

MEMORANDUM

Agenda Item No. 4(E)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 20, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance granting petition of
Downtown Doral Community
Development District, generally
bounded, as amended, on the
north by NW 54 Street, on the
east by NW 79 Avenue, on the
south by theoretical NW 48
Street, and on the west by
NW 87 Avenue; amending the
boundaries of the district to
expand its total acreage by
approximately 18.82 acres

The accompanying ordinance was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.


Geri Bonzon-Keenan
County Attorney

GBK/smm

MDC001

Memorandum



Date: October 20, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Ordinance Amending the Downtown Doral Community Development District

Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to amend a Community Development District (CDD) in the City of Doral (City). CDDs are a local unit of special-purpose government created according to Chapter 190 of the Florida Statutes.

Recommendation

It is recommended that the Board adopt the attached Ordinance amending the boundaries of the Downtown Doral Community Development District (District). This District lies wholly within the City of Doral Miami-Dade County and will be expanding by approximately 18.82 acres, increasing the total acreage of the District from approximately 90.3 acres to 109.12 acres pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes, subject to the acceptance of the Declaration of Restrictive Covenants running with the lands within the jurisdiction of the CDD.

Scope

The District is located within Commission District 12, which is represented by County Commissioner Juan Carlos Bermudez, and will provide funding for capital improvements, as well as multipurpose maintenance functions, within the District. In accordance with Rule 5.06(k) of the Board's Rules of Procedure, Commissioner Bermudez has been notified in writing that the department received a petition to create the District within the boundaries of Commission District 12.

Fiscal Impact/Funding Source

Amending the boundaries of the District will have no fiscal impact on the County's budget. CDD funding is derived from assessments levied against the properties within the CDD, which are secured by a lien against the properties and collected directly by the CDD or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the County. Adoption of this Ordinance will not affect the District assessments of the individual owners within the original District boundaries but will extend District assessments to individual owners in the expanded area.

Social Equity Statement

The proposed Ordinance grants a petition for the amendment of the District, pursuant to the procedures and factors set forth in section 190.046, Florida statutes.

If approved, pursuant to Chapter 190, Florida Statutes, the District will have the power to levy taxes and special assessments and charge, collect, and enforce fees and other user charges affecting property owners within the District, regardless of their demographics. The CDD is a timely, efficient, effective, responsive, and economic way to deliver and finance basic community development services.

Track Record/Monitor

This development has private roads that are to be maintained by a Homeowners' Association (HOA) or the District. A Multipurpose Maintenance Special Taxing Districts (Special Taxing Districts) will be created to maintain the development's infrastructure, such as private roadways, private area storm drainage, and landscaping, should the HOA or District be dissolved or fail to fulfill its maintenance obligations. The Special Taxing Districts will remain dormant until such time as the County determines to implement the Special Taxing Districts. Oversight of CDDs is the responsibility of the State.

Delegation of Authority

This Ordinance does not delegate any authority to the County Mayor or designee.

Background

Downtown Doral CDD ("Petitioner") has filed an application to amend the District in connection with said development. The District was created by the Board on July 1, 2008, pursuant to Ordinance No. 08-77. The District's original boundaries encompass approximately 90.3 acres with approximately \$38.253 million in infrastructure costs servicing approximately 2,840 residential units (2,430 condominium units, 410 townhome units, and 650,000 square feet of retail and office space). Upon adoption of the attached Ordinance, the District's boundaries will be increased by a net acreage of approximately 18.82 acres and 135 additional single family residential units encompassing a total of approximately 109.12 acres and 2,975 residential units. The infrastructure costs for the expansion will be approximately \$4.506 million. A detailed summary of CDD elements, as well as the cost and anticipated lack of fiscal impacts to government agencies, are presented in the attached application. In accordance with Chapter 190, Florida Statutes, the Petitioner has paid a filing fee of \$1,500.00 and \$9,000.00 for future advertising costs to the County.

A Declaration of Restrictive Covenants has been submitted consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005, and as amended by Resolution No. R-883-06, which was adopted on July 18, 2006, to add language regarding the option to pay capital assessments in full at the time of closing. The Declaration of Restrictive Covenants provides for: (1) notice in the public records of the projected taxes and assessments to be levied by the District; (2) individual prior notice to the initial purchaser of a residential lot or unit within the development; and (3) provisions for remedial options to initial purchasers whose contract for sale did not include timely notice of the existence and extent of CDD liens and special assessments.

