IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (1)

FEES:

D.R.E.R.----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$0.00
D.R.E.R enviromental----------	$210.00
PRINT	$2,082.00

FOR OFFICIAL USE ONLY:
Agenda Date: 1-16-15
Tentative No.: T- 23580-1-NEW
Received Date: 1-5-15

Concurrency Review Fee (*6.00% of Sub-Total) -- $124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $2,206.92 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 37 Twp.: 53 S. Rge.: 41 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Miami WorldCenter Plat 1
2. Owner's Name: Miami First, LLC; Miami Second, LLC; Miami Fourth, LLC; Miami A/I, LLC; Forbes Miami NE 1st Avenue LLC Phone: 305-579-0508
   Address: Greenberg Traurig 333 SE 2nd Ave 4400 City: Miami State: Florida Zip Code: 33131
   Owner's Email Address: bailiner@gtlaw.com
3. Surveyor's Name: Jeff Hoddapp, Perimeter Surveying Phone: 561-241-9988
   Address: 949A Clint Moore Road City: Boca Raton State: Florida Zip Code: 33487
   Surveyor's Email Address: jhodapp@perimetersurveying.com
4. Folio No(s).: 01-0102-020-1020 / See Additional Folios / Exhibit "B" attached / ____
5. Legal Description of Parent Tract: See Exhibit "A"
6. Street boundaries: NE 10th St. on the North, NE 1st Ave on the West and NE 2nd Ave on the East; the F.E.C. Railway Right of Way on the South
7. Present Zoning: SD 16.3 Miami WorldCenter Area Zoning Hearing No.: ____
8. Proposed use of Property: Mixed Use Development See Exhibit "C" attached for Development Program Information
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.), Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ___)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty.Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of itle to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

Miami First, LLC, A Delaware limited liability company

STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: ____

(Print name & Title here): Nitin Motwani, authorized Signatory

BEFORE ME, personally appeared Nitin Motwani this 22 day of December, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce ____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22 day of December, 2014 A.D.

Signature of Notary Public: Alexa Hackmeier

(Print, Type name here: Alexa Hackmeier)

Alexa Hackmeier
COMMISSION # FF176769
EXPIRES: November 16, 2018
WWW.AARONNOTARY.COM
(NOTARY SEAL)

11/16/18 (Commission Expires) FF176769 (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

TENTATIVE PLAT T-23580-1-NEW
MIAMI WORLD CENTER PLAT 1
SEC. 37, TWO. 53 S, RGE. 41 E DISTRICT 3
ZONING: SD 16.3 CITY OF MIAMI

LEGAL DESCRIPTION

Parcel A-1
Lot 1, less the North 10 feet and the East 10 feet, Lots 2, 3, 4 and 5, less the North 10 feet, and Lots 16, 17, 18, 19 and 20, less the East 10 feet of Lot 20, all in Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the following:

The South 2.5 feet of the North 12.5 feet of Lots 1, 2, 3, 4 and 5;
AND
The external area of a circular curve, having a radius of 7 feet and tangents which are 37.5 feet South of and parallel with the centerline of N.E. 10th Street and 42.5 feet West of and parallel with the centerline of N.E. 2nd Avenue;
AND
The West 5 feet of the East 15 feet of lot 1;
AND
The West 5 feet of the East 15 feet of the North 72.0 feet of Lot 20;
AND
The West 7.5 feet of the East 17.5 feet of the South 78.0 feet of Lot 20;
AND
The external area of a circular curve, having a radius of 25 feet and tangents which are 42.5 feet West of and parallel with the centerline of N.E. 2nd Avenue and 25 feet North of and parallel with the centerline of N.E. 9th Street.

Parcel A-2
Lots 6 and 7 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, less the North 10 feet thereof.

Parcel A-3
Lot 8 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel A-4
The North 100 feet of Lots 9 and 10 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel A-5
The South 50 feet of Lots 9 and 10 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel A-6
Lot 11 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel A-7
Lot 12 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel A-8
Lot 13 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel A-9
Lots 14 and 15 Block 22 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-1
The North 100 feet of Lots 1 and 2, less the East 35 feet thereof, Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-2
Lots 3 and 4 Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-3
Lots 5 and 6 Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-4
Lots 7, 8 and 13, together with the South 90 feet of Lots 11 and 12, all in Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-5
Lots 9 and 10, together with the North 60 feet of Lots 11 and 12, all in Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-6
Lot 14 Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-7
Lot 15 Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-8
Lot 16, less the South 8 feet thereof, Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-9
Lots 17 and 18, less the South 8 feet thereof, Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel B-10
Lots 19 and 20, less the South 60.5 feet thereof and less the East 35 feet of Lot 20, together with the South 50 feet of Lot 1, less the East 35 feet, and the South 50 feet of Lot 2, all in Block 39 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-1
The North 140 feet of Lot 1, less the East 10 feet thereof, Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-2
The East one-half of the North 140 feet of Lot 2 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-3
The West one-half of the North 140 feet of Lot 2 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-4
Lot 3 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-5
Lot 4, 5 and 6 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-6
Lot 7 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-7
Lot 8 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-8
Lots 9 and 10 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-9
The South 100 feet of Lots 11 and 12 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-10
Lot 13 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-11
Lot 14 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-12
Lot 15 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-13
Lot 16 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-14
Lot 17 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-15
Lot 18 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-16
The South 100 feet of Lot 19 Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-17
The South 100 feet of Lot 20, less the East 10 feet thereof, Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-18
The South 10 feet of Lots 1 and 2, together with the North 50 feet of Lots 19 and 20, all in Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel C-19
The North 50 feet of Lots 11 and 12, Block 42 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel D-1
All of Lots 1 through 10, except the South 45 feet of Lots 1 through 10 and except the East 33 feet of Lot 1, and except the West 10 feet of Lot 10 thereof, Block 59 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel G-1 (NE 9th Street)

