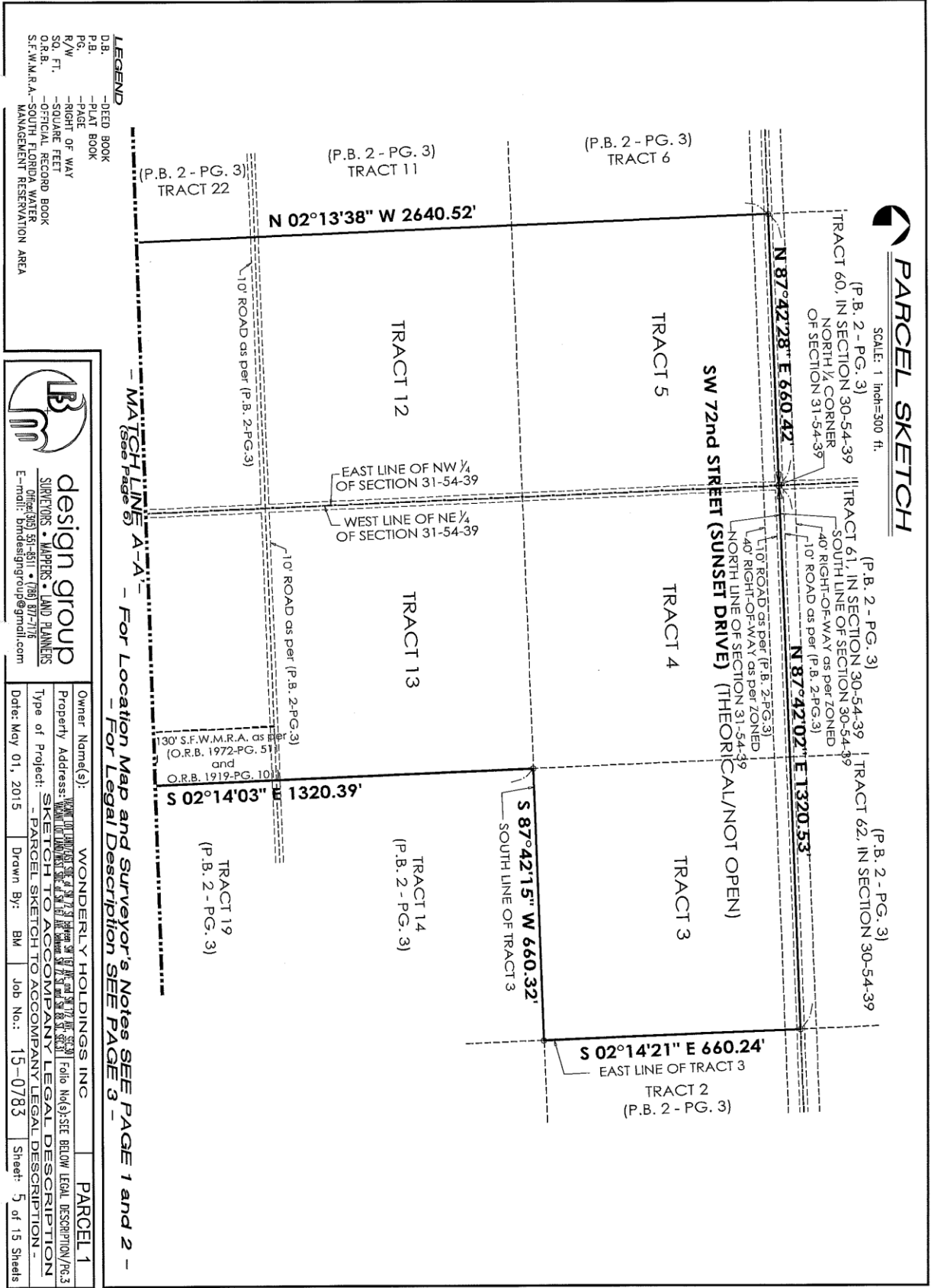
design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: 561-551-8111 • (786) 872-7176
E-mail: bntdesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 and 2 -
- For Legal Description SEE PAGE 3 -

Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
Property Address:	SW 172nd AVENUE, SECTION 30-54-39, TOWNSHIP 28S, RANGE 28W, COUNTY OF DADE, STATE OF FLORIDA	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
Date:	May 01, 2015	
Drawn By:	BM	
Job No.:	15-0783	
Sheet:	4	of 15 Sheets

PARCEL SKETCH

SCALE: 1 Inch=500 ft.



- LEGEND**
- D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - P.G. - PAGE
 - R/W - RIGHT OF WAY
 - S.O. FT. - SQUARE FEET
 - O.R.B. - OFFICIAL RECORD BOOK
 - S.F.W.M.R.A. - SOUTH FLORIDA WATER MANAGEMENT RESERVATION AREA

design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (954) 551-9511 • (754) 877-7176
E-mail: bndesigngroup@gmail.com

Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
Property Address:	15000 SW 72nd Street, Suite 100, Miramar, FL 33187	Folio Ind. \$- SEE BELOW LEGAL DESCRIPTION/Pg. 3
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
Date:	May 01, 2015	Drawn By: BM
	Job No.: 15-0783	Sheet: 5 of 15 Sheets

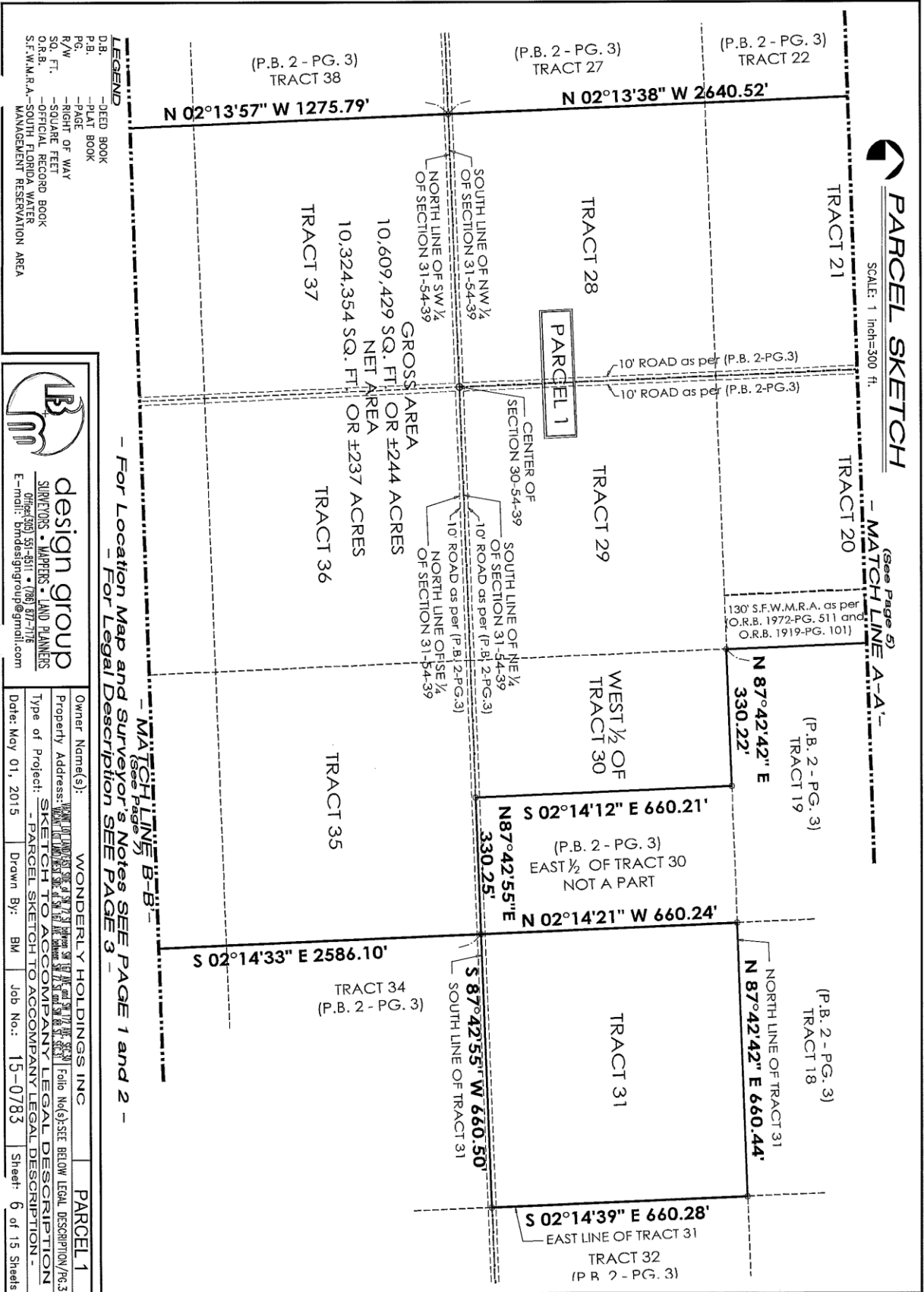
For Location Map and Surveyor's Notes SEE PAGE 1 and 2 -
For Legal Description SEE PAGE 3 -

PARCEL SKETCH

SCALE: 1 inch=300 ft.

(See Page 5)

- MATCH LINE A-A -



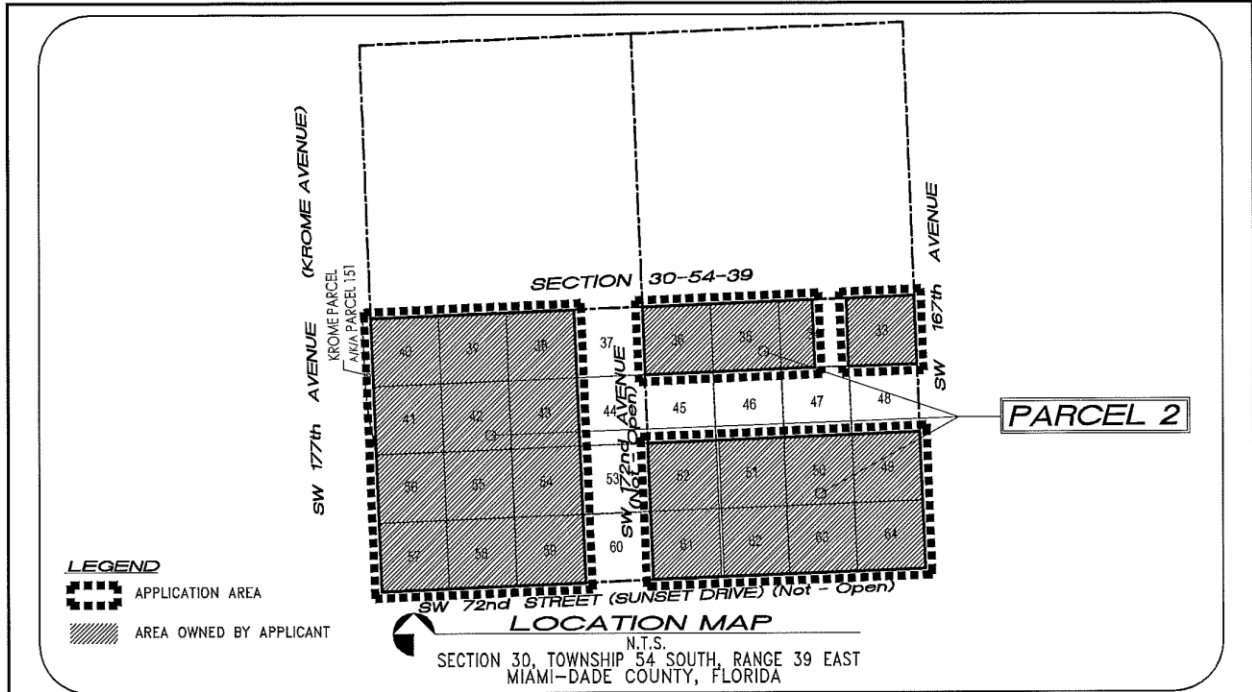
- For Location Map and Surveyor's Notes SEE PAGE 1 and 2 -

- For Legal Description SEE PAGE 3 -

design group
SURVEYORS • MAPPERS • LAND PLANNERS

Office: (305) 551-4311 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
Property Address:	10000 WOODBRIDGE BLVD, SUITE 100, MIAMI, FL 33156	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
Date:	May 01, 2015	
Drawn By:	BM	
Job No.:	15-0783	
Sheet:	6 of 15 Sheets	



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (14) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3, 4, 5 and 6 -

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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LIMONAR DEVELOPMENT INC	PARCEL 2
Property Address:	VACANT LOT LAND SW 72 ST between SW 167 AVE and SW 177 AVE	Folio No(s): SEE BELOW LEGAL DESCRIPTION/Pg.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 15, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 14 Sheets

LEGAL DESCRIPTION

TRACT 33, THE WEST 1/2 OF TRACT 34, 35, 36, 38, 39, 40, 49, 50, 52, 61, 63 AND 64, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PROPERTY:

30-4930-001-0330	30-4930-001-0341	30-4930-001-0350	30-4930-001-0360
30-4930-001-0380	30-4930-001-0390	30-4930-001-0400	30-4930-001-0490
30-4930-001-0500	30-4930-001-0520	30-4930-001-0610	30-4930-001-0630
30-4930-001-0640			

LESS AND EXCEPT

KROME PARCEL A/K/A PARCEL 151 (O.R.B 28379 PAGE 2327-2329, RECORDED 11.30.2012)

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 54 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; RUN S 02°12'03" E, ALONG THE WEST LINE OF SAID SW 1/4 OF SECTION 30, FOR 1320.20 FEET THENCE RUN S 87°42'18" W FOR 0.34 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID POINT BEARS N 82°18'42" E FROM THE CENTER OF SAID CURVE, SAID POINT ALSO BEING ON THE EAST MAINTENANCE RIGHT OF WAY LINE OF KROME AVENUE (STATE ROAD 997) AS SHOWN ON THE PLAT OF MAINTENANCE MAP AS RECORDED IN PLAT BOOK 124, AT PAGE 69, SHEET 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE FOLLOWING ALONG THE SAID MAINTENANCE RIGHT OF WAY LINE FOR THE NEXT FIVE (5) COURSES:

1. RUN NORTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT AND HAVING FOR ELEMENTS A RADIUS OF 2,242.00 FEET AND A CENTRAL ANGLE OF 4°16'58" FOR AN ARC-DISTANCE OF 167.59 FEET TO A POINT OF TANGENCY;
2. THENCE RUN N 11°58'16" W FOR 158.31 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE;
3. THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT AND HAVING FOR ELEMENT A RADIUS OF 1,624.67 FEET AND A CENTRAL ANGLE 9°46'06" FOR AN ARC-DISTANCE OF 276.99 FEET;
4. THENCE RUN S 87°47'52" W FOR 6.60 FEET;
5. THENCE RUN N 02°12'08" W FOR 722.33 FEET

THENCE RUN N 87°42'09" E FOR 79.50 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 81,892.8 SQUARE FEET OR 1.888 ACRES MORE OR LESS.
PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE PARCEL:
30-4824-000-0015

AND,

TRACTS 41, 42 AND 43, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30	30-4930-001-0410	30-4930-001-0420	30-4930-001-0430
----	------------------	------------------	------------------

AND,

TRACTS 51 AND 62, LESS THE WEST 25 FEET OF EACH TRACT FOR CANAL RIGHT-OF-WAY, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4930-001-0510	30-4930-001-0620
------------------	------------------

AND,

TRACTS 54, 55, 56, 57, 58 AND 59, OF MIAMI EVERGLADES LAND COMPANY LIMITED, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:


30-4930-001-0540	30-4930-001-0550	30-4930-001-0560
30-4930-001-0570	30-4930-001-0580	30-4930-001-0590

SAID PARCEL 2 CONTAINING:

GROSS AREA 10,242,389 SQUARE FEET OR 235 ACRES MORE OR LESS.
NET AREA 10,029,129 SQUARE FEET OR 230.2 ACRES MORE OR LESS.

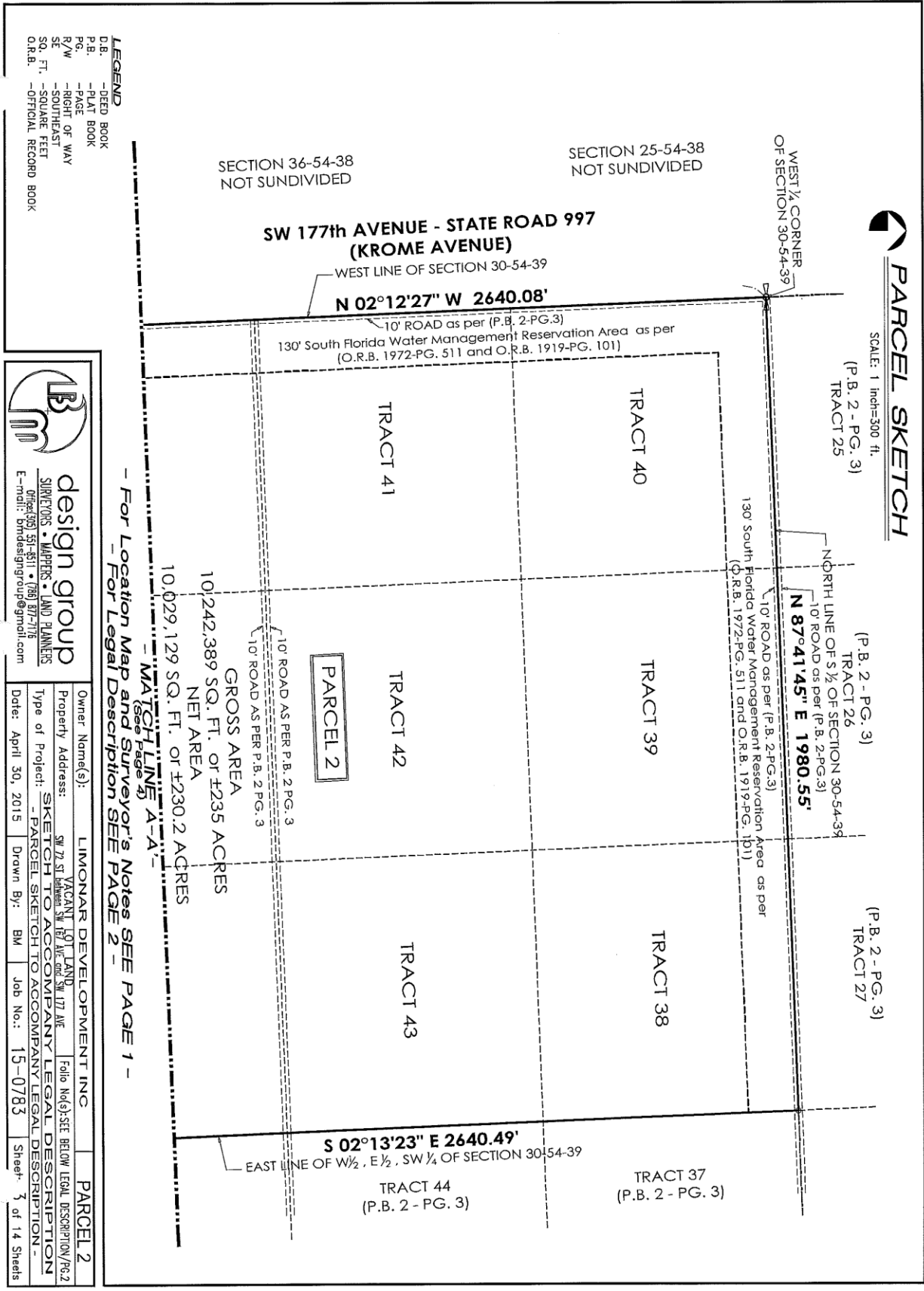
ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTH SIDE OF SW 72nd STREET (SUNSET DRIVE) BETWEEN SW 167th AVENUE AND SW 177th AVENUE (KROME AVENUE), IN MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3, 4, 5 and 6 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: brmdesigngroup@gmail.com</p>	Owner Name(s):	LIMONAR DEVELOPMENT INC	PARCEL 2
	Property Address:	VACANT LOT LAND SW 72 ST between SW 167 AVE and SW 177 AVE	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 15, 2015	Drawn By:
		Job No.:	15-0783
		Sheet:	2 of 14 Sheets

PARCEL SKETCH

SCALE: 1 inch=300 ft.