This Board is authorized by the Florida Constitution and the County Home Rule Charter to establish governmental units, such as this CDD, within the County and to prescribe such government's jurisdiction and powers.

Attachment

A handwritten signature in black ink, appearing to read "Roy Coley", is written over a horizontal line.

Roy Coley
Deputy Mayor



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 20, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 4(E)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☒ 6 weeks required between first reading and public hearing
- ☒ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4(E)
10-20-26

ORDINANCE NO. _____

ORDINANCE GRANTING PETITION OF DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, GENERALLY BOUNDED, AS AMENDED, ON THE NORTH BY NW 54 STREET, ON THE EAST BY NW 79 AVENUE, ON THE SOUTH BY THEORETICAL NW 48 STREET, AND ON THE WEST BY NW 87 AVENUE; AMENDING THE BOUNDARIES OF THE DISTRICT TO EXPAND ITS TOTAL ACREAGE BY APPROXIMATELY 18.82 ACRES; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature created and amended chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Board of County Commissioners (“Board”) the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, article VIII, section 6(e) of the Florida Constitution provides the authority for Miami-Dade County, through its charter, to provide a method for establishing new governmental units in Miami-Dade County and provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, at its meeting on July 1, 2008, the Board adopted Ordinance No. 08-77 establishing the Downtown Doral Community Development District (“District” or “Petitioner”) and providing for specific boundaries of the District; and

WHEREAS, pursuant to section 190.046, Florida Statutes, the District may petition and the Board has the authority to expand the boundaries of a community development district within its jurisdiction; and

WHEREAS, the Board of Supervisors (Petitioner) of Downtown Doral CDD has submitted a petition to expand the District's boundaries by approximately 18.82 acres, resulting in a total increase in acreage of the District from 90.3 acres to 109.12 acres; and

WHEREAS, a public hearing has been conducted by the Board in accordance with the requirements and procedures of sections 190.005(2)(b) and 190.046(1), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and the Code of Miami-Dade County ("Code"); and

WHEREAS, the District, as expanded, will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board finds that the statements contained in the petition to expand the District's boundaries are true and correct; and

WHEREAS, the expansion of the District's boundaries is not inconsistent with any applicable element or portion of the state comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land within the District, as expanded, is sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community and the area of land being added does not impact such functionality; and

WHEREAS, the District, as expanded, is the best alternative available for delivering the community development services and facilities that will be provided by the District, and the area of land being added will not impact such delivery; and

WHEREAS, the community development facilities and services of the District, as expanded, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District, as expanded, is amenable to separate special district government; and

WHEREAS, having made the foregoing findings, after a public hearing, the Board wishes to exercise the powers bestowed upon it by section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by chapter 190, Florida Statutes,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The petition to expand the District to include the real properties described therein, which was filed by the petitioner on September 9, 2026, and which petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the petition is attached and incorporated herein as Exhibit 1 to the Ordinance.

Section 3. The external boundaries of the District, as expanded, are sufficiently contiguous and shall be as depicted in the certified metes and bounds legal description attached hereto and incorporated herein as Exhibit 2 to the Ordinance. Furthermore, the external boundaries shall be as depicted on the location map attached hereto and incorporated herein as Exhibit 3 to the Ordinance.

Section 4. Except to expand the boundaries of the District as provided herein, this Ordinance does not affect, expand, or modify Ordinance No. 08-77.

Section 5. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 6. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

Section 7. The provisions of this Ordinance shall become effective 10 days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Michael J. Mastrucci


MSM

Date: September 09, 2026

To: Basia Pruna, Deputy Clerk
Office of the Clerk of the Board
Attn: Shania Momplaisir

From:  Liset Romero-Lopez, J.D., Chief
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Downtown Doral Community Development District –
Amendment

The attached petition was submitted by the Board of Supervisors of the Downtown Doral CDD and has been finalized, reviewed, and deemed complete by the Miami-Dade County Parks, Recreation and Open Spaces Department pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Policy.