That Portion of Northeast 9th Street (the 50.00 foot wide right-of-way between Blocks 22 North and 39 North shown on "City of Miami", according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida), Lying West of a line 60.00 feet West of and parallel with the centerline of Northeast 2nd Avenue (the 50.00 foot wide right-of-way between Blocks 21 North and 22 North shown on said plat), and East of a line 33.00 feet East of and parallel with the centerline of Northeast 1st Avenue (the 50.00 foot wide right-of-way between Blocks 38 North and 39 North shown on said plat), together with a portion of Lot 20 of said Block 22 North, being the external area of a circular curve, having a radius of 25 feet and tangents which are 42.5 feet West of and parallel with the centerline of N.E. 2nd Avenue and 25 feet North of and parallel with the centerline of N.E. 9th Street.

Parcel G-2 (NE 8th Street)

That Portion of Northeast 8th Street (the 50.00 foot wide right-of-way between Blocks 39 North and 42 North shown on "City of Miami", according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida), Lying West of the Southerly extension of the East line of Lot 18, of said Block 39 North, and East of a line 33.00 feet East of and parallel with the centerline of Northeast 1st Avenue (the 50.00 foot wide right-of-way between Blocks 38 North and 39 North shown on said plat), together with the South 8 feet of Lots 16, 17 and 18, Block 39, all as shown on said plat of City of Miami.

Parcel G-3 (NE 7th Street)

That Portion of Northeast 7th Street (the 50.00 foot wide right-of-way between Blocks 42 North and 59 North shown on "City of Miami", according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida), Lying West of a line 58.00 feet West of and parallel with the centerline of Northeast 2nd Avenue (the 50.00 foot wide right-of-way between Blocks 41 North and 42 North shown on said plat) and East of a line 33.00 feet East of and parallel with the centerline of Northeast 1st Avenue (the 50.00 foot wide right-of-way between Blocks 42 North and 43 North shown on said plat).

PARCELS

Block 22

Parcel A-1	01-0102-020-1020
Parcel A-2	01-0102-020-1030
Parcel A-3	01-0102-020-1080
Parcel A-4	01-0102-020-1100
Parcel A-5	01-0102-020-1090
Parcel A-6	01-0102-020-1110
Parcel A-7	01-0102-020-1120
Parcel A-8	01-0102-020-1130
Parcel A-9	01-0102-020-1140

Block 39

Parcel B-1	01-0103-090-1010
Parcel B-2	01-0103-090-1030
Parcel B-3	01-0103-090-1040
Parcel B-4	01-0103-090-1050
Parcel B-5	01-0103-090-1060
Parcel B-6	01-0103-090-1110
Parcel B-7	01-0103-090-1120
Parcel B-8	01-0103-090-1130
Parcel B-9	01-0103-090-1140
Parcel B-10	01-0103-090-1020

Block 42

Parcel C-1	01-0104-020-1010
Parcel C-2	01-0104-020-1030
Parcel C-3	01-0104-020-1040
Parcel C-4	01-0104-020-1050
Parcel C-5	01-0104-020-1080
Parcel C-6	01-0104-020-1090
Parcel C-7	01-0104-020-1100
Parcel C-8	01-0104-020-1110
Parcel C-9	01-0104-020-1130
Parcel C-10	01-0104-020-1140
Parcel C-11	01-0104-020-1150
Parcel C-11	01-0104-020-1160
Parcel C-13	01-0104-020-1170
Parcel C-14	01-0104-020-1180
Parcel C-15	01-0104-020-1190
Parcel C-16	01-0104-020-1200
Parcel C-17	01-0104-020-1210
Parcel C-18	01-0104-020-1020
Parcel C-19	01-0104-020-1120

Block 59

Parcel D-1	01-0105-090-1020

KEY MAP
NOT TO SCALE

LOCATION MAP
SOUTHEAST ONE-QUARTER SECTION 36, TOWNSHIP 53 SOUTH, RANGE 41 EAST & NORTHEAST ONE-QUARTER SECTION 1, TOWNSHIP 54 SOUTH, RANGE 41 EAST
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
1"=300'