- LEGEND**
- D.B. -DEED BOOK
 - P.B. -PLAT BOOK
 - Pg. -PAGE
 - R/W -RIGHT OF WAY
 - SE -SOUTHEAST
 - SQ. FT. -SQUARE FEET
 - O.R.B. -OFFICIAL RECORD BOOK

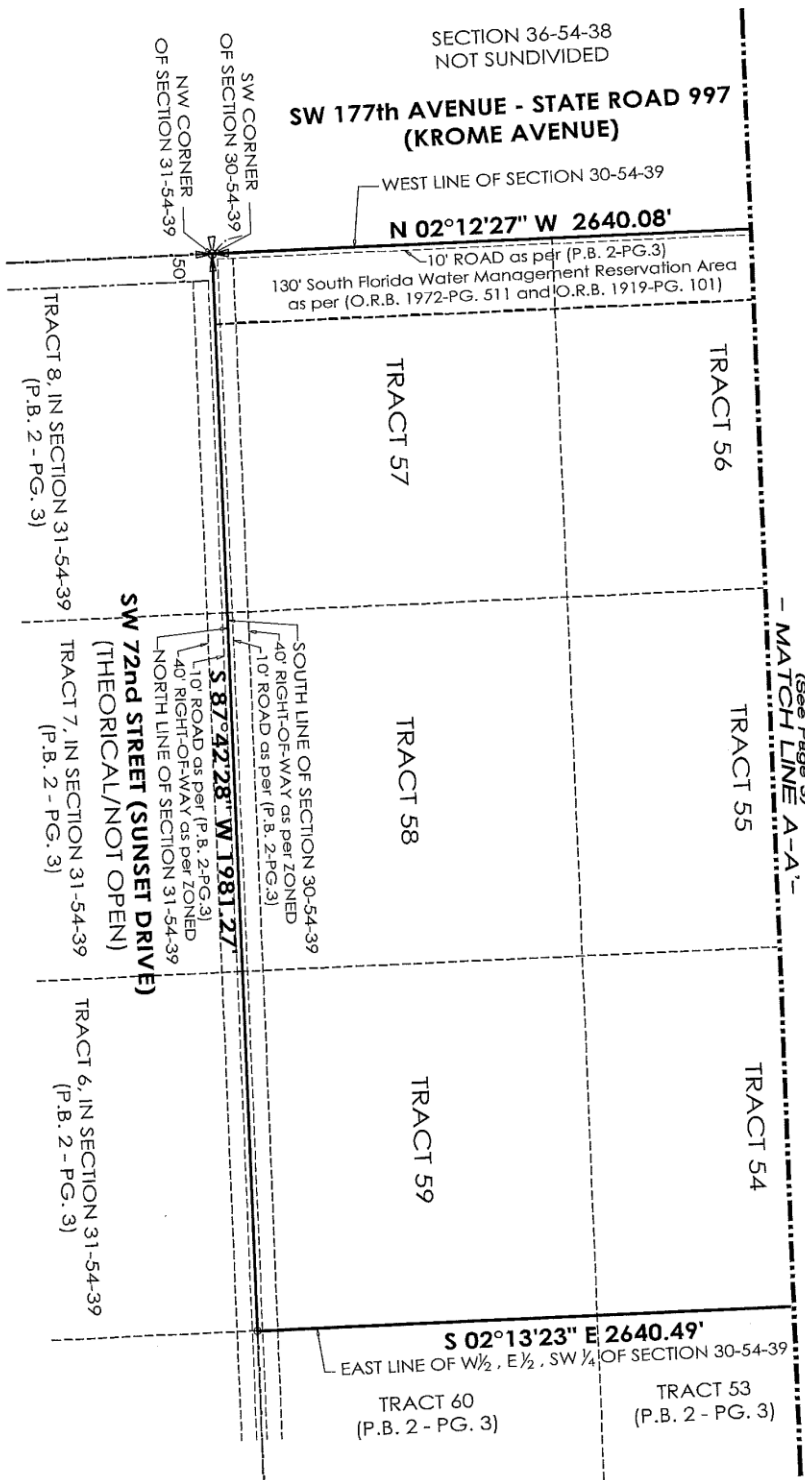
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 Phone: (305) 551-8511 • Fax: (305) 377-7716
 E-mail: bmdesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Legal Description SEE PAGE 2 -

Owner Name(s):	LIMONAR DEVELOPMENT INC	Parcel 2
Property Address:	VACANT LOT LAND SW 72nd St between SW 167 Ave and SW 177 Ave	Parcel 2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	Parcel 2
Date:	April 30, 2015	Parcel 2
Drawn By:	BM	Parcel 2
Job No.:	15-0783	Parcel 2
Sheet:	7	Parcel 2

PARCEL SKETCH

SCALE: 1 inch=300 ft.



(See Page 3)
MATCH LINE A-A'

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

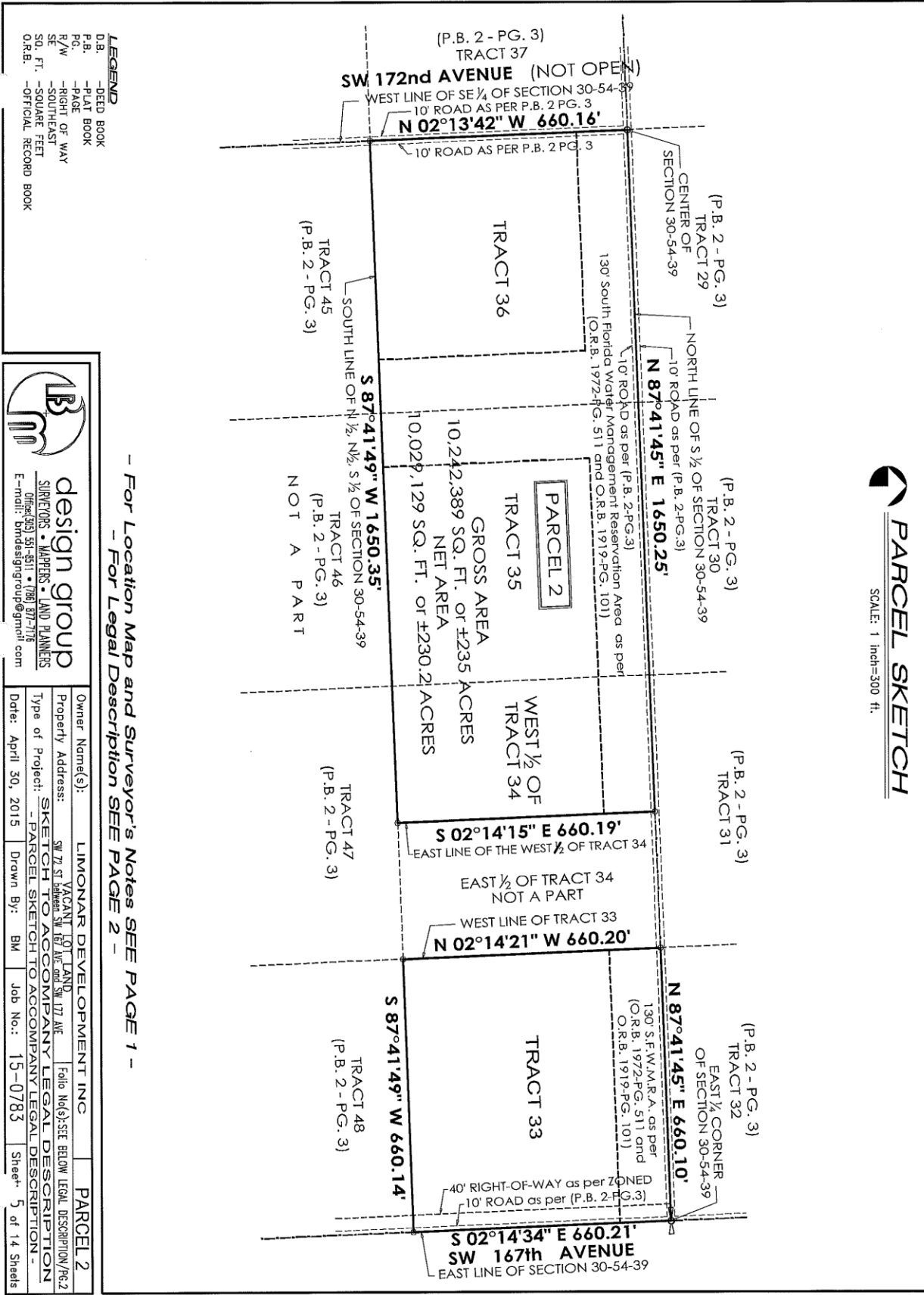
- LEGEND**
- D.B. -DEED BOOK
 - P.B. -PLAT BOOK
 - PG. -PAGE
 - R/W -RIGHT OF WAY
 - SE -SOUTHEAST
 - SO. FT. -SQUARE FEET
 - O.R.B. -OFFICIAL RECORD BOOK

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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LIMONAR DEVELOPMENT INC	PARCEL 2
Property Address:	VACANT LOT LAND SW 72 ST between SW 167 AVE and SW 177 AVE	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PB.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION	PARCEL 2
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 4 of 14 Sheets

PARCEL SKETCH

SCALE: 1 inch=300 ft.



- LEGEND**
- D.B. -DEED BOOK
 - P.B. -PLAT BOOK
 - P.G. -PAGE
 - R/W -RIGHT OF WAY
 - SE -SOUTHEAST
 - SO. FT. -SQUARE FEET
 - O.R.B. -OFFICIAL RECORD BOOK

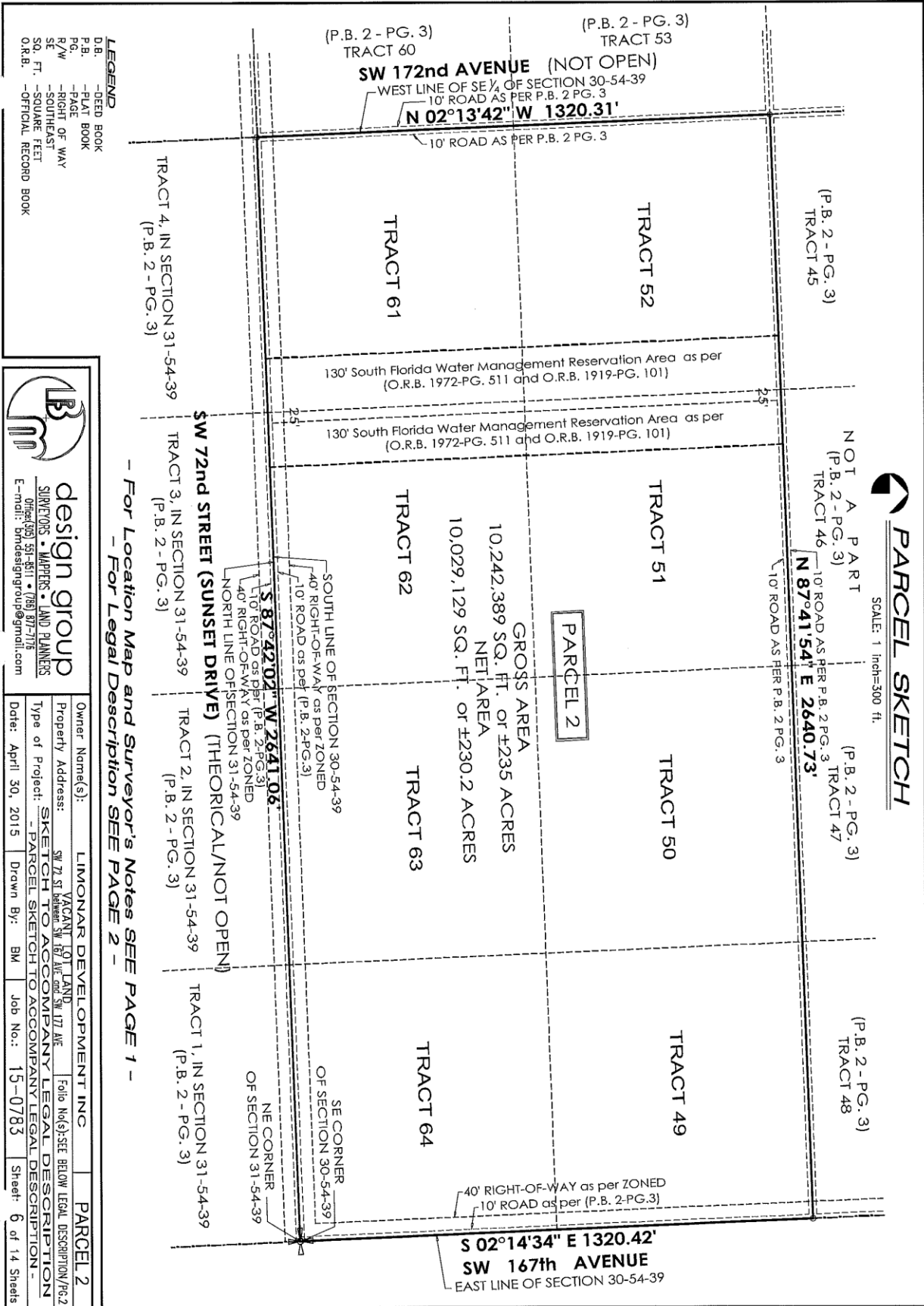
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 E-mail: bmdesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Legal Description SEE PAGE 2 -

Owner Name(s):	LIMONAR DEVELOPMENT INC	PARCEL 2
Property Address:	VACANT LOT LAND SW 72 ST between SW 167 Ave and SW 177 Ave	Folio Ind(s): SEE BELOW LEGAL DESCRIPTION/PG. 2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
	Job No.: 15-0783	Sheet: 5 of 14 Sheets

PARCEL SKETCH

SCALE: 1 inch=300 ft.



- LEGEND**
- DB. - DEED BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - R/W - RIGHT OF WAY
 - SE - SOUTHEAST
 - SO. FT. - SQUARE FEET
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 E-mail: bndesigngroup@gmail.com

Owner Name(s):	LIMONAR DEVELOPMENT INC	PARCEL 2
Property Address:	VACANT LOT LAND SW 72nd St between SW 167 Ave and SW 177 Ave	Folio No(s): SEE BELOW LEGAL DESCRIPTION / PG. 2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 6 of 14 Sheets

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Legal Description SEE PAGE 2 -


LEGAL DESCRIPTION

THE EAST ½ OF TRACT 34, OF MIAMI EVERGLADES LAND COMPANY LTD. SUBDIVISION OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:
 GROSS AREA 217,903 SQUARE FEET OR 5.0 ACRES MORE OR LESS.
 NET AREA 214,603 SQUARE FEET OR 4.93 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, BETWEEN SW 64th STREET AND SW 66th STREET, MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s):	LUIS A POSADA	PARCEL 3
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 64 ST and SW 66 ST	Folio No.: 30-4930-001-0340
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 30, 2015	Drawn By: BM
			Sheet: 2 of 5 Sheets

PARCEL SKETCH
SCALE: 1 inch=100 ft.

(P.B. 2 - PG. 3)
TRACT 31

NORTH LINE OF SE 1/4 OF SECTION 30-54-39
10' ROAD as per (P.B. 2-PG.3)

N 87°41'45" E 330.05'

10' ROAD as per (P.B. 2-PG.3)

130' South Florida Water Management
Reservation Area as per
(O.R.B. 1972-PG. 511 and O.R.B. 1919-PG. 101)

(P.B. 2 - PG. 3)
WEST 1/2 OF TRACT 34
WEST LINE OF EAST 1/2 OF TRACT 34

N 02°14'15" W 660.19'

EAST 1/2 OF TRACT 34

PARCEL 3

GROSS AREA
217,903 SQ. FT. or ±5.0 ACRES
NET AREA
214,603 SQ. FT. OR ±4.93 ACRES

S 02°14'21" E 660.20'

EAST LINE OF TRACT 34
TRACT 33
(P.B. 2 - PG. 3)

S 87°41'49" W 330.07'

TRACT 47
(P.B. 2 - PG. 3)

SOUTH LINE OF TRACT 34

TRACT 48
(P.B. 2 - PG. 3)

LEGEND

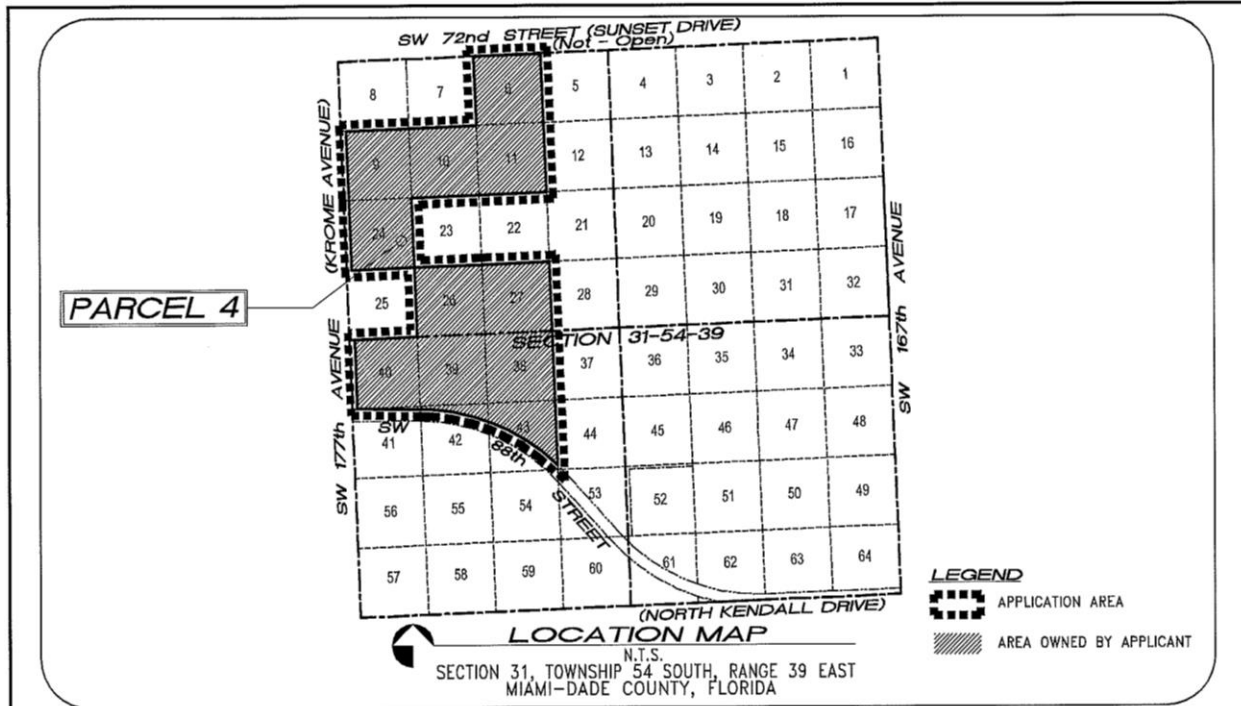
- D.B. - DEED BOOK
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- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LUIS A POSADA	PARCEL 3
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 64 ST and SW 66 ST	Folio No.: 30-4930-001-0340
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

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- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (11) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
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SURVEYOR'S CERTIFICATE

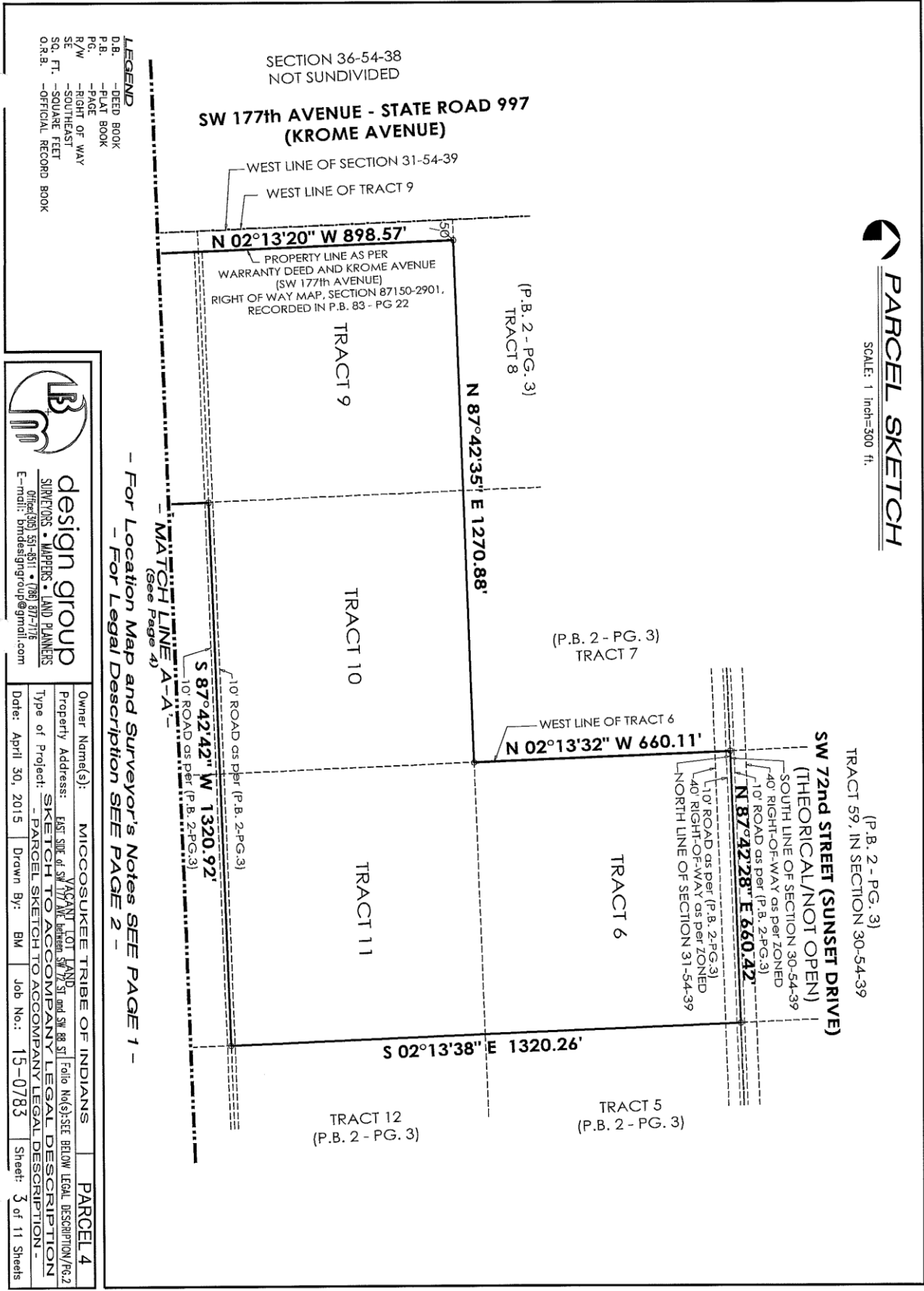
I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3, 4 and 5 -

<p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s): MICCOSUKEE TRIBE OF INDIANS	PARCEL 4	
	Property Address: EAST SIDE of SW 177 AV. between SW 72 ST and SW 88 ST	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2	
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -		
	Date: April 20, 2015	Drawn By: BM	Job No.: 15-0783

PARCEL SKETCH
SCALE: 1 Inch=300 Ft.