The filing date of record is September 09, 2026

Attachment

c: Michael Mastrucci
Assistant County Attorney

"EXHIBIT 1 to the Ordinance"

PETITION TO EXPAND DOWNTOWN DORAL
COMMUNITY DEVELOPMENT DISTRICT

Dated: September 9, 2026

**BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

**IN RE: PETITION PURSUANT TO
SECTION 190.046(1), FLORIDA STATUTES,
TO EXPAND THE BOUNDARIES OF
DOWNTOWN DORAL COMMUNITY
DEVELOPMENT DISTRICT**

**PETITION TO EXPAND BOUNDARIES OF DOWNTOWN DORAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Downtown Doral Community Development District, (the "District") an independent special district established pursuant to Chapter 190, Florida Statutes, and Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter by Ordinance No. 08-77 of Miami-Dade County, Florida (the "County"), adopted on July 1, 2008 (the "Ordinance") hereby submits this petition (the "Petition") to the **BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** (the "Commission") in accordance with Section 190.046(1) of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), to further expand the boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 90.3 +/- acres are currently within the external boundaries of the District.
2. That the Board desires to expand the boundaries of the District by adding approximately 18.82 +/- acres of real property as legally described in **Exhibit A**, attached hereto and made a part hereof. Following such expansion of the District's boundaries, all lands in the District will continue to be located wholly within the jurisdictional boundaries of Miami-Dade County, Florida, with the expansion land being located in the City of Doral, Florida.

3. That the acreage of the real property to be annexed into the District does not exceed 50% of the acres initially located within the current boundaries of the District, and all petitions of the District, including this Petition, submitted to the Commission subsequent to the initial petition seeking establishment of the District do not encompass more than a total of 2,500 acres.

4. That attached hereto as **Exhibit B** and made a part hereof is a description of the external boundaries of the District following the proposed expansion of such boundaries. No real property within the external boundaries of the District as proposed is to be excluded therefrom.

5. That attached hereto as **Exhibit C** is the proposed timetable for installation of District services and facilities which will be provided to the real property being annexed into the District and the estimated cost of installing such proposed services and facilities.

6. That attached hereto as **Exhibit D** is evidence of the written consent to the annexation of the subject property into the District by the fee title owners of one hundred percent (100%) of such real property (the "Landowners").

7. That attached hereto as **Exhibit E** is a designation of the future general distribution, location, and extent of public and private uses of land proposed for the area to be annexed into the District by the future land use plan element of the effective local government comprehensive plan.

8. That attached hereto as **Exhibit F** is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

9. That attached hereto as **Exhibit G** is a copy of the proposed Declaration of Restrictive Covenants applicable to the subject property, which has been executed by the Landowner and is being submitted in support of this Petition.

10. That attached hereto as **Exhibit H** is a copy of the Resolution of the Board of Supervisors of the District authorizing the filing of this Petition.

11. That attached hereto as **Composite Exhibit I** is the existing major trunk water mains, sewer interceptors and outfalls currently in existence to serve the area to be annexed into the District's boundaries.

12. That attached hereto as **Exhibit J** is a copy of Resolution adopted by the City of Doral, Florida, in support of the expansion of the District.

13. That following the proposed expansion of the District's boundaries: (i) the property within the District will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan; (ii) the property comprising the District will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community; (iii) the District will continue to present the best alternative available for delivering the community development facilities and services to the property that will be served by the District; (iv) the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and (v) the property comprising the District will be amenable to separate special-purpose government.

14. That all statements contained within this Petition are true and correct.

WHEREFORE, Petitioner, the Board of Supervisors of the Downtown Doral Community Development District, hereby respectfully requests the Commission to:

A. Direct its staff to notice, as soon as practicable, a local public non-emergency hearing pursuant to the requirements of Section 190.046(1)(b) of the Act to consider whether to grant this Petition and to amend the Ordinance establishing the District to reflect the new boundaries of the District.

B. Grant this Petition and enact an ordinance pursuant to applicable law amending the Ordinance establishing the District to reflect the new boundaries of the District.

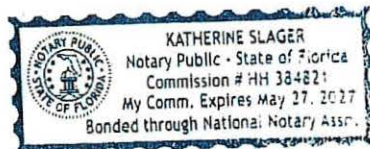
RESPECTFULLY SUBMITTED this 30 day of JANUARY, 2026.

**DOWNTOWN DORAL COMMUNITY
DEVELOPMENT DISTRICT**

By: MLM
Name: Michael Levak
Title: Chairperson/Vice-Chairperson

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30 day of January, 2026, by MICHAEL LEVAK, the Chairperson/Vice-Chairperson of the Board of Supervisors of the Downtown Doral Community Development District, who is personally known to me ☒ or produced _____ as identification.