TREE LIST

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	HEIGHT	CANOPY
1015	12"	SABLE PALM	SABLE PALMETTO	20'	
1016	12"	SABLE PALM	SABLE PALMETTO	20'	
1029	12"	SABLE PALM	SABLE PALMETTO	20'	
1030	24"	EARLEAF ACACIA	ACACIA AURICULIFORMIS	25'	20'
1038	36"	LIVE OAK	QUERCUS VIRGINIANA	20'	25'
1072	12'	SABLE PALM	SABLE PALMETTO	20'	
1073	12"	EARLEAF ACACIA	ACACIA AURICULIFORMIS	25'	20'
1074	12"	SABLE PALM	SABLE PALMETTO	20'	
1075	12"	EARLEAF ACACIA	ACACIA AURICULIFORMIS	25'	20'
1076	12"	SABLE PALM	SABLE PALMETTO	20'	
1077	24"	UNKNOWN TREE		30'	30'
1078	12"	BLACK OLIVE	BUCIDA BUCERAS	25'	30'
1079	12"	BLACK OLIVE	BUCIDA BUCERAS	25'	20'
1080	12"	SABLE PALM	SABLE PALMETTO	20'	
1081	12"	SABLE PALM	SABLE PALMETTO	20'	
1082	12"	EARLEAF ACACIA	ACACIA AURICULIFORMIS	25'	25
1083	12"	SABLE PALM	SABLE PALMETTO	20'	
1087	18"	BLACK OLIVE	BUCIDA BUCERAS	25'	20'
1093	18"	BLACK OLIVE	BUCIDA BUCERAS	25'	20'
1094	18"	BLACK OLIVE	BUCIDA BUCERAS	25'	20'
1095	12'	SABLE PALM	SABLE PALMETTO	20'	
1166	12'	SABLE PALM	SABLE PALMETTO	10'	
1321	24"	LIVE OAK	QUERCUS VIRGINIANA	25'	25'
1322	60"	FIG TREE	FICUS CARICA	30'	50'
1323	24"	GUMBO LIMBO	BURSERA SIMARUBA	25'	30'
1324	24"	BLACK OLIVE	BUCIDA BUCERAS	20'	25'
1325	24"	BLACK OLIVE	BUCIDA BUCERAS	20'	25'
1326	24"	BLACK OLIVE	BUCIDA BUCERAS	25'	50'
1327	24"	BLACK OLIVE	BUCIDA BUCERAS	25'	30'
1331	8"	QUEEN PALM	SYAGRUS ROMANZOFFIANA		
1332	8"	QUEEN PALM	SYAGRUS ROMANZOFFIANA		
1353	12"	SABLE PALM	SABLE PALMETTO		
1354	12"	SABLE PALM	SABLE PALMETTO		
1522	18"	BLACK OLIVE	BUCIDA BUCERAS	25'	15'
1523	18"	BLACK OLIVE	BUCIDA BUCERAS	25'	15'
1524	18"	BLACK OLIVE	BUCIDA BUCERAS	25'	30'
1525	18"	BLACK OLIVE	BUCIDA BUCERAS	20'	15'
1526	18"	BLACK OLIVE	BUCIDA BUCERAS	25'	20'
1527	24"	FICUS TREE	FICUS CARICA	25'	25'
1528	12"	THATCH PALM	COCCOTHRINAX		
1529	18"	BLACK OLIVE	BUCIDA BUCERAS	20'	20'
1530	18"	BLACK OLIVE	BUCIDA BUCERAS	20'	20'
1531	18"	MAHOGANY	SWIETENIA MAHOGANI	25'	30'
1532	12"	BLACK OLIVE	BUCIDA BUCERAS	20'	15'
1533	18 "	BLACK OLIVE	BUCIDA BUCERAS	20'	20'
1578	16"	BLACK OLIVE	BUCIDA BUCERAS	20'	25'
1579	16"	BLACK OLIVE	BUCIDA BUCERAS	25'	25'
1584	16"	BLACK OLIVE	BUCIDA BUCERAS	25'	25'
1629	18"	GUMBO LIMBO	BURSERA SIMARUBA	25'	30'
1630	18"	LIVE OAK	QUERCUS VIRGINIANA	25'	20'
1631	12"	GUMBO LIMBO	BURSERA SIMARUBA	25'	20'
1632	12"	GUMBO LIMBO	BURSERA SIMARUBA	25'	20'
1633	12"	UNKNOWN TREE		25'	25'
1634	12"	UNKNOWN TREE		25'	25'
1635	18"	GUMBO LIMBO	BURSERA SIMARUBA	15'	25'
1636	12 "	BLACK OLIVE	BUCIDA BUCERAS	20'	10'
1637	18"	BLACK OLIVE	BUCIDA BUCERAS	20'	15'
1642	12"	BLACK OLIVE	BUCIDA BUCERAS	20'	15'
1652	36"	FIG TREE	FICUS CARICA	25'	30'
1653	12"	SABLE PALM	SABLE PALMETTO		
1654	12"	SABLE PALM	SABLE PALMETTO		
1714	24"	GUMBO LIMBO	BURSERA SIMARUBA	25'	20'
1715	18"	UNKNOWN TREE		25'	20'
1716	18"	UNKNOWN TREE		25'	20'

OWNERS

MIAMI FIRST LLC
MIAMI SECOND LLC
MIAMI FOURTH LLC
MIAMI A I LLC
1951 NW 19TH STREET,
BOCA RATON, FL 33431

FORBES MIAMI NE 1ST AVENUE LLC
100 GALLERIA OFFICENTRE, SUITE 427
SOUTHFIELD, MI, 48034

PROPOSED MONUMENTS

PERMANENT REFERENCE MONUMENTS (P.R.M.'s)	52
PERMANENT CONTROL POINTS (P.C.P.'s)	0

FLOOD INFORMATION

MIAMI-DADE FLOOD CRITERIA : 5.0'
(PER P.B. 120, PG. 13, M.D.C.R.)