- LEGEND**
- D.B. -DEED BOOK
 - P.B. -PLAT BOOK
 - P.G. -PAGE
 - R/W -RIGHT OF WAY
 - SE -SOUTHEAST
 - SQ. FT. -SQUARE FEET
 - O.R.B. -OFFICIAL RECORD BOOK

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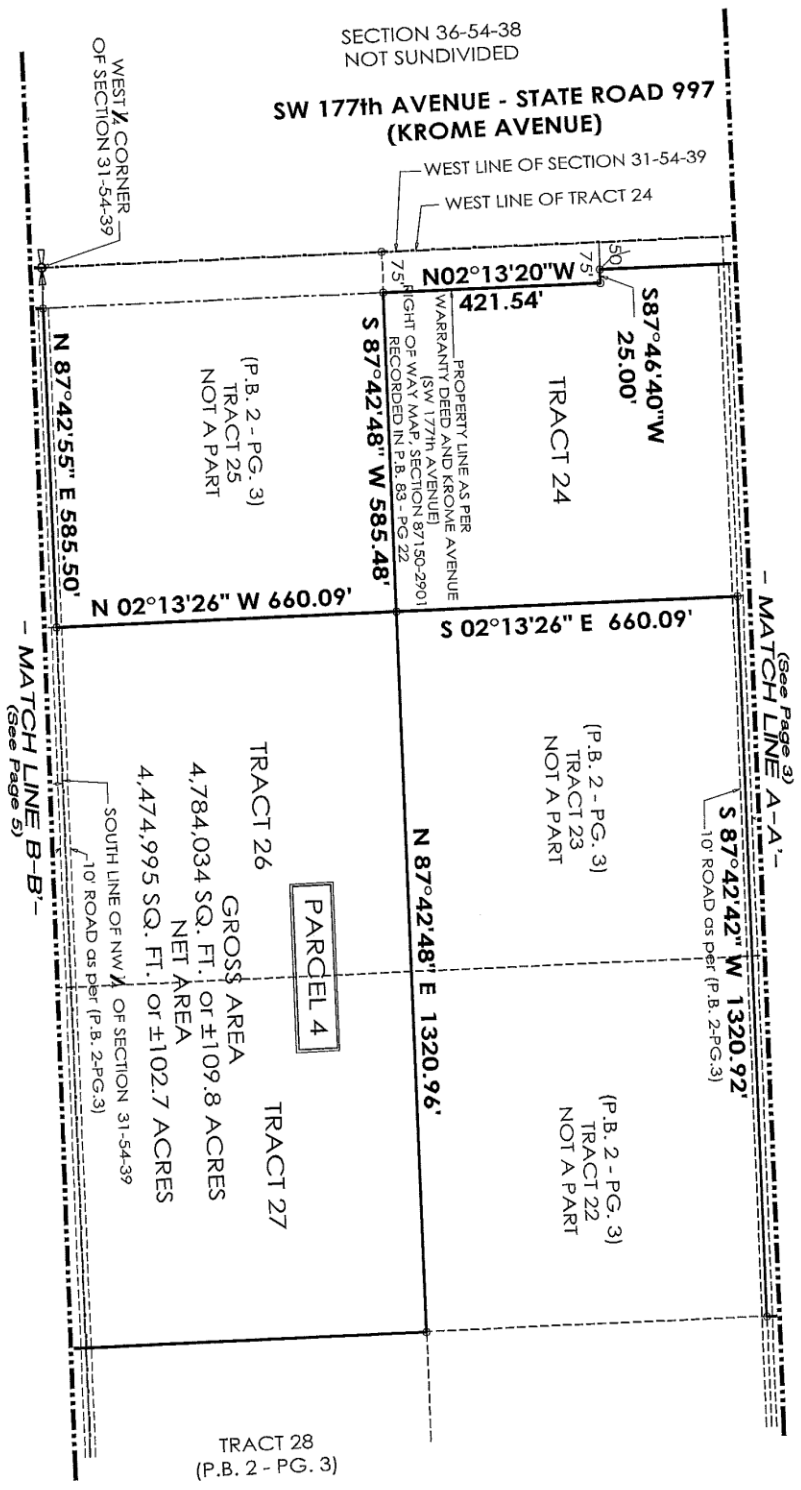
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E-mail: bmdesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS	PARCEL 4
Property Address:	YAKANN LOT LAND EAST SIDE of SW 177th Ave. between SW 77th St and SW 88th St	Parcel Description/PG. 2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
		Job No.: 15-0783
		Sheet: 3 of 11 Sheets

PARCEL SKETCH

SCALE: 1 inch=300 ft.



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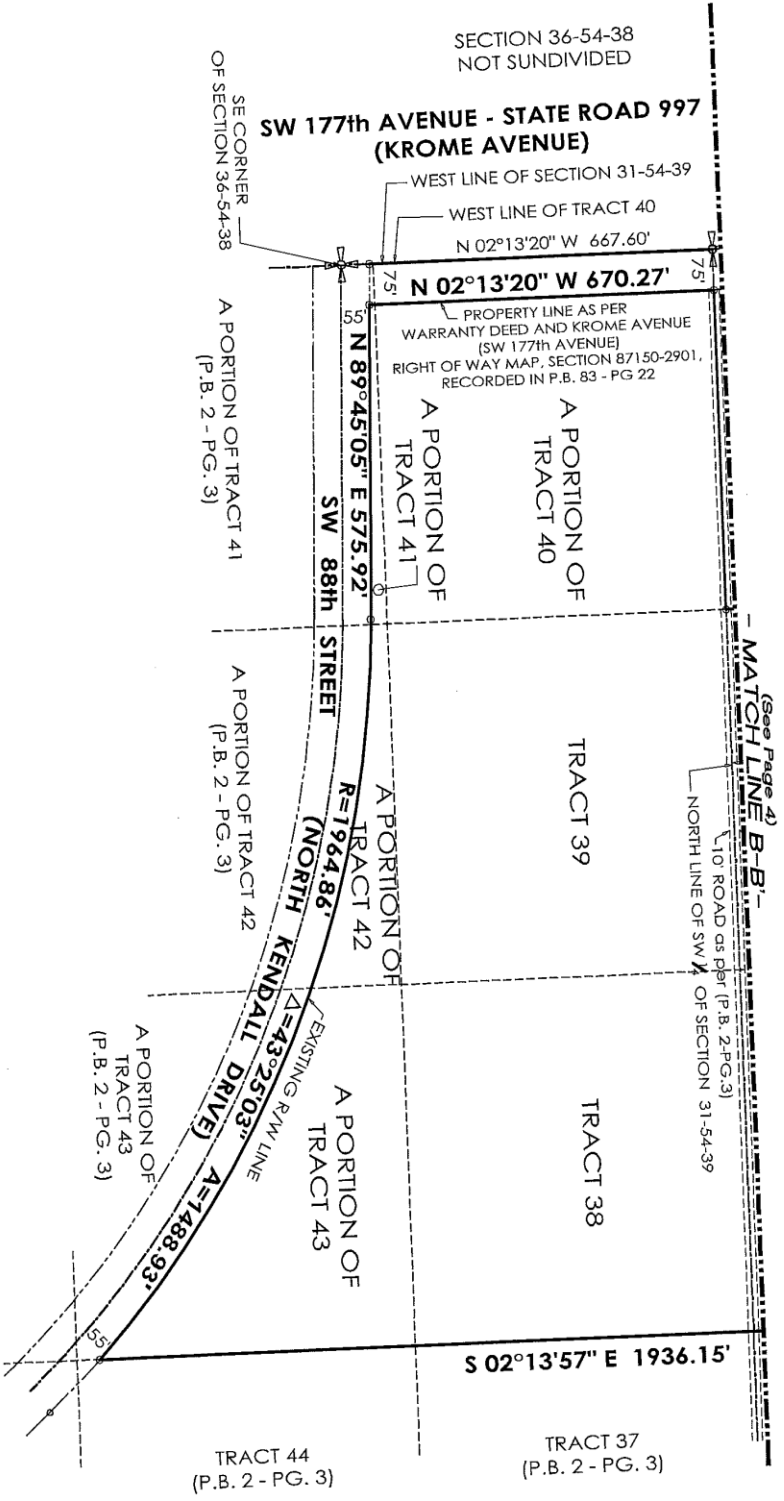
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E-mail: bmdesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS	PARCEL 4
Property Address:	YASKANI LOT LAND EAST SIDE of SW 177th Ave. between SW 17th St and SW 88th St	Parcel 4
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	PARCEL 4
Date:	April 30, 2015	Drawn By: BM
		Job No.: 15-0783
		Sheet: 4 of 11 Sheets

PARCEL SKETCH
SCALE: 1 inch=300 ft.

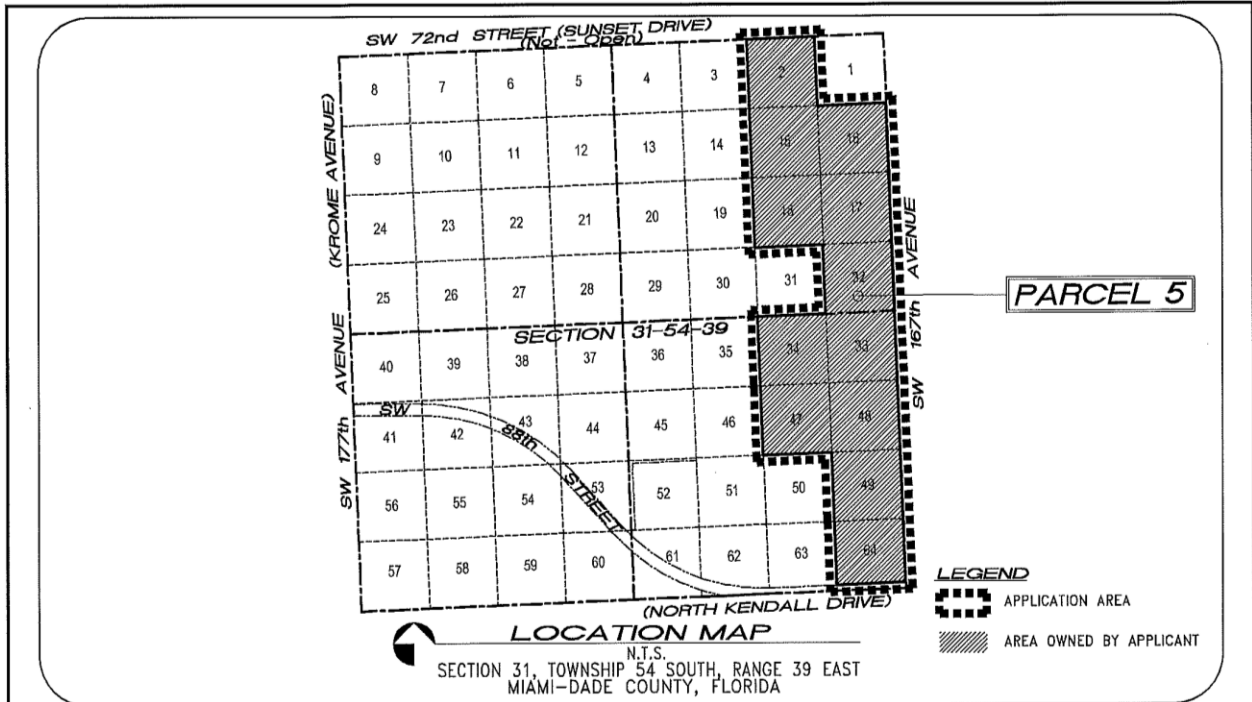


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 - SE - SOUTHEAST
 - SQ. FT. - SQUARE FEET
 - O.R.B. - OFFICIAL RECORD BOOK
 - A - ARC DISTANCE
 - R - RADIUS
 - Δ - DELTA

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

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OFFICE: 501-811-7715 • (781) 877-7115
E-mail: bmrdesigngroup@gmail.com

Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS	PARCEL 4
Property Address:	VASANT LOT LAND EAST SIDE of SW 177th Ave. between SW 77th St and SW 88th St	Folio No(s) SET BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 5 of 11 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (11) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.


- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3, 4 and 5 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
	Date:	May 05, 2015	Drawn By:
		Job No.:	15-0783
		Sheet:	1 of 11 Sheets

LEGAL DESCRIPTION

TRACTS 2, 15, 16, 17, 18, 32, 33, 34, 47, 48, 49 AND 64 LESS THAT CERTAIN PORTION OF SAID LAND TAKEN BY OR DEDICATED TO MIAMI-DADE COUNTY, FLORIDA, FOR ROAD RIGHT OF WAY PURPOSES FOR NORTH KENDALL DRIVE, ALL IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO MIAMI EVERGLADES LAND CO., LTD., RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SUBJECT TO ROAD RESERVATIONS AS TO THE NORTH 50 FEET OF TRACT 2, AND SUBJECT TO OIL AND MINERAL RESERVATIONS TO THE STATE OF FLORIDA OR THE AGENCIES THEREOF.

SAID PARCEL 5 CONTAINING:


GROSS AREA 5,233,214 SQUARE FEET OR 120.0 ACRES MORE OR LESS.
 NET AREA 5,105,474 SQUARE FEET OR 117.2 ACRES MORE OR LESS.

PROPERTY IDENTIFICATION NUMBERS:

- 30-4931-001-0170
- 30-4931-001-0020
- 30-4931-001-0630
- 30-4931-001-0310
- 30-4931-001-0150
- 30-4931-001-0160
- 30-4931-001-0320

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), IN MIAMI-DADE COUNTY, FLORIDA.

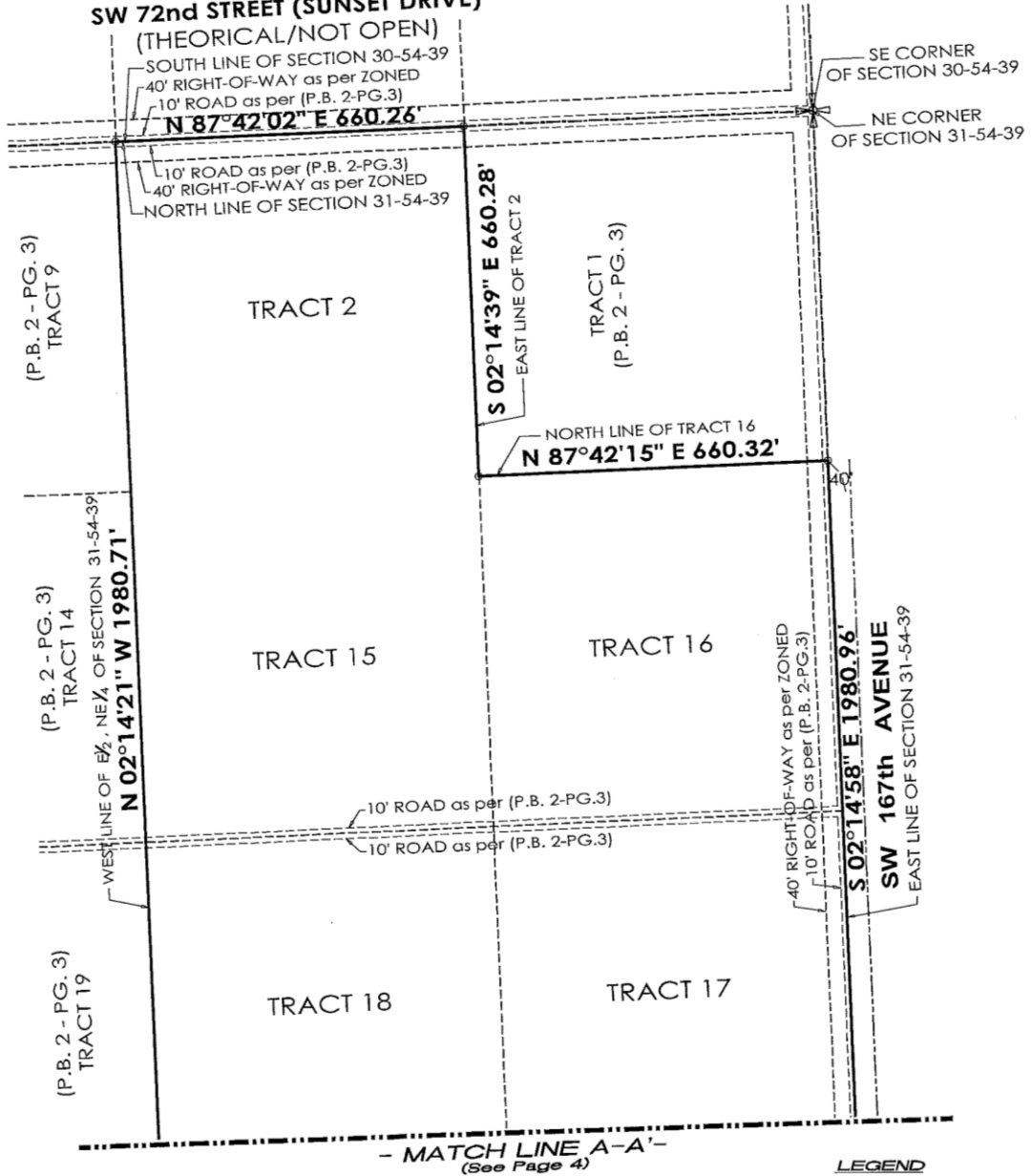
- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3, 4 and 5 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE. between SW 72 ST and SW 88 ST Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2	
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	May 05, 2015	Drawn By:
		Job No.:	15-0783
		Sheet:	2 of 11 Sheets

PARCEL SKETCH

SCALE: 1 Inch=300 ft.