Katherine Slager
Notary Public
Katherine Slager
Typed, printed or stamped name of Notary Public

EXHIBIT A

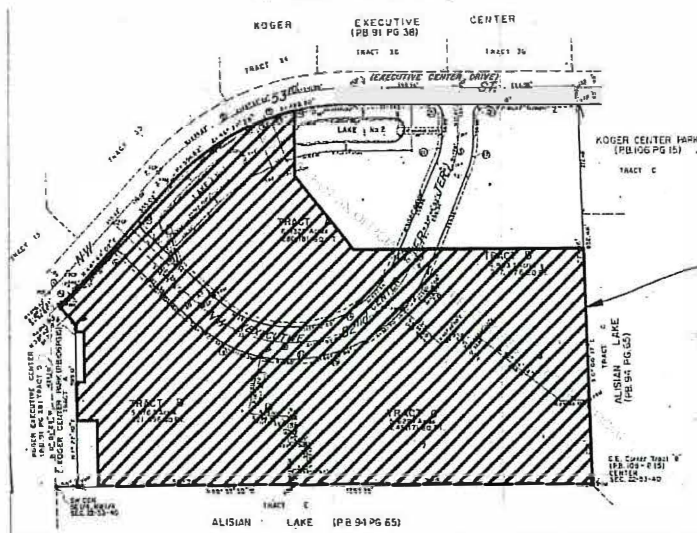
LEGAL DESCRIPTION OF AREA TO BE ADDED TO DISTRICT

"EXHIBIT A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF TRACTS A, B C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH 01°22'10" EAST 160.40 FEET; THENCE NORTH 88°37'50" WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 01°22'10" EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH 88°37'50" EAST 20.00 FEET; THENCE NORTH 01°22'10" EAST 123.00 FEET; THENCE NORTH 88°37'50" WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B"; THENCE NORTH 01°22'10" EAST 16.83 FEET; THENCE NORTH 39°42'19" WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF 05°33'39". A CHORD OF 65.64 FEET WHICH BEARS NORTH 47°30'52" EAST; THENCE NORTH 44°44'02" EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF 33°22'57", A CHORD OF 342.72 FEET WHICH BEARS NORTH 61°25'30" EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH 01°22'10" WEST 160.87 FEET; THENCE SOUTH 36°39'52" EAST 228.95 FEET; THENCE SOUTH 88°37'50" EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 819,875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH 88°37'50" WEST.

LOCATION SKETCH NOT TO SCALE



PROPERTY ADDRESS:
NORTHWEST 53rd STREET,
DORAL, FLORIDA 33166

NOT A SURVEY
DATE: 10/08/2025

Francisco F. Fajardo
F Fajardo



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 559-3002

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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