FEMA FIRM MAP : 12086
PANELS : 312L, 314L
DATE : SEPTEMBER 11, 2009
ZONES : X, X (SHADED)

SITE AREA

ENTIRE SITE	539193 SF	12.378 ACRES
TRACT A	515286 SF	11.829 ACRES
R/W TO BE ABANDONED	65210 SF	1.497 ACRES
R/W TO BE DEDICATED	23907 SF	0.549 ACRES
3-D ROADWAY WITHIN TRACT A	30091 SF	0.691 ACRES
PED AC ESMT WITHIN TRACT A	23013 SF	0.528 ACRES
TOTAL EASEMENT AREA	53104 SF	1.219 ACRES

DEVELOPMENT INFORMATION

TRACT A
APPROXIMATELY 1,100,000 SQUARE FEET OF RETAIL/COMMERCIAL SPACE
APPROXIMATELY 50,000 SQUARE FEET OF OFFICE SPACE
1350 -1400 MULTI-FAMILY APARTMENT UNITS
APPROXIMATELY 175 HOTEL UNITS

OWNER'S CONTACT:
RYAN BAILINE, ESQ.
BAILINER@GTLAW.COM
305-579-0508

NOTES

1. BENCHMARK OF ORIGIN IS NGS MONUMENT "TIDAL 7 RESET" WITH AN ELEVATION OF 12.89' (NGVD 1929). SAID BENCHMARK IS ALSO LISTED BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT WITH THE SAME ELEVATION. MARK IS A USC&G BRASS DISK IN SIDEWALK LEADING TO BUILDING ENTRY, 0.4' WEST OF EAST EDGE OF SIDEWALK- 11.0' SOUTH OF SOUTH CURB NE 6 AVE., 253.4' WEST OF CENTERLINE NE 1ST AVE. MIAMI-DADE COUNTY BENCHMARKS Q-238 AND A-243 WERE USED TO CHECK BENCHMARK OF ORIGIN. ALL ELEVATIONS SHOWN HEREON HAVE BEEN CONVERTED TO CITY OF MIAMI MEAN LOW WATER DATUM. NGVD 1929 + 0.26' - CITY OF MIAMI (LWD).
2. STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. MIAMI-DADE CONTROL MONUMENTS "TATO", "BP-3" AND "PULSE" AND NGS CONTROL MONUMENTS "H040" AND "H030" WERE USED FOR THE GPS LOCALIZATION. A SCALE FACTOR OF 1.000045225 WAS MEASURED. LOCAL CONTROL POINTS FOR THIS SURVEY WERE TIED TO GPS LOCALIZATION AND CLOSED TRAVERSE WAS ADJUSTED BY ANGLE BALANCE AND COMPASS RULE. ALL CONTROL POINTS ARE ACCURATE TO THIRD ORDER STANDARDS.
3. NO UNDERGROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND LINES SHOWN ON THIS SURVEY REFLECT PAINTED LOCATION MARKS BY OTHERS, WHERE AVAILABLE.
4. RIGHT-OF-WAY INFORMATION TAKEN FROM PLAT, PROPERTY APPRAISER'S RECORDS, DEEDS AND TITLE INFORMATION, WHERE AVAILABLE.
5. BASE BUILDING LINES SHOWN ON THIS SURVEY ARE BASED UPON CITY OF MIAMI CODE SECTION 54-187.
6. WHERE INVERTS OF STORM OR SANITARY STRUCTURES ARE NOT SHOWN, THE INVERTS WERE NOT ACCESSIBLE DUE TO THE NATURE OF THE STRUCTURE, DEBRIS IN THE STRUCTURE OR DUE TO SAFETY CONCERNS.
7. RIGHT-OF-WAY MAP FOR METRO MOVER RECORDED IN PLAT BOOK 124 AT PAGE 59 DOES NOT AGREE WITH TITLE INFORMATION FOR THE FOLLOWING LOTS: LOTS 1,2,19 BLOCK 39; LOTS 1 & 20 BLOCK 42 AND LOT 20 BLOCK 22.
8. SHEETS 2-4 STRIP OUT THE FIELD SURVEY INFORMATION FOR THE PURPOSE OF CLARITY. FOR MORE DETAILED SURVEYS, SEE SHEETS 5-7.
9. PLAT IS ZONED SD-16.3 MIAMI WORLDCENTER.
10. THIS IS A BOUNDARY SURVEY.