(P.B. 2 - PG. 3)
TRACT 63, IN SECTION 30-54-39
SW 72nd STREET (SUNSET DRIVE)
(THEORETICAL/NOT OPEN)



- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

LEGEND

D.B.	-DEED BOOK
P.B.	-PLAT BOOK
PG.	-PAGE
R/W	-RIGHT OF WAY
SE	-SOUTHEAST
SQ. FT.	-SQUARE FEET
O.R.B.	-OFFICIAL RECORD BOOK



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E-mail: bmdesigngroup@gmail.com

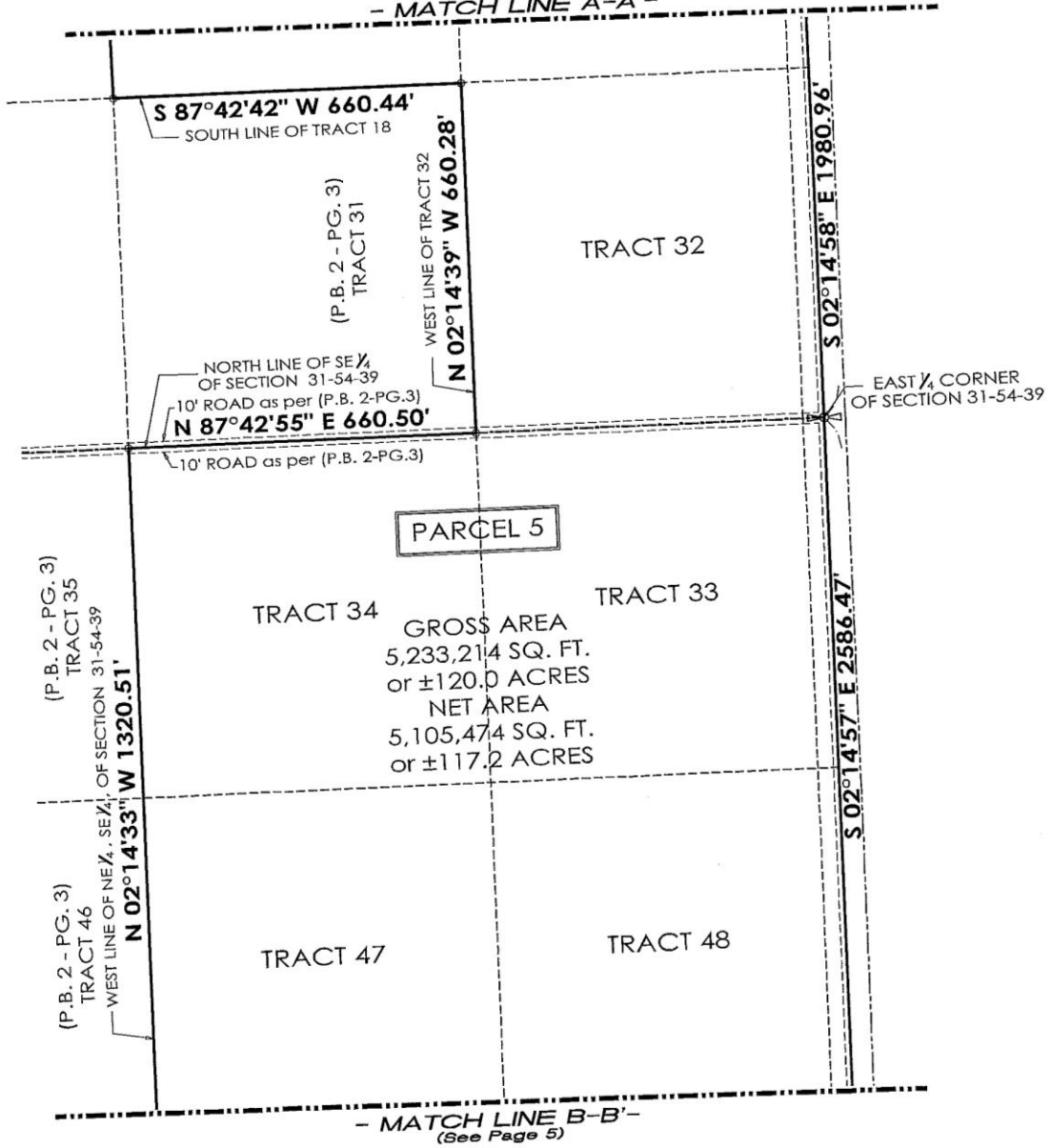
Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: May 05, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 11 Sheets



PARCEL SKETCH

SCALE: 1 Inch=300 ft.

(See Page 3)
- MATCH LINE A-A'-



- MATCH LINE B-B'-
(See Page 5)

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

- LEGEND**
- D.B. --DEED BOOK
 - P.B. --PLAT BOOK
 - PG. --PAGE
 - R/W --RIGHT OF WAY
 - SE --SOUTHEAST
 - SQ. FT. --SQUARE FEET
 - O.R.B. --OFFICIAL RECORD BOOK



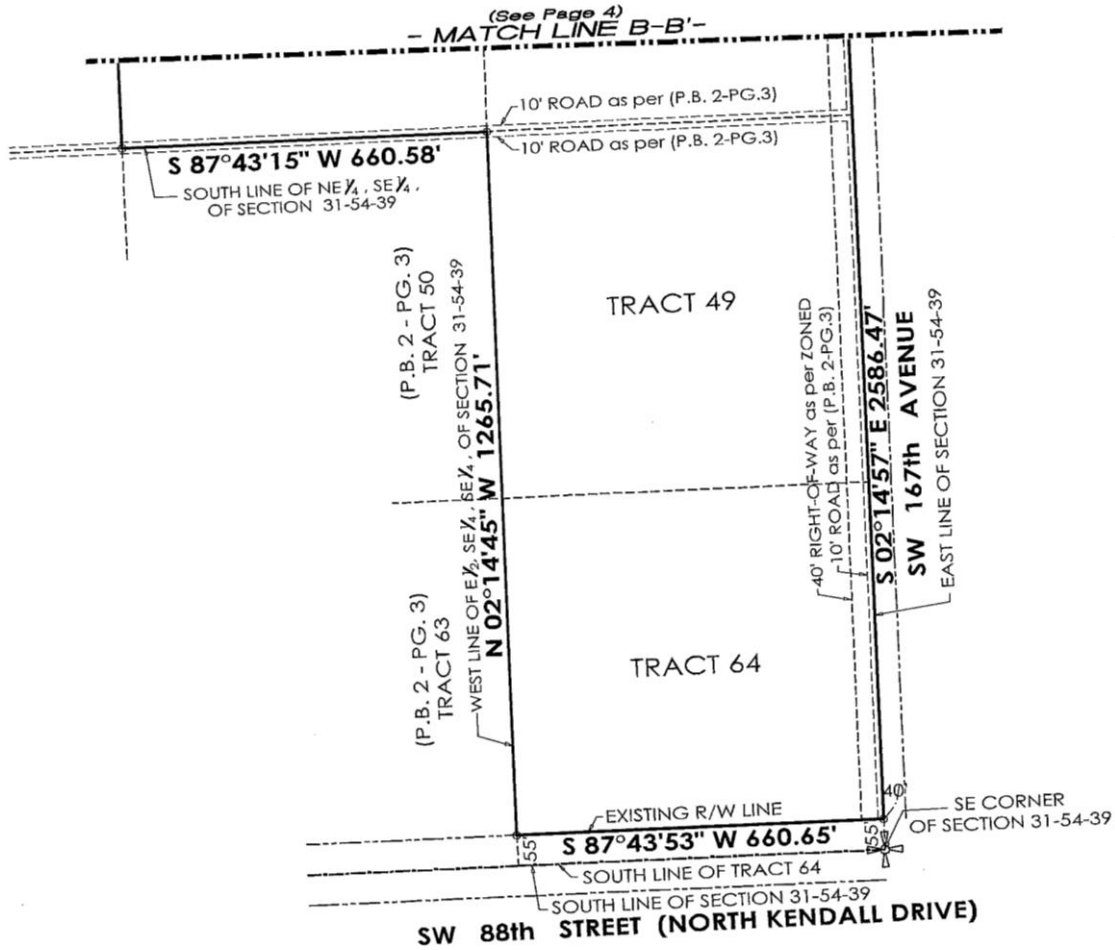
design group
 SURVEYORS • MAPPERS • LAND PLANNERS
 Office: (305) 551-8511 • (786) 877-7176
 E-mail: bmdesigngroup@gmail.com

Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No(s): SEE BELOW LEGAL DESCRIPTION/P6.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	May 05, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 4 of 11 Sheets



PARCEL SKETCH

SCALE: 1 inch=300 ft.



LEGEND

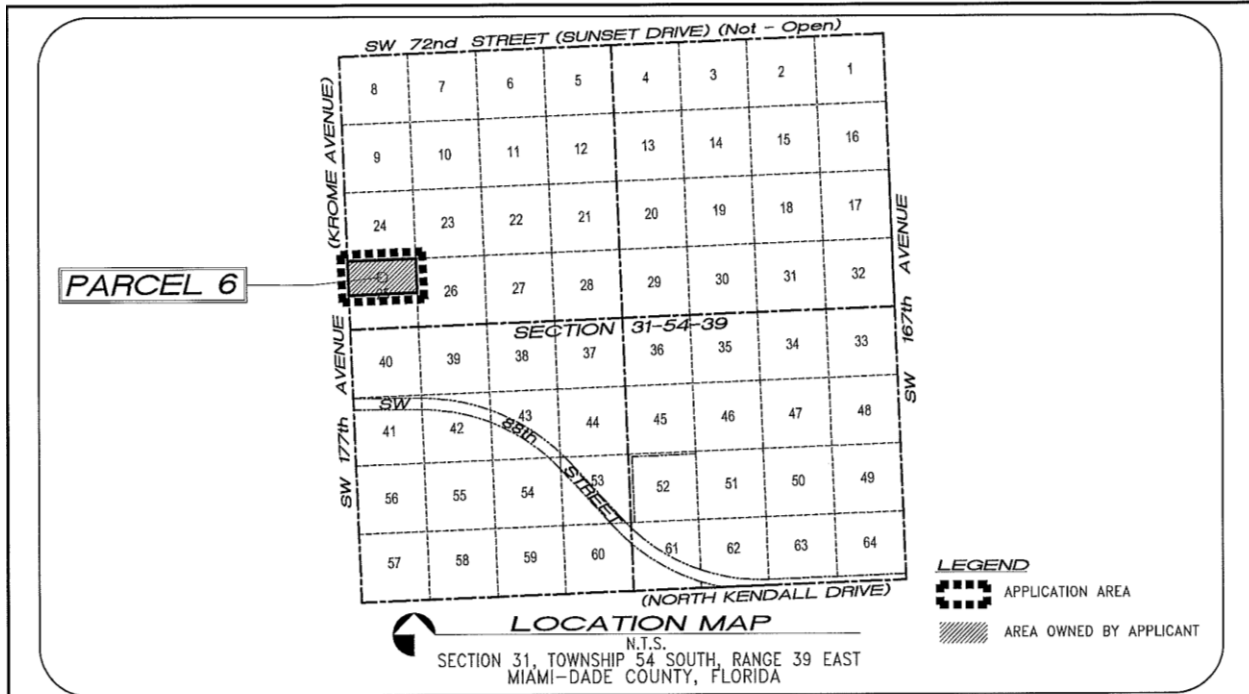
- D.B. -DEED BOOK
- P.B. -PLAT BOOK
- PG. -PAGE
- R/W -RIGHT OF WAY
- SE -SOUTHEAST
- SQ. FT. -SQUARE FEET
- O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
Property Address:	VACANT LOT LAND WEST SIDE of SW 167th AVE between SW 72nd ST and SW 88th ST	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: May 05, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 5 of 11 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

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- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L. NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bndesigngroup@gmail.com

Owner Name(s):	ACOSTA BROTHERS NURSERY INC	PARCEL 6
Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0240
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets


LEGAL DESCRIPTION

THE NORTH ONE-HALF OF TRACT 25 LYING EAST OF THE EAST RIGHT OF WAY OF KROME AVENUE, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI EVERGLADES LAND CO. LTD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

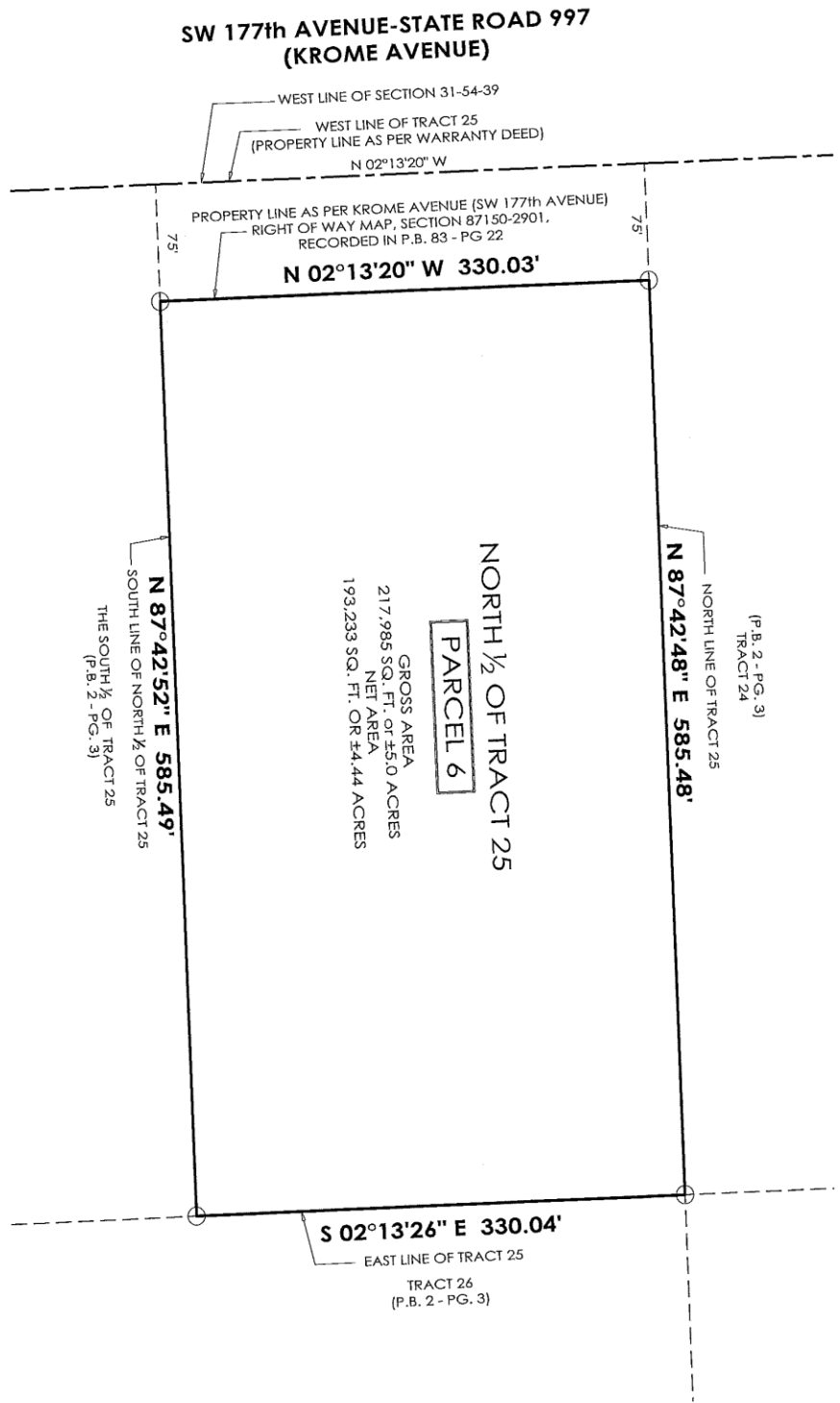
SAID PARCEL CONTAINING:
GROSS AREA 217,985 SQUARE FEET OR 5.0 ACRES MORE OR LESS.
NET AREA 193,233 SQUARE FEET OR 4.44 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE EAST SIDE OF SW 177th AVENUE (KROME AVENUE) AND NORTH SIDE OF SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	ACOSTA BROTHERS NURSERY INC	PARCEL 6
	Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVENUE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0240
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 30, 2015	Drawn By:
		Job No.:	15-0783
		Sheet:	2 of 5 Sheets

PARCEL SKETCH
SCALE: 1 inch=100 ft.

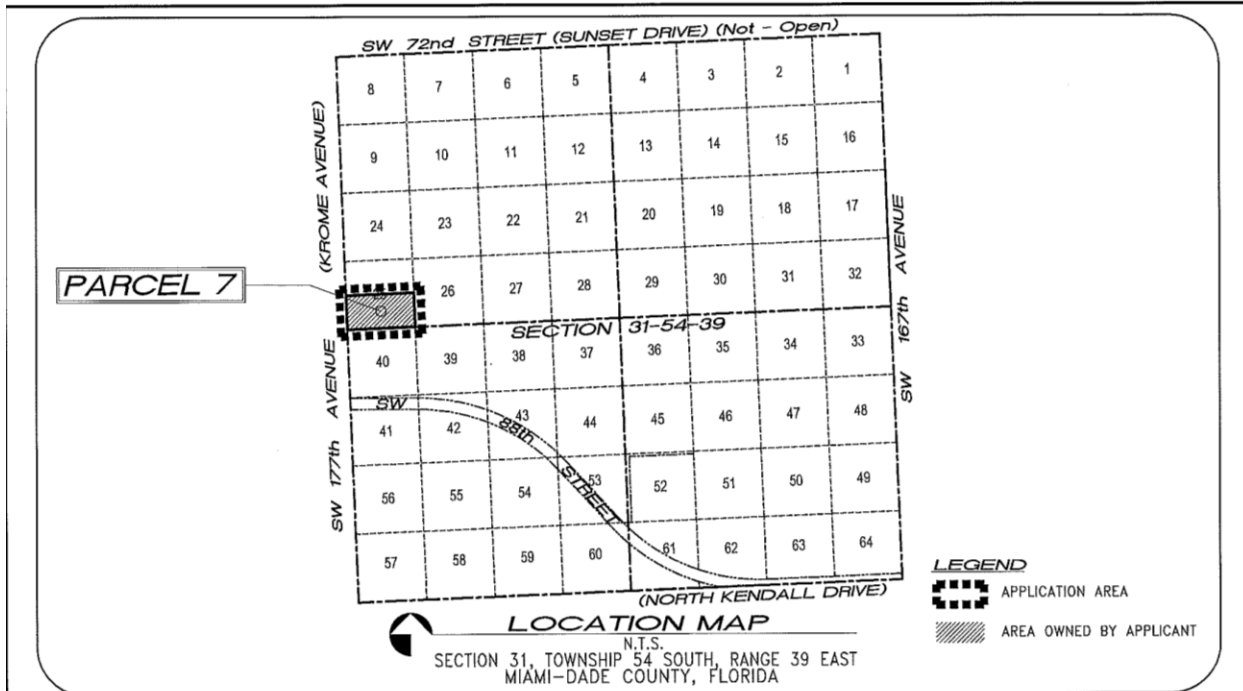


- LEGEND**
- D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - P.W. - PLAT BOOK
 - R.W. - RIGHT OF WAY
 - S.F. - SQUARE FEET
 - O.R.B. - OFFICIAL RECORD BOOK

design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (562) 551-8311 • (766) 871-1715
E-mail: bndesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

Owner Name(s):	ACOSTA BROTHERS NURSERY INC	PARCEL 6
Property Address:	5817 S.W. 177th Ave. and North Side of SW 88 St	Folio No.: 30-4931-001-0240
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
	Job No.: 15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

<p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	CRUZ M ACOSTA & W MIRIAM	PARCEL 7
	Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0241
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
	Date:	April 30, 2015	Drawn By:
		Job No.:	15-0783
		Sheet:	1 of 5 Sheets


LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF TRACT 25 LYING EAST OF THE EAST OF THE EAST RIGHT OF WAY OF KROME AVENUE, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI EVERGLADES LAND CO. LTD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 75 FEET FOR RIGHT OF WAY PURPOSES.

SAID PARCEL CONTAINING:
 GROSS AREA 217,988 SQUARE FEET OR 5.0 ACRES MORE OR LESS.
 NET AREA 187,380 SQUARE FEET OR 4.30 ACRES MORE OR LESS.

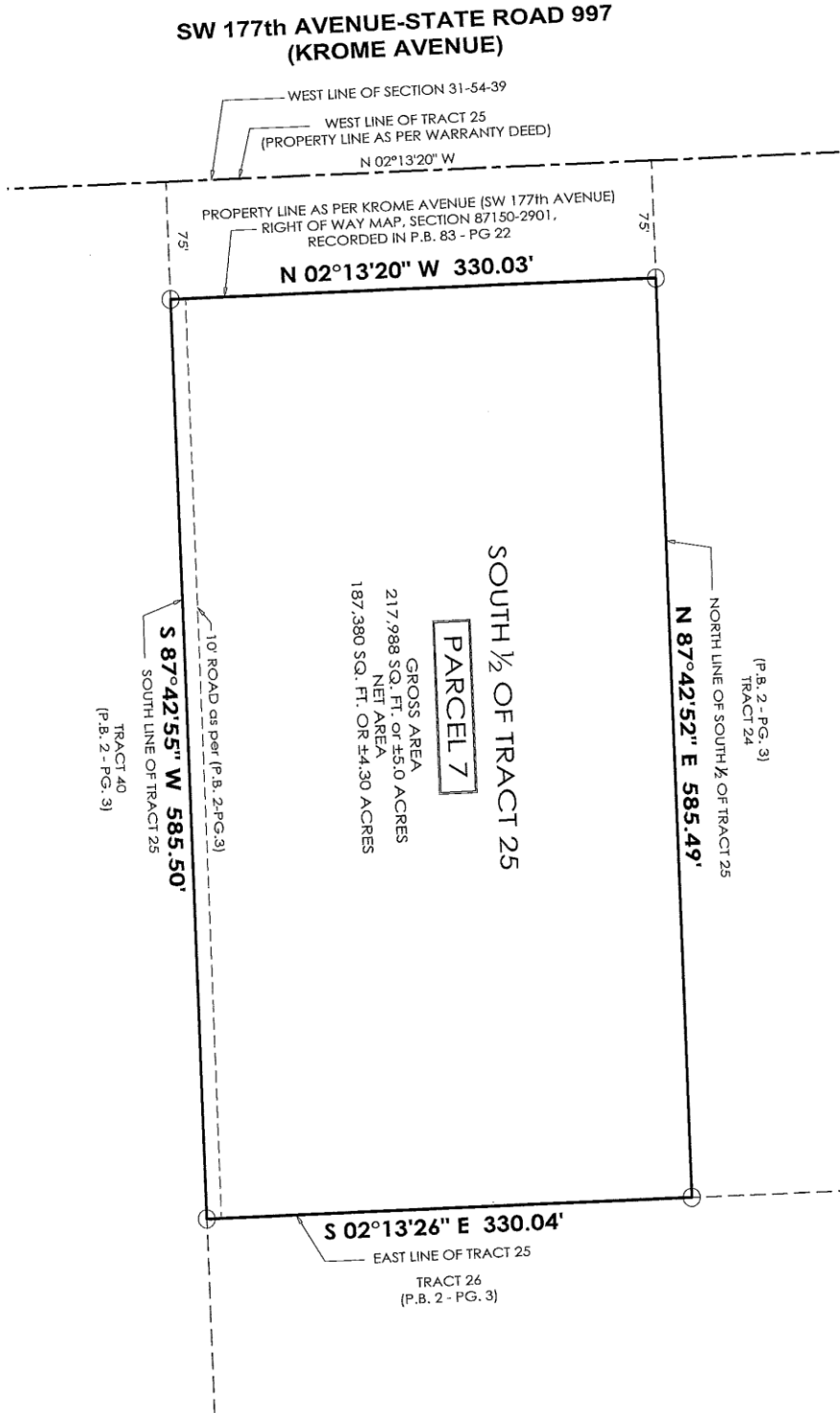
ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE EAST SIDE OF SW 177th AVENUE (KROME AVENUE) AND NORTH SIDE OF SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bndesigngroup@gmail.com</p>	Owner Name(s):	CRUZ MACOSTA & W MIRIAM	PARCEL 7
	Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0241
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 30, 2015	Drawn By: BM
			Sheet: 2 of 5 Sheets

PARCEL SKETCH

SCALE: 1 inch=100 ft.

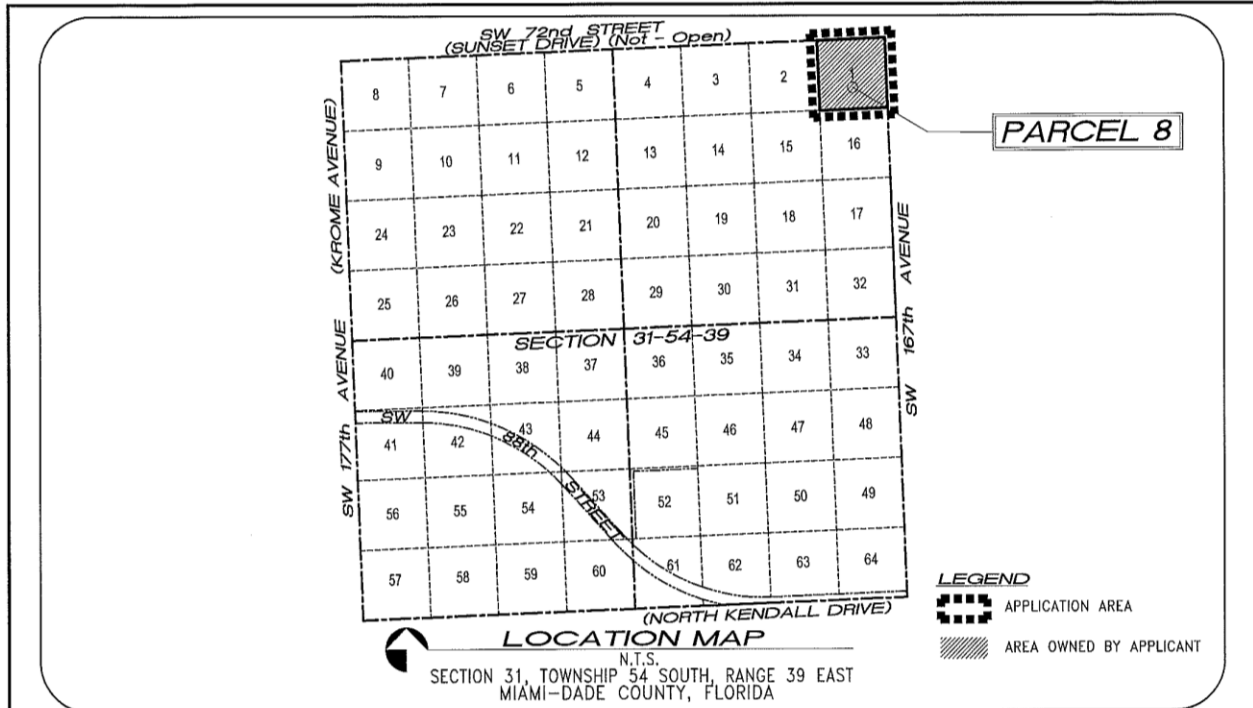


LEGEND
 D.B. - DEED BOOK
 P.B. - PLAT BOOK
 P.G. - PAGE
 R/W - RIGHT OF WAY
 S.E. - SOUTHEAST
 SQ. FT. - SQUARE FEET
 O.R.B. - OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Legal Description SEE PAGE 2 -

LB
design group
 SURVEYORS • MAPPERS • LAND PLANNERS
 Office: (505) 551-8311 • (760) 877-7176
 E-mail: bmdesigngroup@gmail.com

Owner Name(s):	CRUZ M ACCOSTA & W MIRIAM	PARCEL 7
Property Address:	VACANT LOT LAND of SW 88 ST Folio No.: 30-4931-001-0241 EAST SIDE of SW 177th AVENUE and NORTH SIDE of SW 88 ST	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	
Drawn By:	BW	
Job No.:	15-0783	
Sheet:	3	of 5 Sheets



SURVEYOR REPORT and NOTES

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FRANCISCO L NUNEZ Jr.
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STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
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<p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	JEANETTE COHNEN TR	PARCEL 8
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0010
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
	Date:	April 30, 2015	Drawn By:
		Job No.:	15-0783
		Sheet:	1 of 5 Sheets


LEGAL DESCRIPTION

TRACT ONE (1) OF MIAMI EVERGLADES LAND COMPANY LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:
 GROSS AREA 435,992 SQUARE FEET OR 10.0 ACRES MORE OR LESS.
 NET AREA 422,886 SQUARE FEET OR 9.71 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE SOUTHWEST SIDE OF INTERSECTION OF SW 167th AVENUE AND SW 72nd STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

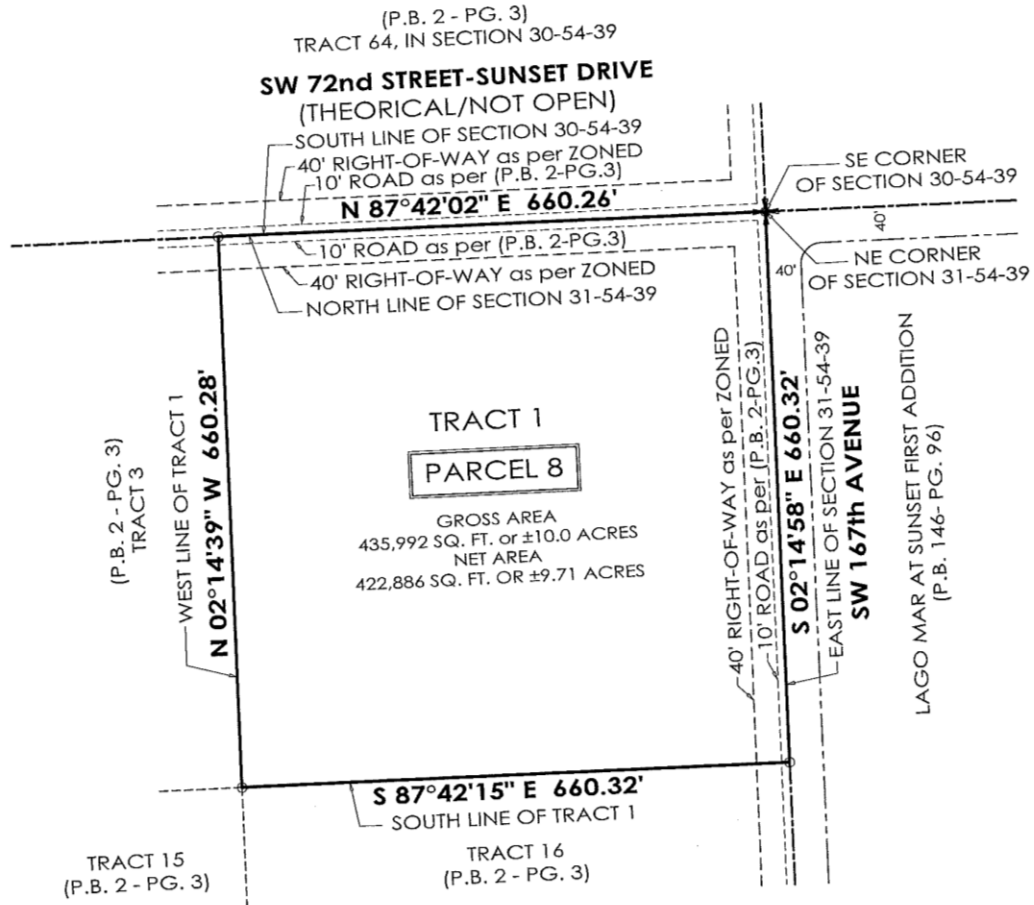
- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Offices: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	JEANETTE COHNEN TR	PARCEL 8
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0010
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783



PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

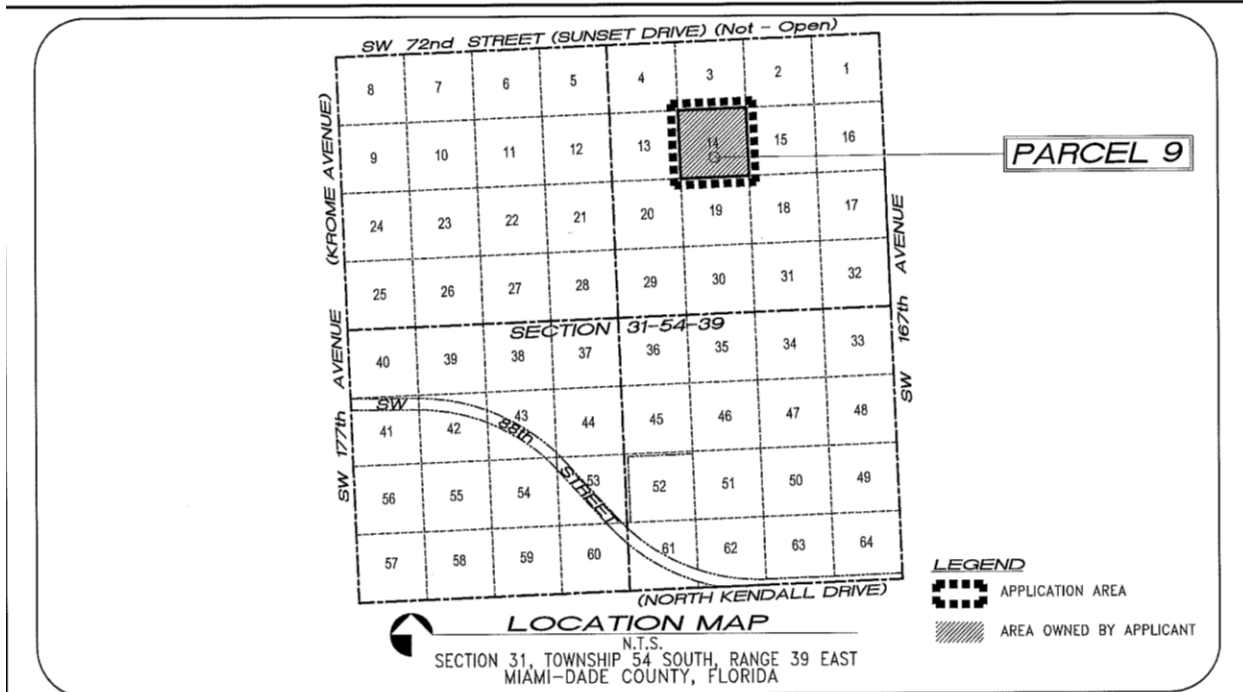
- D.B. --DEED BOOK
- P.B. --PLAT BOOK
- PG. --PAGE
- R/W --RIGHT OF WAY
- SE --SOUTHEAST
- SQ. FT. --SQUARE FEET
- O.R.B. --OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	JEANETTE COHNEN TR	PARCEL 8
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0010
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN DOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP SR. 997/SW 177TH AVENUE AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	FRANCISCO COLLADO & W HAYDEE	PARCEL 9
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0130
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets


LEGAL DESCRIPTION

TRACT FOURTEEN (14) OF MIAMI EVERGLADES LAND COMPANY LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:
 GROSS AREA 435,975 SQUARE FEET OR 10.0 ACRES MORE OR LESS.
 NET AREA 429,370 SQUARE FEET OR 9.86 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE AND SOUTH SIDE OF SW 72nd STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

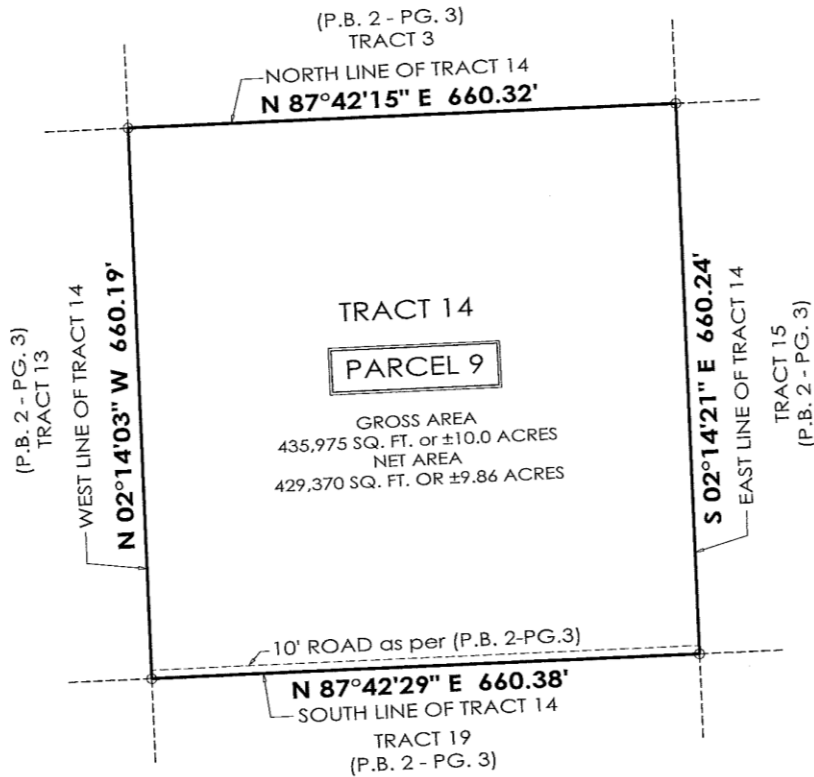
- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bndesigngroup@gmail.com</p>	Owner Name(s): FRANCISCO COLLADO & W HAYDEE	PARCEL 9
	Property Address: WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0130
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date: April 30, 2015	Drawn By: BM
		Sheet: 2 of 5 Sheets



PARCEL SKETCH

SCALE: 1 Inch=200 ft.



LEGEND

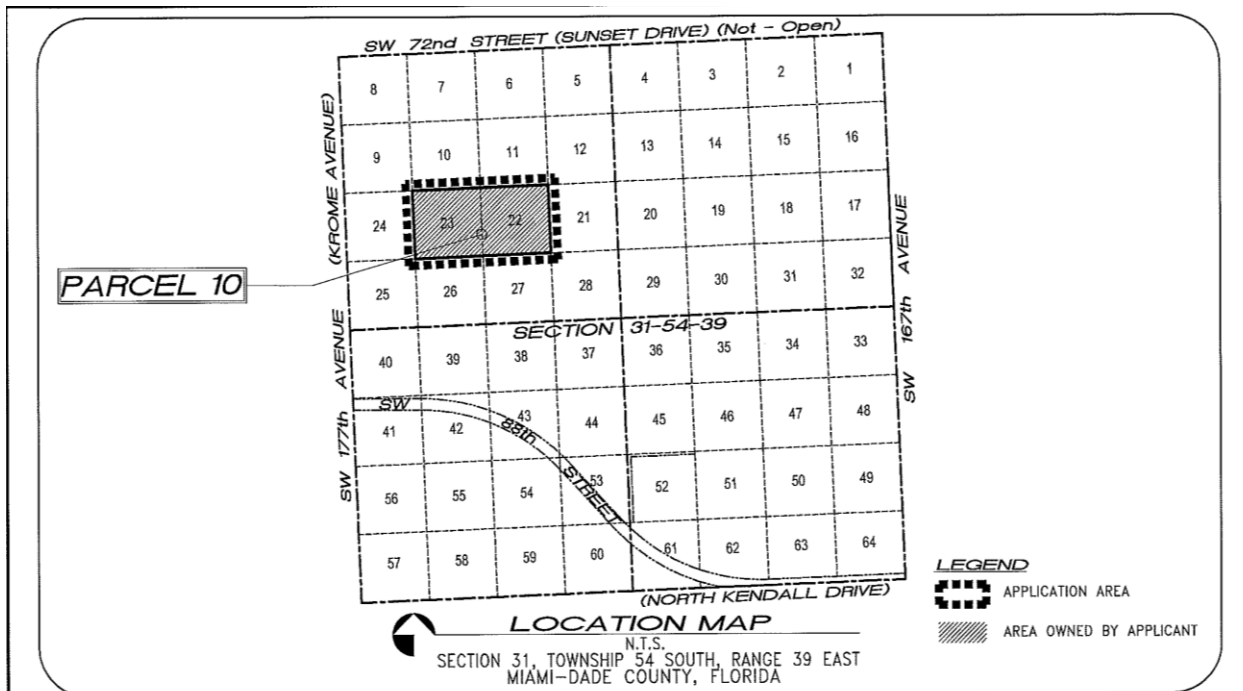
- D.B. -DEED BOOK
- P.B. -PLAT BOOK
- PG. -PAGE
- R/W -RIGHT OF WAY
- SE -SOUTHEAST
- SQ. FT. -SQUARE FEET
- O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	FRANCISCO COLLADO & W HAYDEE	PARCEL 9
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0130
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINARES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	G C A M INVESTMENT CORP	PARCEL 10
Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE between SW 72 ST and SW 88 ST	Folio No(s): 30-4931-001-0210/0220
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets


LEGAL DESCRIPTION

TRACTS 22 AND 23, IN MIAMI EVERGLADES LAND COMPANY LTD., A SUBDIVISION OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