EXISTING ON-STREET PARKING

1ST AVENUE	(RR TO 7TH ST)	3 PRK METERS
1ST AVENUE	(7TH ST TO 8TH ST)	24
1ST AVENUE	(8TH ST TO 9TH ST)	6
1ST AVENUE	(9TH ST TO 10TH ST)	9
2ND AVENUE	(RR TO 8TH ST)	9
2ND AVENUE	(8TH TO 9TH ST)	0
2ND AVENUE	(9TH TO 10TH ST)	7
7TH STREET	(1ST AVE TO 2ND AVE)	0
8TH STREET	(1ST AVE TO 2ND AVE)	0
9TH STREET	(1ST AVE TO 2ND AVE)	17
10TH STREET	(1ST AVE TO 2ND AVE)	12
TOTAL		87

NOTE: MOST SPACES ARE UNMARKED, SO NUMBERS ARE APPROXIMATE. ALL SPACES USE PAY TO PARK MACHINES, EXCEPT AS NOTED. SPACE COUNT ONLY INCLUDES SPACES ON THE PROJECT SIDE OF STREETS BORDERING THE PLAT BOUNDARY.

REFERENCED TITLE REPORTS

Parcel #	Title Report Number	Company	Effective Date
C-12 - C-14	9310-21284-alto	Fidelity National Title	12-18-2012
A-3 - A8	40211.0003(MIR)	Fidelity National Title	09-30-2011
A-1	3352908	Fidelity National Title	03-03-2011
A-2, A-9	10662.001	First American Title	09-26-2013
B-1 - B-10, C-1 - C-8, C-10, C-11, C-15 - C-18, D-1,	40211.0003 (MIR)	Fidelity National Title	09-30-2011
C-9	40211.0003	Old Republic National Title	06-28-2011
C-19	4866432	Fidelity National Title	06-06-2014

ABBREVIATIONS

A	-	ARC
ASPH	-	ASPHALT
C	-	CALCULATED
C&G	-	CURB & GUTTER
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
O.S.E.	-	OPEN SPACE EASEMENT
P.B.	-	PLAT BOOK
D.C.R.	-	DADE COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
T/C	-	TOP OF CONCRETE (METROMOVER)
T/D	-	TAPCON AND DISK
U.E.	-	UTILITY EASEMENT
W.F.	-	WOOD FENCE

LEGEND

LIGHT BOX
WOOD LIGHT POLE
METAL LIGHT POLE
CONCRETE UTILITY POLE
GUY ANCHOR WIRE
WOOD UTILITY POLE
SANITARY SEWER MANHOLE
CONC. LIGHT POLE
BELL SOUTH RISER
BELL SOUTH MANHOLE
F.P.& L MANHOLE
FIRE HYDRANT
SINGLE SUPPORT SIGN
DRAINAGE MANHOLE
WIRING PULL BOX
CATCH BASIN
IRRIGATION CONTROL VALVE
WATER METER
ELECTIC HAND HOLE
DOUBLE DETECTER VALVE
BOLLARD
BACKFLOW PREVENTER
CLEAN OUT
INLET
ROOF DRAIN
WATER VALVE
TREE
FPL PAD
3' 2' STORM DRAIN
catv
TRAFFIC SIGNAL BOX
WIRE PULL BOX
UNKNOWN MANHOLE'S
PEDESTRIAN CROSSING
FENCE POST
GAS MARKER
UNKNOWN VALVE COV.
DRAINAGE M.H. 1' DIA.
UNKNOWN VALVE COVER
FIBER OPTIC MANHOLE
TELEPHONE
STEEL LID
SIGNAL MAST ARM
FLAGPOLE
PHONEBOOTH
FRENCH DRAIN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : OCTOBER 9, 2013