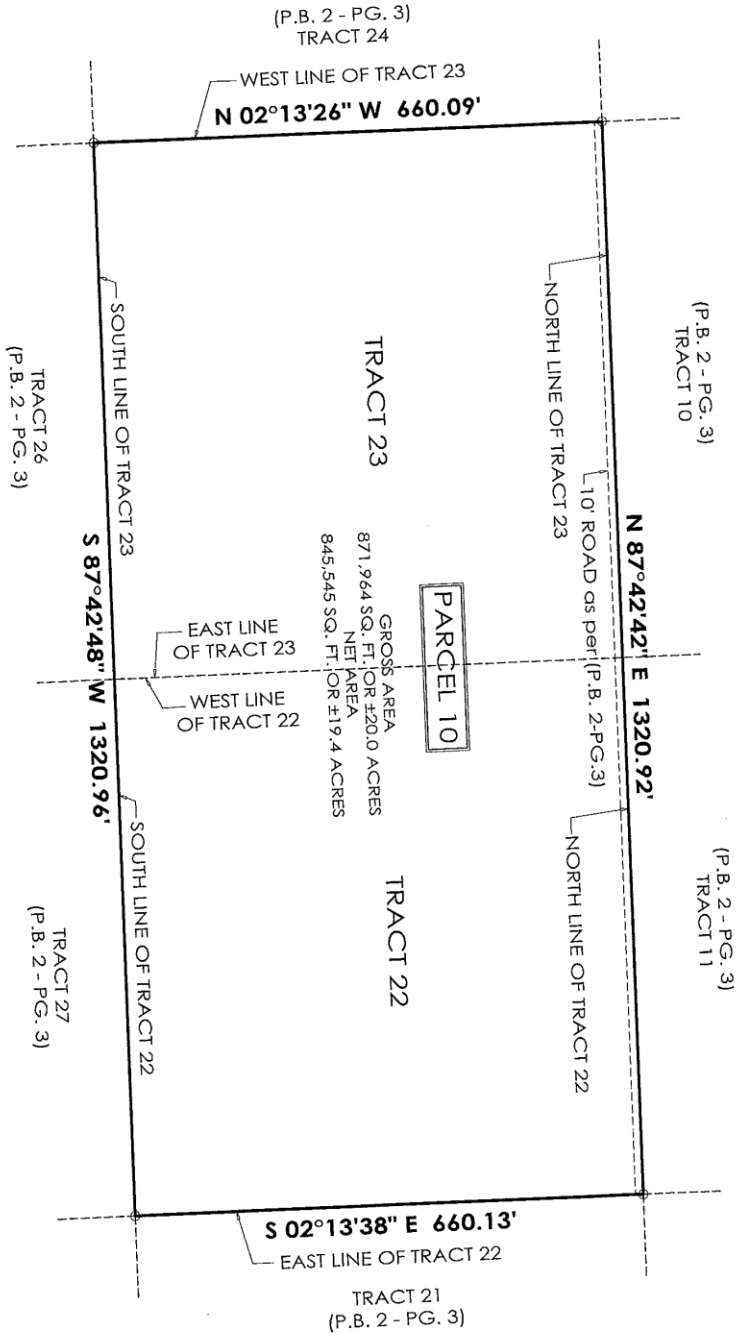
SAID PARCEL CONTAINING:
 GROSS AREA 871,964 SQUARE FEET OR 20.0 ACRES MORE OR LESS.
 NET AREA 845,545 SQUARE FEET OR 19.4 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE EAST SIDE OF SW 177th AVENUE (KROME AVENUE), BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	G C A M INVESTMENT CORP	PARCEL 10
	Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE between SW 72 ST and SW 88 ST	
	Type of Project:	Folio No(s): 30-4931-001-0210/0220 SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 30, 2015	Drawn By:
		Job No.:	15-0783
		Sheet:	2 of 5 Sheets

PARCEL SKETCH
SCALE: 1 inch=200 ft.

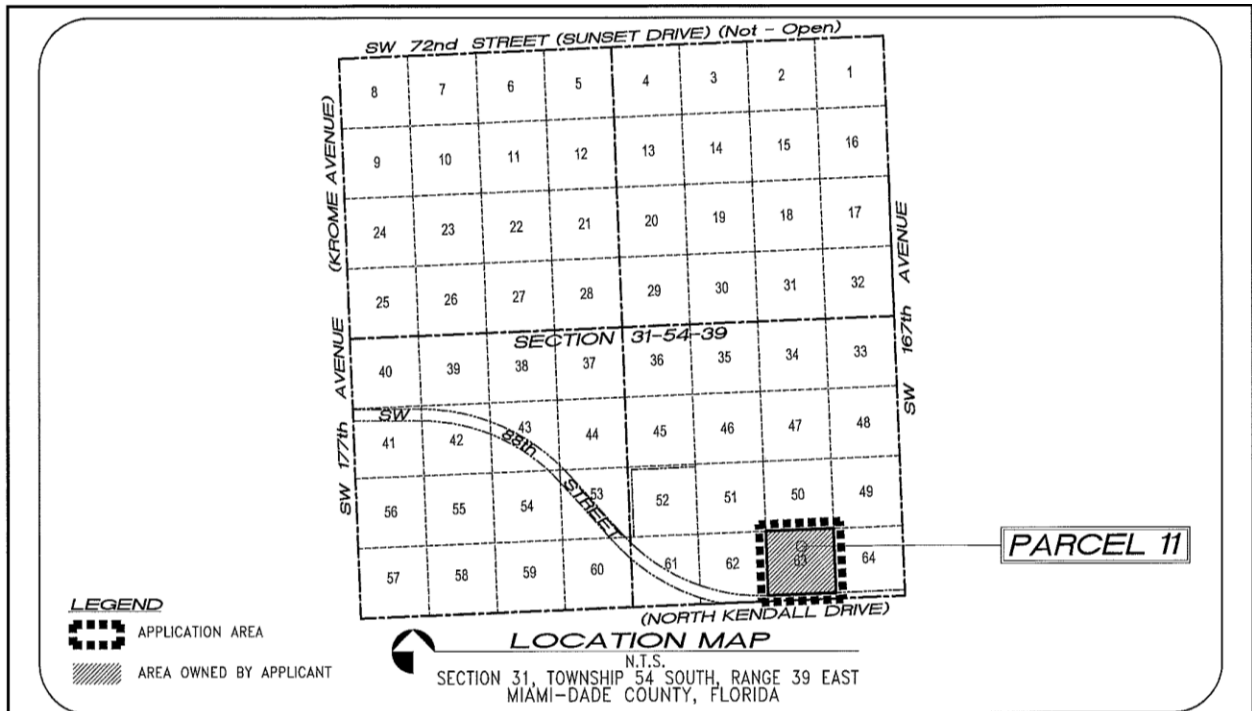


- LEGEND**
- D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - R/W - RIGHT OF WAY
 - SE - SOUTHEAST
 - SQ. FT. - SQUARE FEET
 - O.R.B. - OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (560) 551-9511 • (786) 877-7178
E-mail: bndesigngroup@gmail.com

Owner Name(s):	G C A M INVESTMENT CORP	PARCEL 10
Property Address:	YACANT LOT AND LAND between SW 77 St and SW 88 St	Folio No(s): 30-4931-001-0210/0220
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	Sheet: 3 of 5 Sheets
Date:	April 30, 2015	Drawn By: BM
		Job No.: 15-0783



SURVEYOR REPORT and NOTES


- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.
- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	IRMA YAFFAR TRS	PARCEL 11
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0620
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783


LEGAL DESCRIPTION

TRACT 63, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE SOUTH 55 FEET THEREOF.

SAID PARCEL CONTAINING:
 GROSS AREA 436,265 SQUARE FEET OR 10.0 ACRES MORE OR LESS.
 NET AREA 399,929 SQUARE FEET OR 9.18 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTHWEST SIDE OF INTERSECTION OF SW 167th AVENUE AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

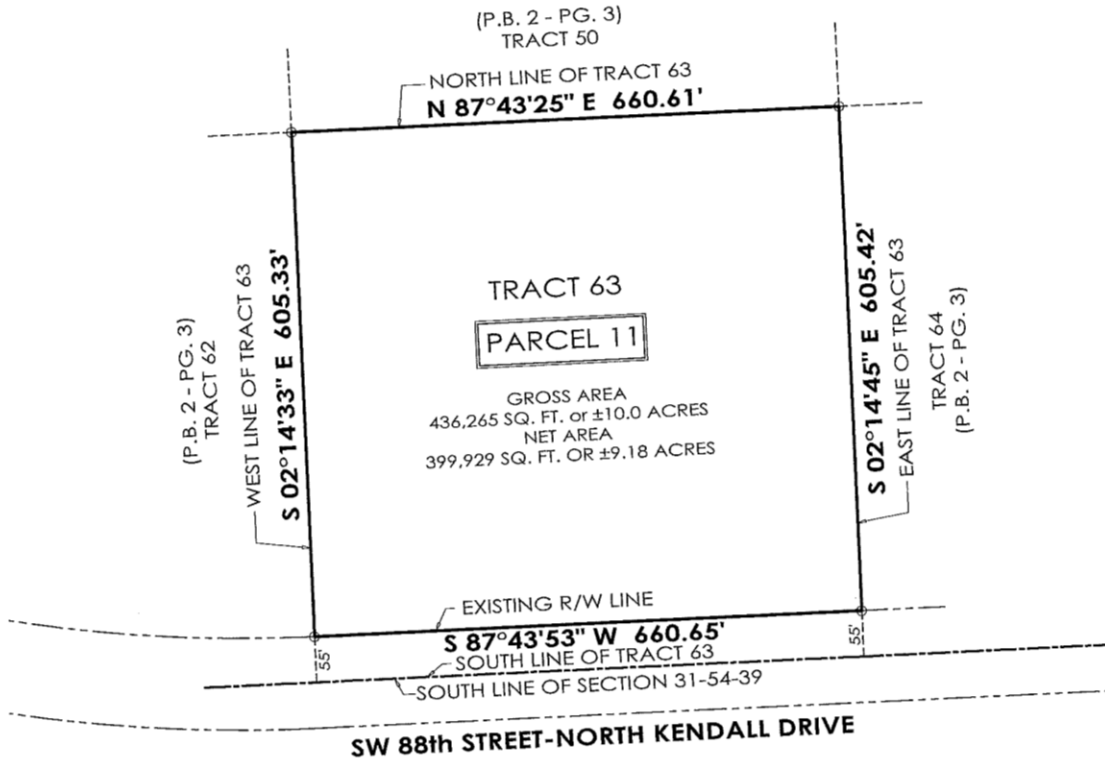
- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	IRMA YAFFAR TRS	PARCEL 11
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE. and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0620
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 30, 2015	Drawn By: BM
			Sheet: 2 of 5 Sheets



PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

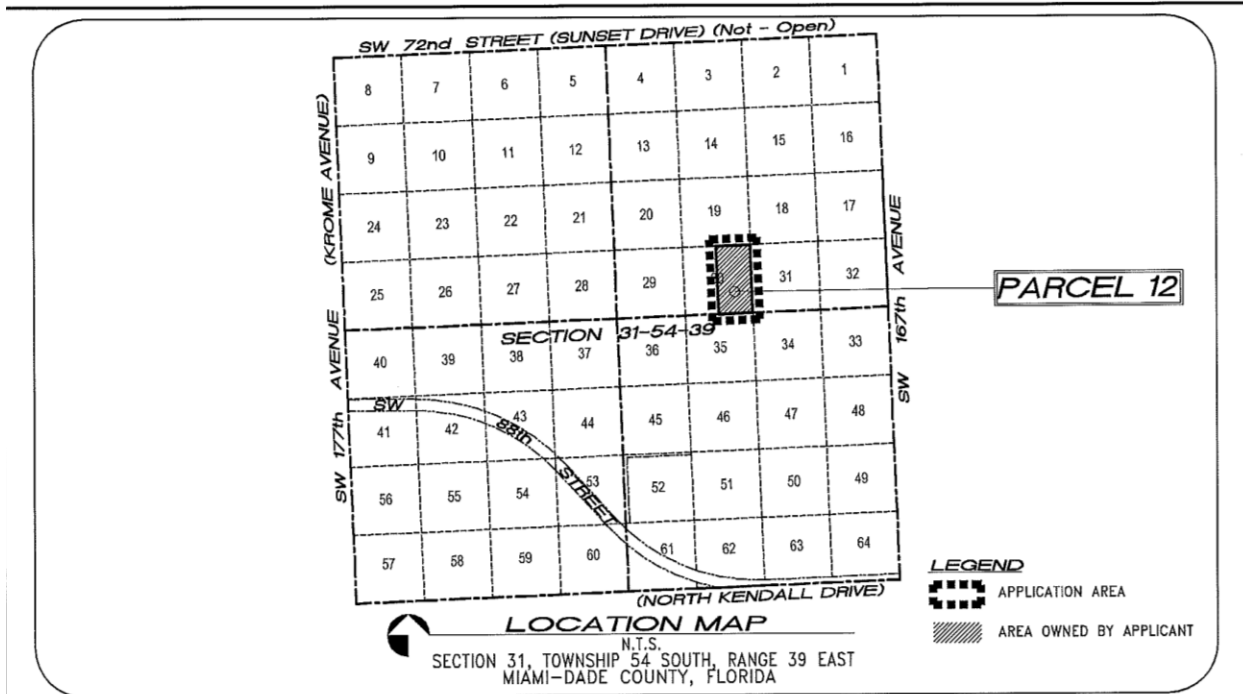
- D.B. -DEED BOOK
- P.B. -PLAT BOOK
- PG. -PAGE
- R/W -RIGHT OF WAY
- SE -SOUTHEAST
- SQ. FT. -SQUARE FEET
- O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	IRMA YAFFAR TRS	PARCEL 11
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0620
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES


- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.
- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	LARGO ENTERPRISES LLC	PARCEL 12
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0291
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
	Date:	April 30, 2015	Drawn By: BM
			Sheet: 1 of 5 Sheets


LEGAL DESCRIPTION

THE EAST ½ OF TRACT 30, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION, OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:
 GROSS AREA 218,030 SQUARE FEET OR 5.0 ACRES MORE OR LESS.
 NET AREA 214,727 SQUARE FEET OR 4.93 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

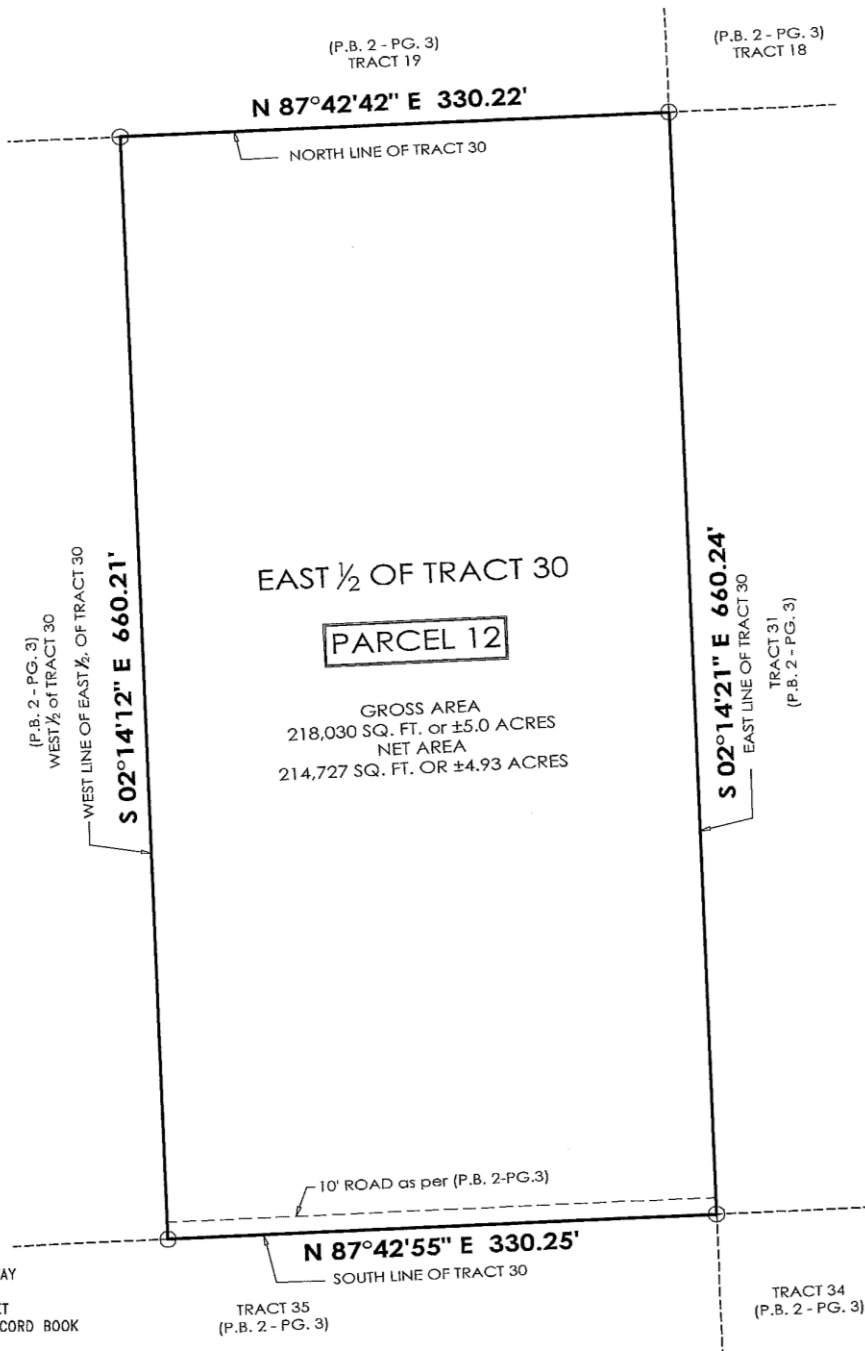
- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	LARGO ENTERPRISES LLC	PARCEL 12
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0291
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 30, 2015	Drawn By: BM
			Sheet: 2 of 5 Sheets



PARCEL SKETCH

SCALE: 1 inch=100 ft.



LEGEND

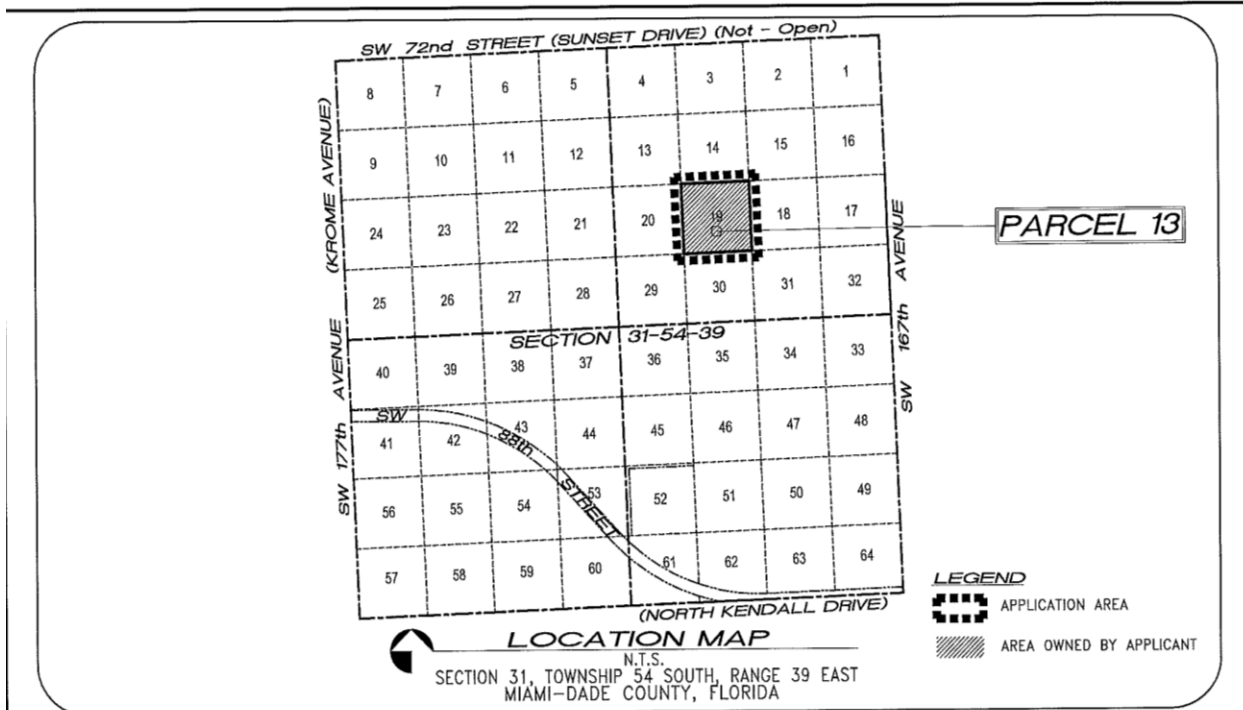
- D.B. -DEED BOOK
- P.B. -PLAT BOOK
- PG. -PAGE
- R/W -RIGHT OF WAY
- SE -SOUTHEAST
- SQ. FT. -SQUARE FEET
- O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LARGO ENTERPRISES LLC	PARCEL 12
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0291
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.
- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 T 19 CORP	PARCEL 13
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	
Folio No.:	30-4931-001-0180	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets


LEGAL DESCRIPTION

TRACT 19, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF MIAMI EVERGLADES LAND COMPANY LIMITED, THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:
GROSS AREA 436,014 SQUARE FEET OR 10.0 ACRES MORE OR LESS.
NET AREA 429,410 SQUARE FEET OR 10.0 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

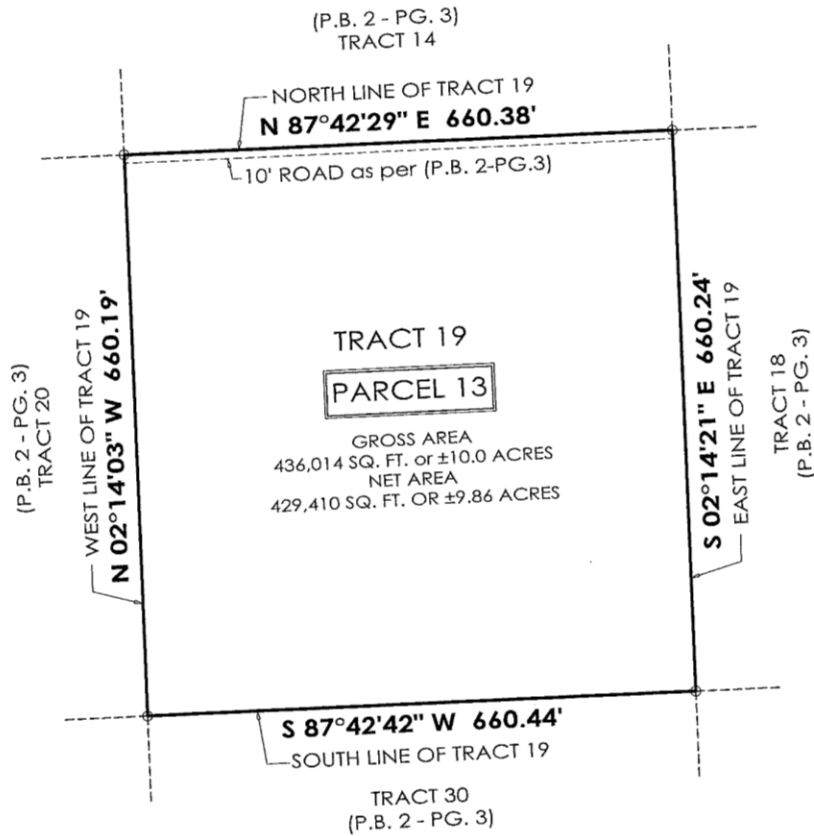
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	SECTION 31 T 19 CORP	PARCEL 13
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0180
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date:	April 30, 2015	Drawn By: BM
			Sheet: 2 of 5 Sheets



PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

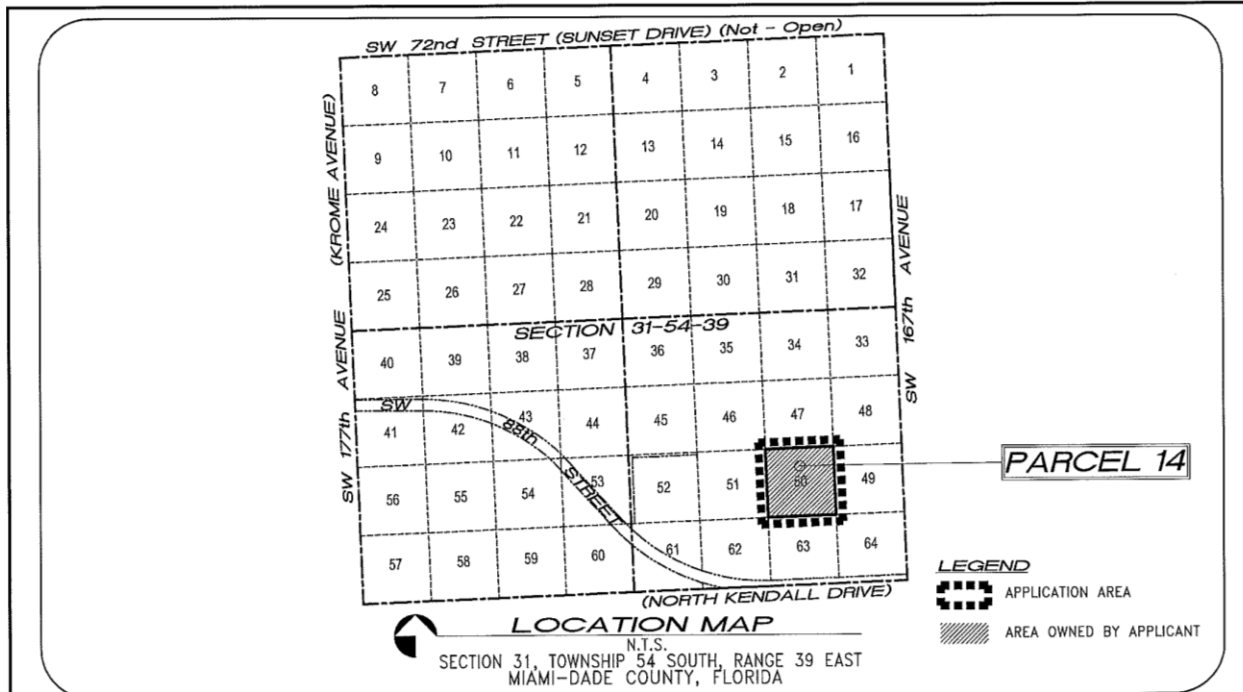
- D.B. -DEED BOOK
- P.B. -PLAT BOOK
- PG. -PAGE
- R/W -RIGHT OF WAY
- SE -SOUTHEAST
- SQ. FT. -SQUARE FEET
- O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 T 19 CORP	PARCEL 13
Property Address:	VACANT LOT LAND WEST SIDE of SW 197 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0180
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 TRACT 50 CORP C/O NICOLAS A MARTIN-HIDALGO	PARCEL 14
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 St and SW 88 St	Folio No.: 30-4931-001-0490
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM Job No.: 15-0783 Sheet: 1 of 5 Sheets


LEGAL DESCRIPTION

TRACT 50, OF MIAMI EVERGLADES LAND COMPANY LIMITED, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:
 GROSS AREA 436,173 SQUARE FEET OR 10.0 ACRES MORE OR LESS.
 NET AREA 429,567 SQUARE FEET OR 9.86 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, AND ON THE NORTH SIDE OF SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

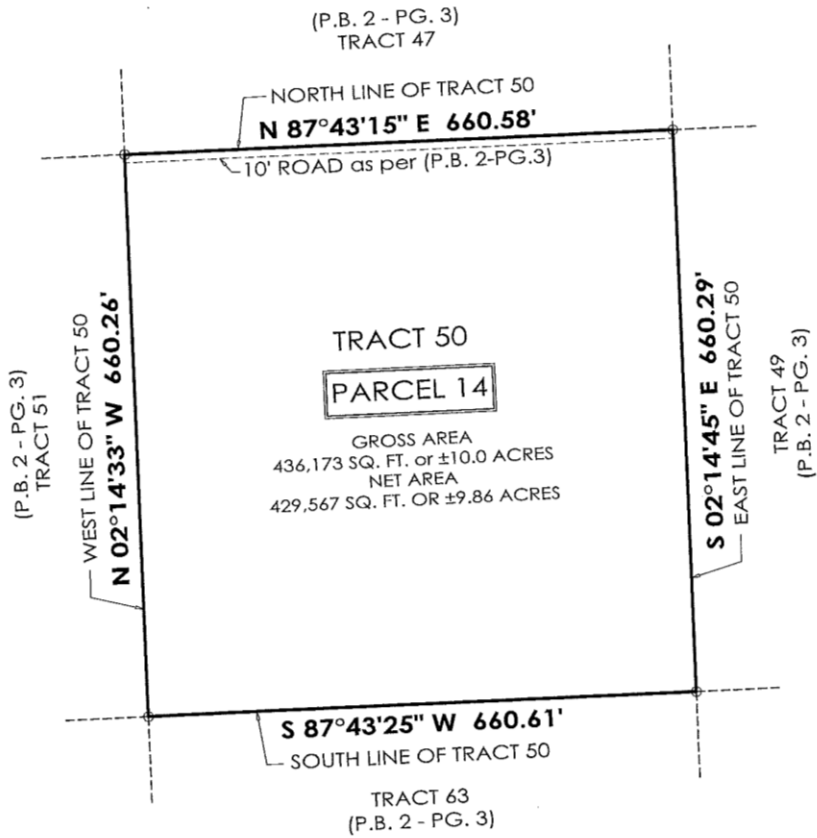
- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Offices: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s):	SECTION 31 TRACT 50 CORP C/O NICOLAS A MARTIN-HIDALGO	PARCEL 14
	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0490
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783



PARCEL SKETCH

SCALE: 1 inch=200 ft.

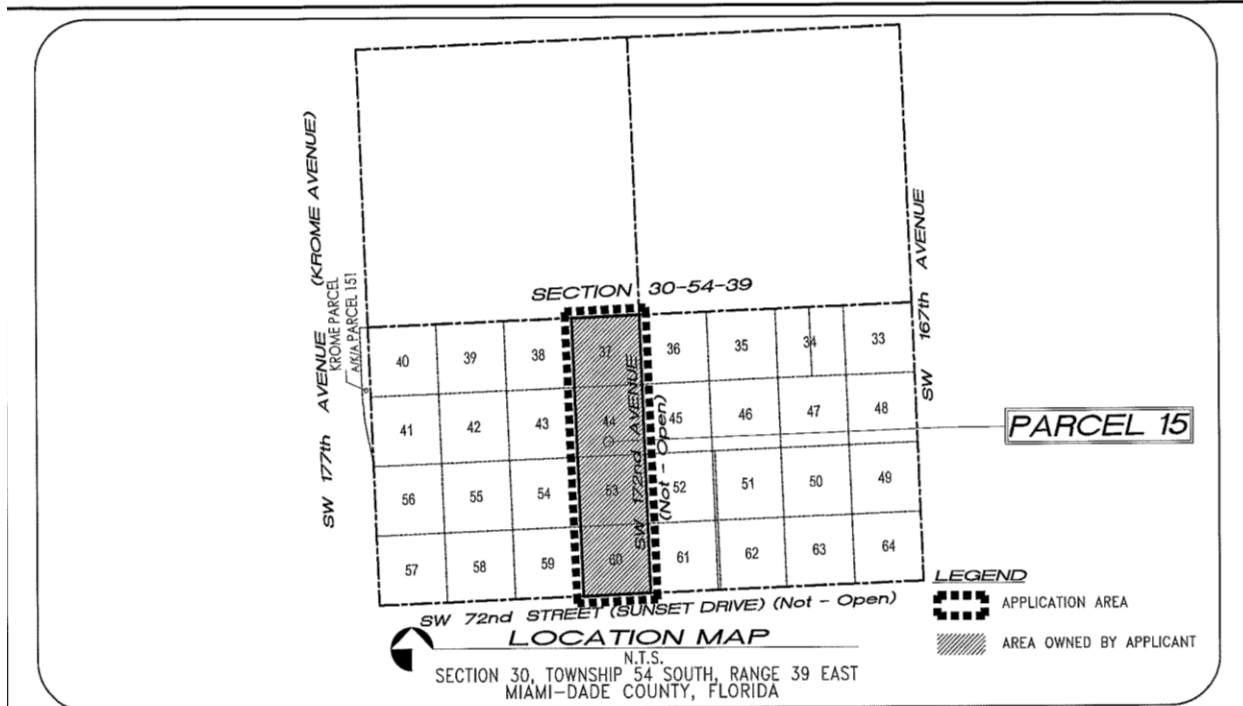


- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 TRACT 50 CORP C/O NICOLAS A MARTIN-HIDALGO	PARCEL 14
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0490
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

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- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L. NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

Owner Name(s):	MIAMI-DADE COUNTY WATER AND SEWER	PARCEL 15
Property Address:	VACANT LOT LAND SW 72 ST (Not Open) and SW 172 AVE (Not Open)	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 15, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

TRACTS 37, 44, 53 AND 60 OF MIAMI EVERGLADES LAND COMPANY LTD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.


SAID PARCEL CONTAINING:
 GROSS AREA 1,743,565 SQUARE FEET OR 40.0 ACRES MORE OR LESS.
 NET AREA 1,691,146 SQUARE FEET OR 38.8 ACRES MORE OR LESS.

PROPERTY IDENTIFICATION NUMBERS:

- 30-4930-001-0370
- 30-4930-001-0440
- 30-4931-001-0530
- 30-4931-001-0600

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTHWEST SIDE OF INTERSECTION OF SW 172ND AVENUE (NOT-OPEN) AND SW 72ND STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

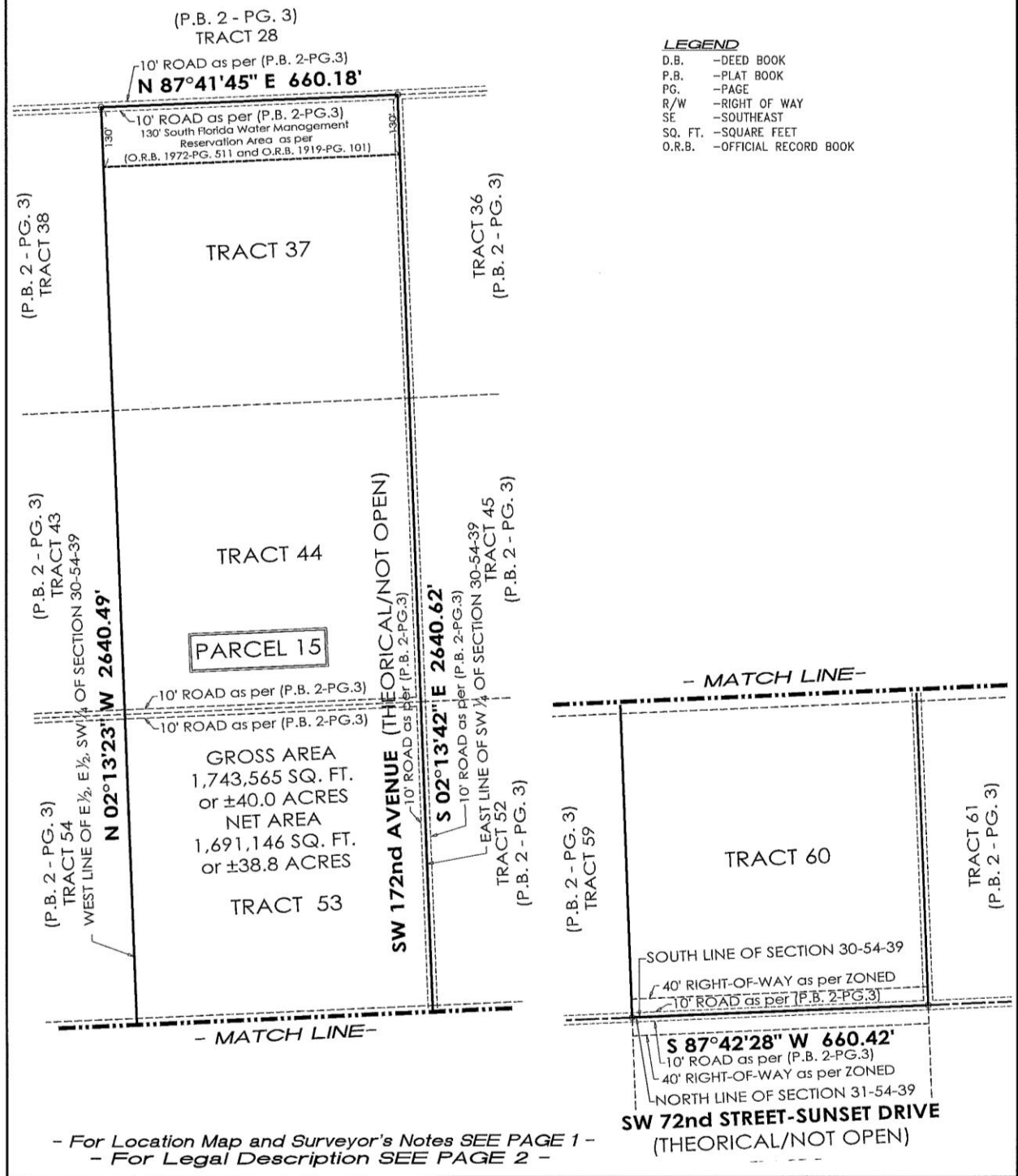
- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s): MIAMI-DADE COUNTY WATER AND SEWER	PARCEL 15
	Property Address: SW 72 ST (Not Open) and SW 172 AVE (Not Open)	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date: April 15, 2015	Drawn By: BM
		Sheet: 2 of 5 Sheets



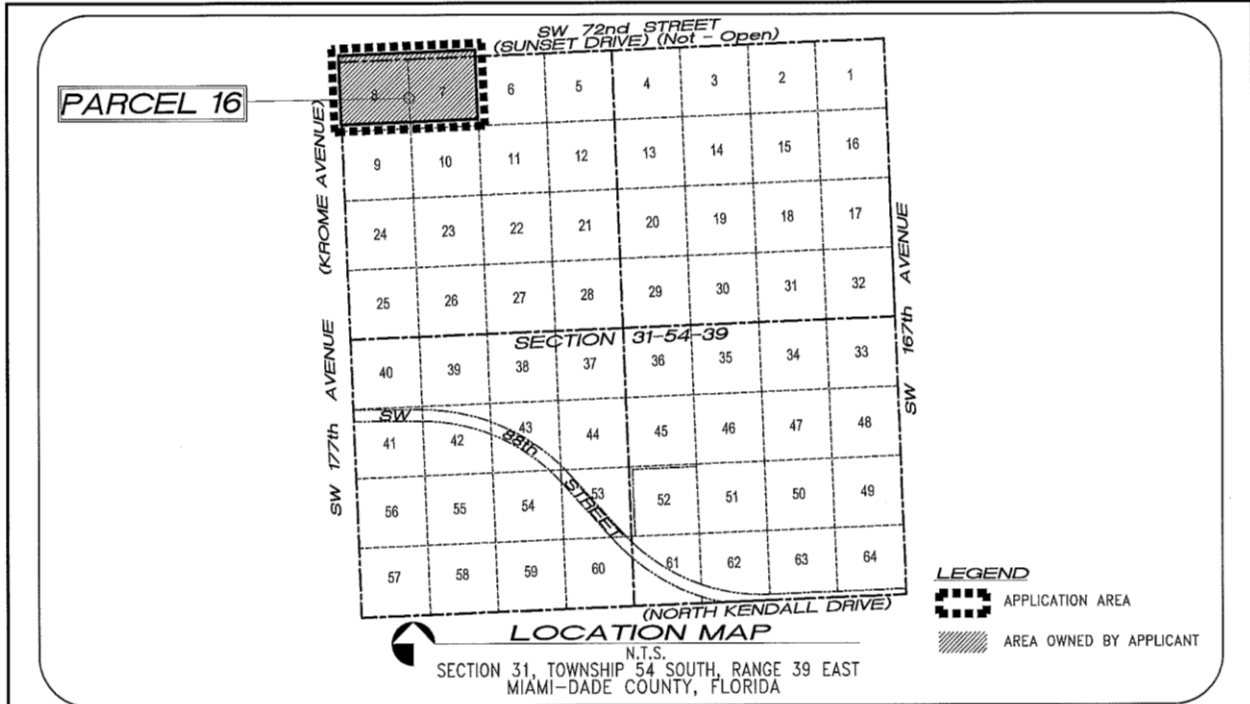
PARCEL SKETCH

SCALE: 1 inch=300 ft.