JOB NO.	07139A
SCALE	1"-300'
FB/PG	/1
DRAWN	JSH
CHECKED	JEK
SHEET	1 OF 5

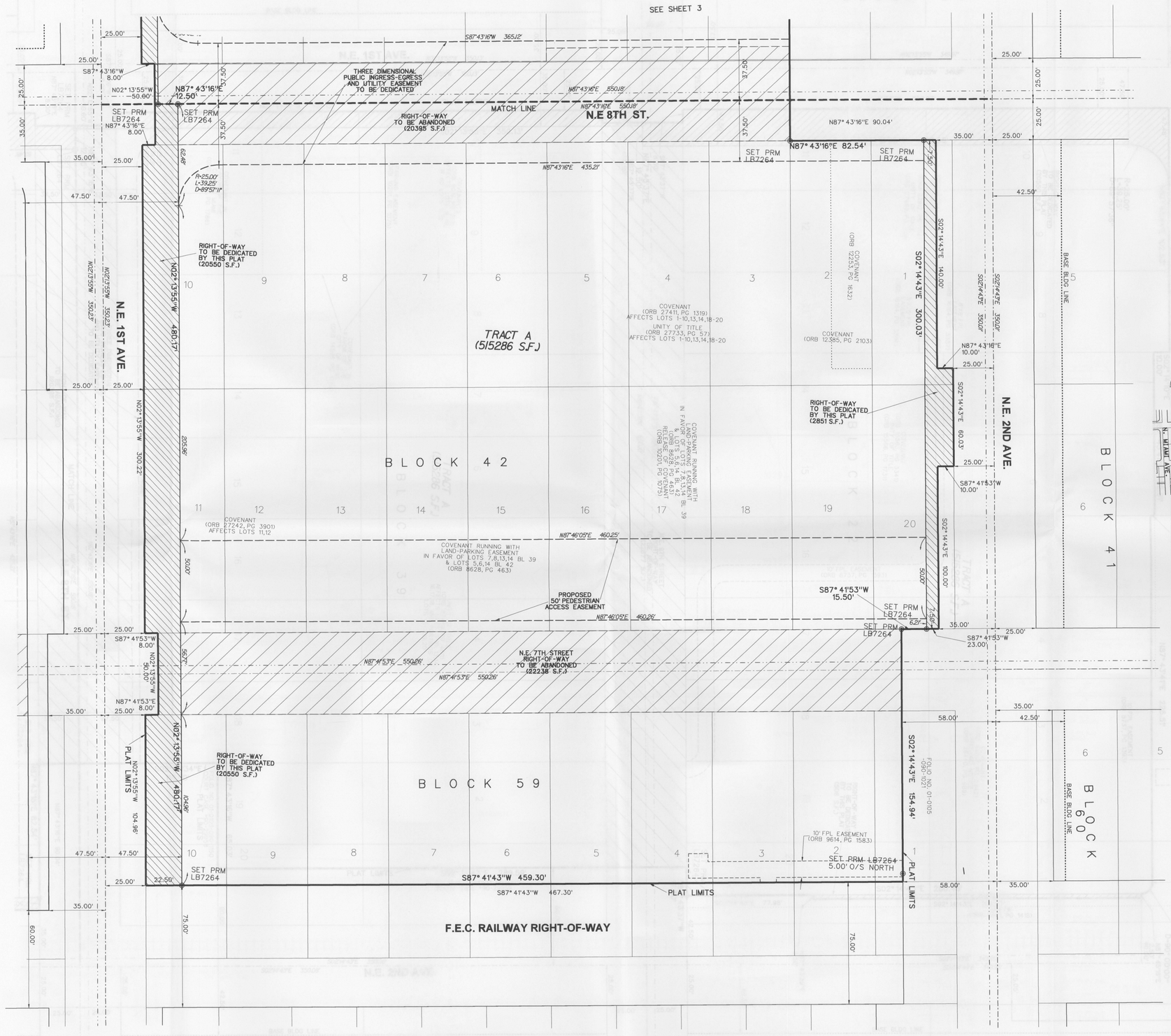
SEAL

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

MIAMI WORLDCENTER PLAT 1
TENTATIVE PLAT

A REPLAT OF PORTIONS OF LOTS 1-20, BLOCK 22, LOTS 1-20 BLOCK 39, LOTS 1-20 BLOCK 42, LOTS 1-10 BLOCK 59, NE 7TH STREET, NE 8TH STREET AND NE 9TH STREET, "CITY OF MIAMI" (P.B. 1, Page 185, M.D.C.R.)

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182
947 Clint Moore Road
Boca Raton, Florida 33487