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 E-mail: bmdesigngroup@gmail.com

Owner Name(s): MIAMI-DADE COUNTY WATER AND SEWER	PARCEL 15
Property Address: VACANT LOT LAND SW 72 ST (Not Open) and SW 172 AVE (Not Open)	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 15, 2015	Drawn By: BM
Job No.: 15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

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- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

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Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	STATE OF FLORIDA C/O STATE ROAD	PARCEL 16
Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0070
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets


LEGAL DESCRIPTION

TRACT 7 AND TRACT 8, OF MIAMI EVERGLADES LAND CO. LTD., SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 50 FEET OF SAID TRACT 8.

SAID PARCEL CONTAINING:
GROSS AREA 871,884 SQUARE FEET OR 20.0 ACRES MORE OR LESS.
NET AREA 826,227 SQUARE FEET OR 18.9 ACRES MORE OR LESS.

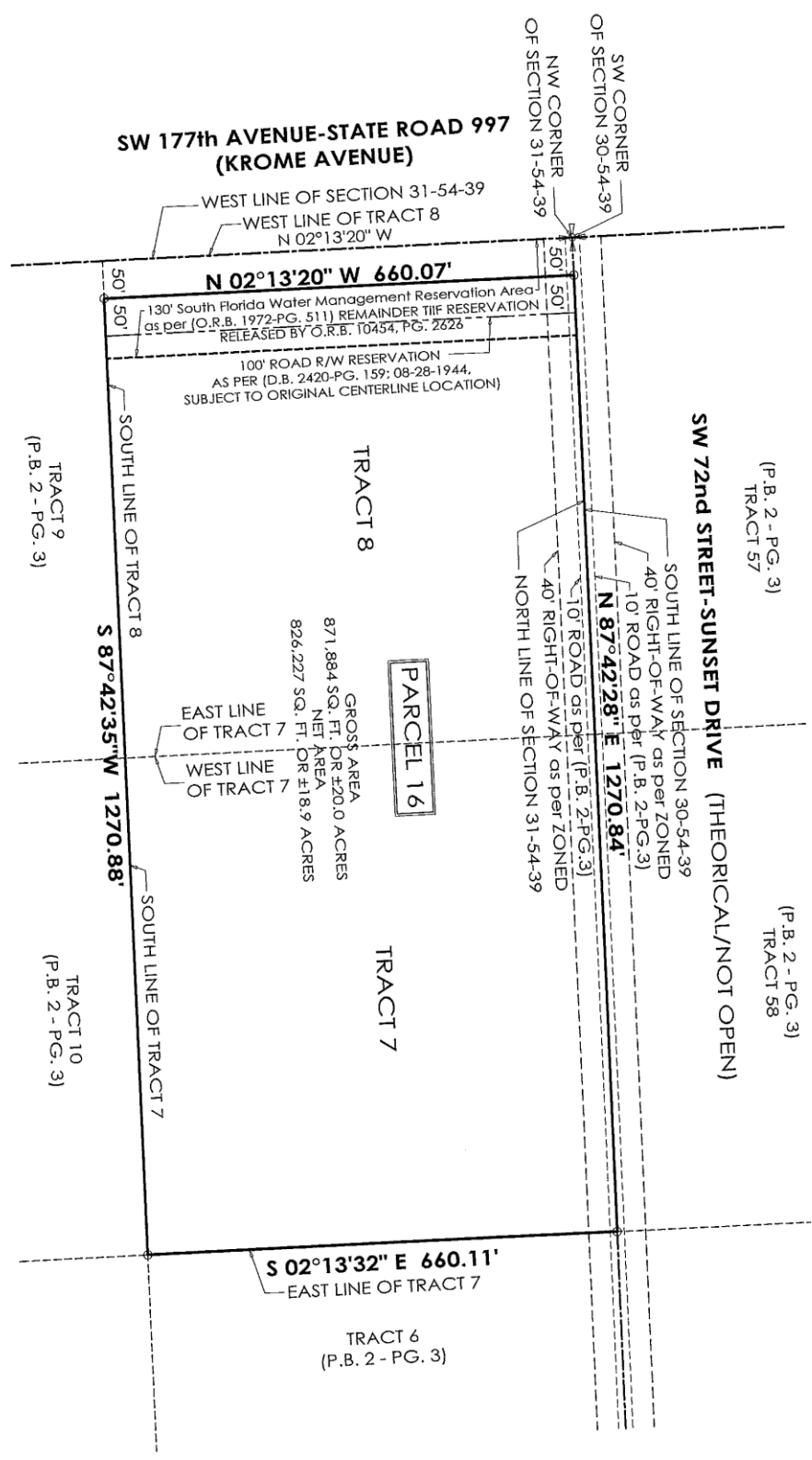
ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE SOUTHEAST SIDE OF INTERSECTION OF SW 177th AVENUE (KROME AVENUE) AND SW 72nd STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 <p>design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com</p>	Owner Name(s): STATE OF FLORIDA C/O STATE ROAD	PARCEL 16
	Property Address: EAST SIDE of SW 177 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0070
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
	Date: April 30, 2015	Drawn By: BM
		Sheet: 2 of 5 Sheets

PARCEL SKETCH

SCALE: 1 inch=200 ft.



- LEGEND**
- D.B. -DEED BOOK
 - P.B. -PLAT BOOK
 - PG. -PAGE
 - R/W -RIGHT OF WAY
 - SE -SOUTHEAST
 - SO. FT. -SQUARE FEET
 - O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

design group
SURVEYORS • MAPPERS • LAND PLANNERS

Office: (305) 551-8511 • (766) 871-7175
E-mail: bndesigngroup@gmail.com

Owner Name(s):	STATE OF FLORIDA C/O STATE ROAD	Parcel 16
Property Address:	VAGAN ¹ LOT AND SO ¹ LAND of SW 72 ¹ ST. Folio No.: 30-4931-001-0070	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
	Job No.: 15-0783	Sheet: 3 of 5 Sheets

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

HL Mills Family LLC, 12790 S. Dixie Hwy, Miami, FL 33156

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
<u>See attached Exhibit A</u>			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
<u>HL Mills Family LLC.</u>	<u>x</u>			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

PARTNERSHIP NAME: HL Mills Family LLC

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
-------------------------------------	-------------------------------

See attached **Exhibit B**

The above is a full disclosure of HL Mills Family LLC to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

[Handwritten Signature]
David Mangiero, MANAGER

Sworn to and subscribed before me

this 14TH day of MAY, 2015

[Handwritten Signature]
Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

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

Exhibit A

Owner	MDC Folio ID	Size in Acres
H L MILLS FAMILY LLC	3049310010020	20
H L MILLS FAMILY LLC	3049310010150	10
H L MILLS FAMILY LLC	3049310010160	10
H L MILLS FAMILY LLC	3049310010170	10
H L MILLS FAMILY LLC	3049310010310	10
H L MILLS FAMILY LLC	3049310010320	50
H L MILLS FAMILY LLC	3049310010630	9.169995

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Wonderly Holdings, Inc., 260 Crandon Blvd., Suite 26C, Key Biscayne, FL 33149

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
<u>See attached Exhibit A</u>			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
<u>Wonderly Holdings, Inc.</u>	<u>x</u>			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Wonderly Holdings, Inc.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
<u>See attached Exhibit B</u>	

The above is a full disclosure of Wonderly Holdings, Inc. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

Maria Cecilia Cordoba Good (P)
MARIA CECILIA CORDOBA GOOD

Sworn to and subscribed before me

this 27 day of May, 2015

Silvia Calderon
Notary Public, State of Florida at Large (SEAL)



SILVIA CALDERON
MY COMMISSION # FF 084922
EXPIRES: June 21, 2018
Bonded Thru Budget Notary Services

My Commission Expires: 06/21/2018

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

Exhibit A

Owner	MDC Folio ID	Total Acreage
WONDERLY HODINGS INC	3049310010040	20
WONDERLY HODINGS INC	3049310010190	10
WONDERLY HOLDINGS INC	3049300010450	10
WONDERLY HOLDINGS INC	3049300010460	10
WONDERLY HOLDINGS INC	3049300010470	10
WONDERLY HOLDINGS INC	3049300010480	10
WONDERLY HOLDINGS INC	3049310010030	10
WONDERLY HOLDINGS INC	3049310010050	10
WONDERLY HOLDINGS INC	3049310010110	10
WONDERLY HOLDINGS INC	3049310010200	10
WONDERLY HOLDINGS INC	3049310010270	10
WONDERLY HOLDINGS INC	3049310010280	44.83001
WONDERLY HOLDINGS INC	3049310010290	5
WONDERLY HOLDINGS INC	3049310010300	10
WONDERLY HOLDINGS INC	3049310010340	10
WONDERLY HOLDINGS INC	3049310010350	10
WONDERLY HOLDINGS INC	3049310010430	9.969995
WONDERLY HOLDINGS INC	3049310010450	10
WONDERLY HOLDINGS INC	3049310010500	10
WONDERLY HOLDINGS INC	3049310010520	4.989991
WONDERLY HOLDINGS INC	3049310010610	8.560009

MIA_ACTIVE 4274835.2

Exhibit B

Corporation Name: Wonderly Holdings, Inc.

<u>Stockholder name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Alberto Cordoba	445 Grand Bay Drive Apt. 1105 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%
Mariana Cordoba	445 Grand Bay Drive Apt. 1011 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Limonar Development, Inc., 260 Crandon Blvd., Suite 26C, Key Biscayne, FL 33149

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Limonar Development, Inc.	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Limonar Development, Inc.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
See attached Exhibit B	

The above is a full disclosure of Limonar Development, Inc. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

Maria C Cordoba Good (P)
MARIA C CORDOBA GOOD

Sworn to and subscribed before me

this 27 day of May, 2015

Silvia Calderon
Notary Public, State of Florida at Large (SEAL)

My Commission Expires: 06/21/2018



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

Exhibit A

Owner	MDC Folio ID	Total Acreage
LIMONAR DEVELOPMENT INC	3049300010410	10
LIMONAR DEVELOPMENT INC	3049300010420	10
LIMONAR DEVELOPMENT INC	3049300010430	10
LIMONAR DEVELOPMENT INC	3049300010540	10
LIMONAR DEVELOPMENT INC	3049300010550	10
LIMONAR DEVELOPMENT INC	3049300010560	10
LIMONAR DEVELOPMENT INC	3049300010570	10
LIMONAR DEVELOPMENT INC	3049300010580	10
LIMONAR DEVELOPMENT INC	3049300010590	10
LIMONAR DEVELOPMENT INC	3049300010330	10
LIMONAR DEVELOPMENT INC	3049300010341	5
LIMONAR DEVELOPMENT INC	3049300010350	10
LIMONAR DEVELOPMENT INC	3049300010360	10
LIMONAR DEVELOPMENT INC	3049300010380	10
LIMONAR DEVELOPMENT INC	3049300010390	10
LIMONAR DEVELOPMENT INC	3049300010400	10
LIMONAR DEVELOPMENT INC	3049300010490	10
LIMONAR DEVELOPMENT INC	3049300010500	10
LIMONAR DEVELOPMENT INC	3049300010510	9.619995
LIMONAR DEVELOPMENT INC	3049300010520	9.619995
LIMONAR DEVELOPMENT INC	3049300010610	9.619995
LIMONAR DEVELOPMENT INC	3049300010620	10
LIMONAR DEVELOPMENT INC	3049300010630	10
LIMONAR DEVELOPMENT INC	3049300010640	10

Exhibit B

Corporation Name: LIMONAR DEVELOPMENT, INC.

<u>Stockholder Name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Alberto Cordoba	445 Grand Bay Drive Apt. 1105 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%
Mariana Cordoba	445 Grand Bay Drive Apt. 1011 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

G.C.A.M Investment Corp., 10000 SW 56th St., Ste. #34, Miami, FL 33165

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
G.C.A.M. Investment Corp.	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

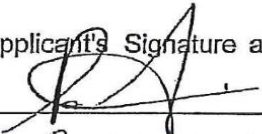
If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: G.C.A.M. Investment Corp.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
See attached Exhibit B	

The above is a full disclosure of G.C.A.M. Investment Corp. to the best of my knowledge and behalf.

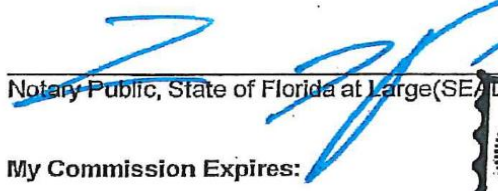
Applicant's Signature and Printed Name



P. NELSON RODRIGUEZ

Sworn to and subscribed before me

this 17 day of May, 2015



Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



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

Exhibit A

Owner	MDC Folio ID	Size in Acres
G C A M INVESTMENT CORP	3049310010210	10
G C A M INVESTMENT CORP	3049310010220	10

Exhibit B

Corporation Name:

<u>Stockholder Name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Pedro Nelson Rodriguez Family Trust*	9195 Arvida Drive Coral Gables, FL 33156		49.5% Non-voting
Consuelo F. Rodriguez Dynasty Trust*	9195 Arvida Drive Coral Gables, FL 33156		49.5% Non-voting
P. Nelson & Consuelo Rodriguez as tenants by the entireties	9195 Arvida Drive Coral Gables, FL 33156		1% voting

* The Beneficiaries of the above listed trusts are as follows:

Georgette Rodriguez-Vazquez	9195 Arvida Drive Coral Gables, FL 33156	33.0%
Carolina Azqueta	8130 SW 47th Avenue Miami, FL 33143	33.0%
Alexandra Somoza	5111 SW 77th Street Miami, FL 33143	33.0%
P. Nelson Rodriguez & Consuelo Rodriguez as Tenants by the Entireties	9195 Arvida Drive Coral Gables, FL	1%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Luis A. Posada, 260 Crandon Blvd., # 26, Key Biscayne, FL 33149

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Luis A. Posada	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Luis A. Posada, 260 Crandon Blvd. #26, Key Biscayne, FL 33149</u>	<u>100%</u>

The above is a full disclosure to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

Luis Alberto Posada H.
LUIS ALBERTO POSADA H.

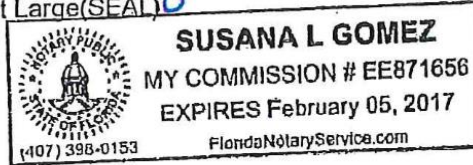
Sworn to and subscribed before me

this 4 day of May, 2015

Susana L. Gomez

Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



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

Exhibit A

Owner	MDC Folio ID	Total Acreage
LUIS A POSADA	3049300010340	5

MIA_ACTIVE 4306585.1

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Section 31 Tract 50 Corp., 132 Minorca Avenue, Coral Gables, FL 33134

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Section 31 Tract 50 Corp.	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

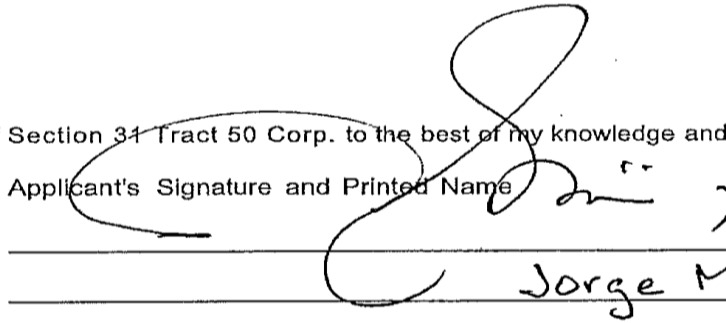
CORPORATION NAME: Section 31 Tract 50 Corp.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
---	---------------------

See attached Exhibit B

The above is a full disclosure of Section 34 Tract 50 Corp. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name



Jorge Mini

Sworn to and subscribed before me

this _____ day of _____, 20__

Notary Public, State of Florida at Large(SEAL)

My Commission Expires:

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

Exhibit A

Owner	MDC Folio ID	Size in Acres
SECTION 31 Tract 50 CORP	3049310010490	10

Exhibit B

Corporation Name: Section 31 Tract 50 Corp

<u>Stockholder Name of Stock</u>	<u>Address</u>	<u>Office</u>	<u>Percentage</u>
Juan Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Ayleen Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Jorge Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Section 31 Tract 19 Corp., 132 Minorca Avenue, Coral Gables, FL 33134

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Section 31 Tract 19 Corp.	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

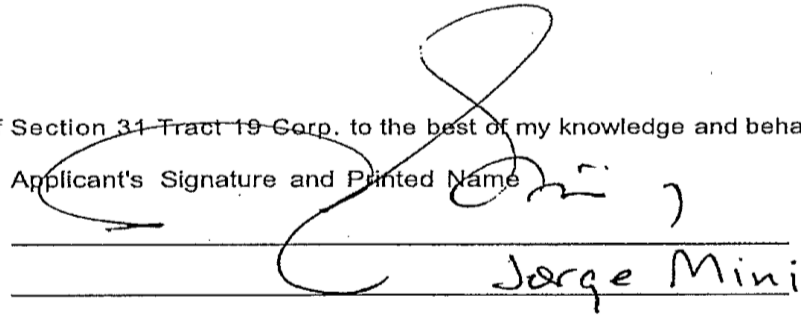
If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Section 31 Tract 19 Corp.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
See attached Exhibit B	

The above is a full disclosure of Section 31 Tract 19 Corp. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name



Jorge Mini

Sworn to and subscribed before me

this _____ day of _____, 20__

Notary Public, State of Florida at Large(SEAL)

My Commission Expires:

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

Exhibit A

Owner	MDC Folio ID	Size in Acres
SECTION 31 Tract 19 CORP	3049310010180	10

Exhibit B

Corporation Name: Section 31 Tract 19 Corp

<u>Stockholder Name of Stock</u>	<u>Address</u>	<u>Office</u>	<u>Percentage</u>
Juan Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Ayleen Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Jorge Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Largo Enterprises, LLC, 11285 SW 211th Street, #301, Cutler Bay, FL 33189

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Largo Enterprises, LLC	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

PARTNERSHIP NAME: Largo Enterprises, LLC

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

See attached **Exhibit B**

The above is a full disclosure of Largo Enterprises, LLC to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

THOMAS GERSPACHE
[Signature]

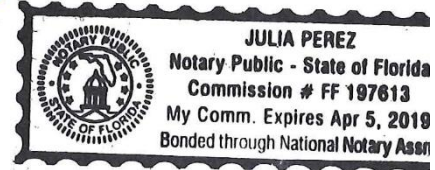
Sworn to and subscribed before me

this 8TH day of JUNE, 2015

Notary Public, State of Florida at Large (SEAL)

[Signature]

My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; 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 each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in 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.

MIA_ACTIVE 4326330.1

Exhibit A

Owner	MDC Folio ID	Size in Acres
Largo Enterprises, LLC	3049310010291	5

MIA_ACTIVE 4326330.1

Exhibit B

Limited Liability Company Name: Largo Enterprises, LLC

Members

Address

Percentage of Interest

MIA_ACTIVE 4326330.1

THOMAS GERSPACHER

11285 SW 211 St #301
MIAMI, FL 33189

STEVEN WITTMER

11285 SW 211 St #301
MIAMI, FL 33189

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Irma Yaffar TRS, 711 Biltmore Way, #401, Coral Gables, FL 33134

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Irma Yaffar TRS	X			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

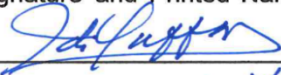
If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Irma Yaffar TRS.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
See attached Exhibit B	

The above is a full disclosure of Irma Yaffar TRS, to the best of my knowledge and behalf.

Applicant's Signature and Printed Name



IRMA YAFFAR

Sworn to and subscribed before me

this 1st day of JUNE, 2015



Notary Public, State of Florida at Large(SEAL)

My Commission Expires:



Rocio Yaffar
COMMISSION # FF206186
EXPIRES: March 4, 2019
WWW.AARONNOTARY.COM

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

Exhibit A

Owner	MDC Folio ID	Size in Acres
Irma Yaffar TRS	3049310010620	9.16999520

Exhibit B

Corporation Name: **Irma Yaffar TRS**

<u>Stockholder Name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Irma Yaffar TRS	711 Biltmore Way, #401 Coral Gables, FL 33134		100%

Beneficiaries (all in equal parts) of the Irma Yaffar TRS are stated below:

Evelyn L. Yaffar
Aldo Enrique Yaffar
Suria Yaffar
Lia B. Yaffar-Peña
Rocio P. Yaffar

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