JOB NO. 07139A
SCALE 1"=30'
FB/PG /1
DRAWN JSH
CHECKED JEK
SHEET 2 OF 5

SEAL

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

MIAMI WORLDCENTER PLAT 1
TENTATIVE PLAT

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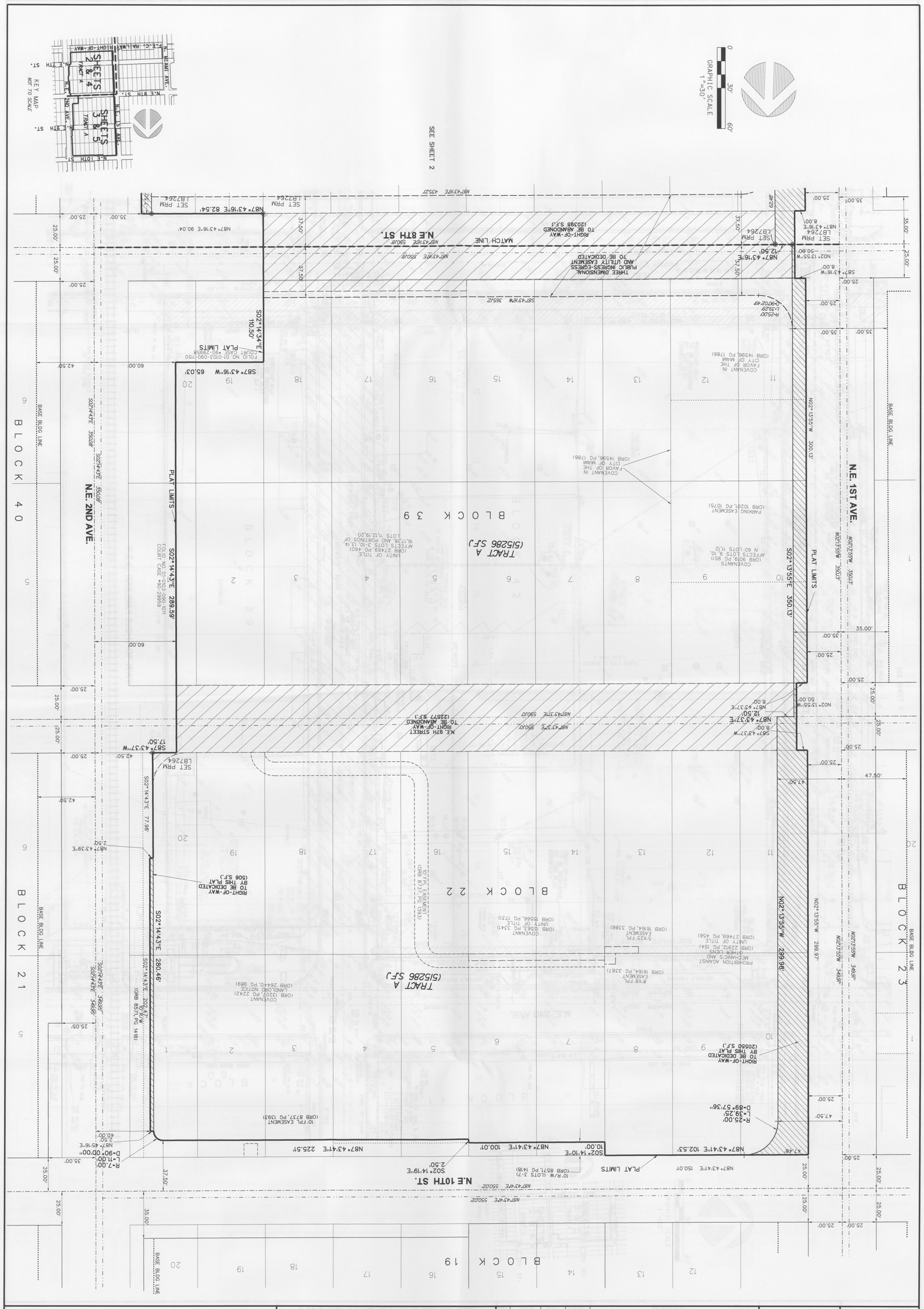

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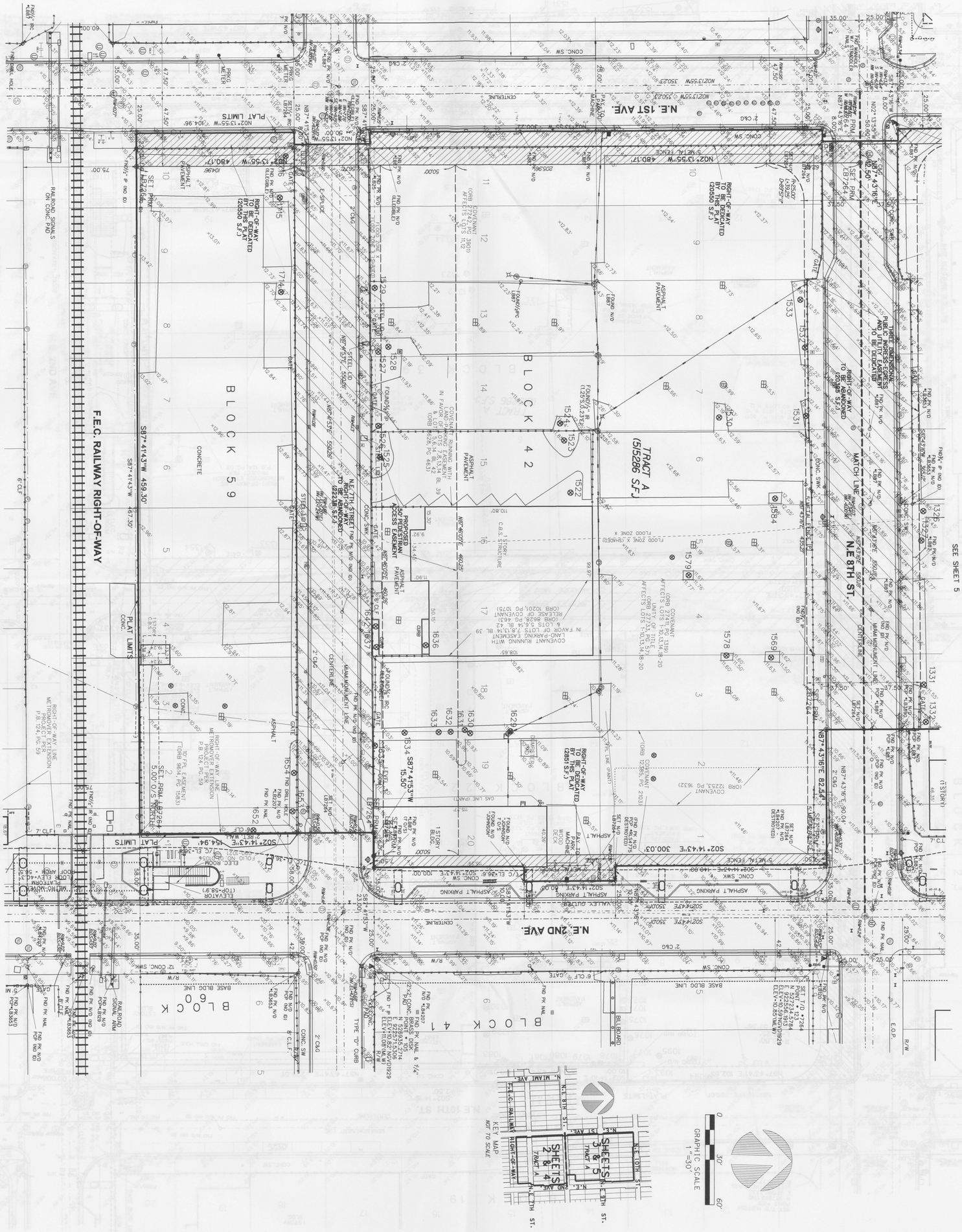
NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

SEAL

JOB NO. 07139A
SCALE 1"-30'
FB/PG /1
DRAWN JSH
CHECKED JEK
SHEET 3 OF 5



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NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
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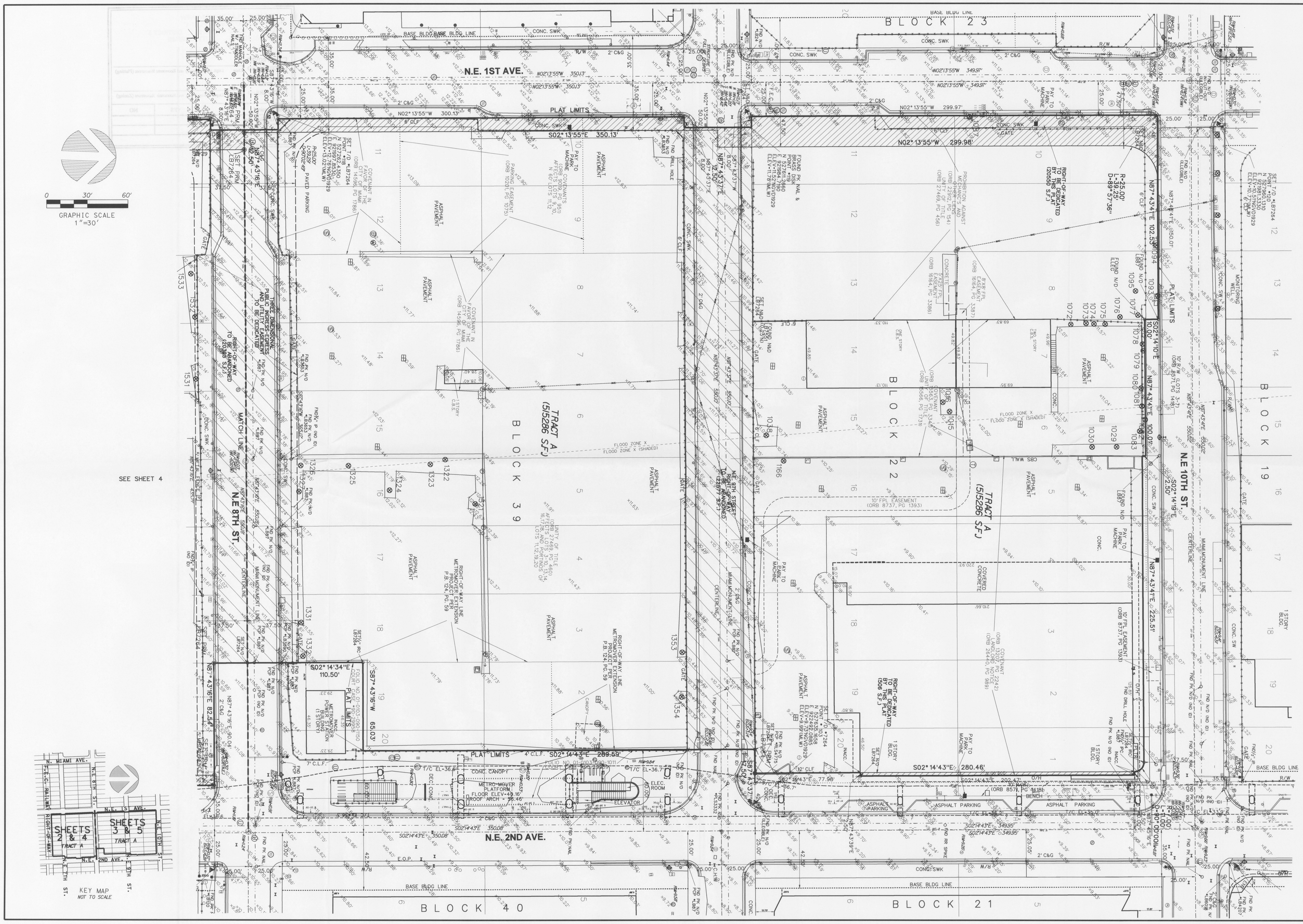
3					
4					
5					
6					

SEAL

JOB NO. 07139A
SCALE 1"=30'
FB/PG /1
DRAWN JSH
CHECKED JEK
SHEET 4 OF 5



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6					

SEAL

JOB NO.	07139A
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FB/PG	/1
DRAWN	JSH
CHECKED	JEK

SHEET 5 OF 5

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