LA JOYA

SCALE: NOT TO SCALE

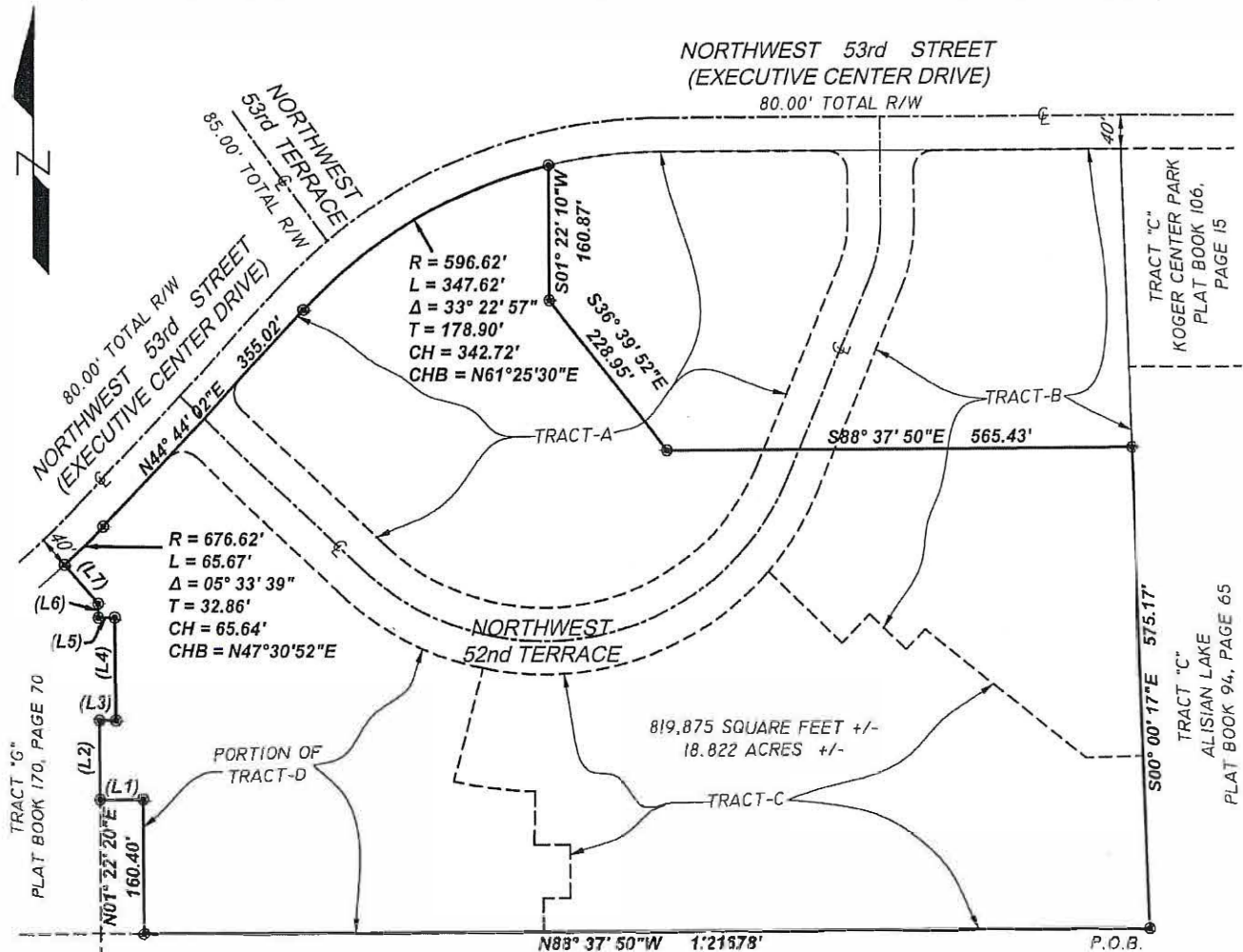
DRAWN BY: TT

PAGE: 1 OF 2

MDC016

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND:

CL = CENTERLINE
 LB = LICENSED BUSINESS
 O.R.B. = OFFICIAL RECORD BOOK
 P.O.B. = POINT OF BEGINNING
 P.S.M. = PROFESSIONAL
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 SURVEYOR AND MAPPER
 NO. = NUMBER
 R/W = RIGHT-OF-WAY
 BBL = BASE BUILDING LINE
 R = RADIUS
 L = ARC LENGTH
 D = CENTRAL ANGLE
 T = TANGENT
 CH = CHORD DISTANCE
 CHB = CHORD BEARING

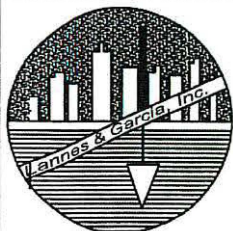
(L1)
 N88° 37' 50"W 51.00'
 (L2)
 N01° 22' 10"E 94.77'
 (L3)
 S88° 37' 50"E 20.00'
 (L4)
 N01° 22' 10"E 123.00'

(L5)
 N88° 37' 50"W 20.00'
 (L6)
 N01° 22' 10"E 16.83'
 (L7)
 N39° 42' 19"W 61.75'

NOT A SURVEY
 DATE: 10/08/2025

PROPERTY ADDRESS:
 NORTHWEST 53rd STREET,
 DORAL, FLORIDA 33166

Francisco F. Fajardo
 F Fajardo



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 559-3002

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Francisco F. Fajardo
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767.

EXHIBIT B

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

EXHIBIT "B"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

ALL OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING PARCELS;

THE PLATTED LANDS, INCLUDING TRACTS AND ROADWAYS WITHIN THE LIMITS OF "THE KOGER CENTER", AS RECORDED IN PLAT BOOK 132 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

THE 40 FOOT PLATTED RIGHT-OF-WAY FOR N.W. 87TH AVENUE, THE 35 FOOT PLATTED RIGHT-OF-WAY FOR N.W. 54TH STREET,

THAT PORTION OF THE PLATTED RIGHT-OF-WAY LYING NORTHWESTERLY OF THE 25 FOOT RADIUS ARC AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 54TH STREET AND EAST OF THE EAST RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE,

THE 35 FOOT PLATTED RIGHT-OF-WAY FOR N.W. 79TH AVENUE,

AND THAT PORTION OF THE PLATTED RIGHT-OF-WAY LYING NORTHEASTERLY OF THE 25 FOOT RADIUS ARC AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 54TH STREET AND WEST OF THE RIGHT-OF-WAY LINE OF N.W. 79TH AVENUE,

ALL AS SHOWN ON THE PLAT OF "KOGER EXECUTIVE CENTER" AS RECORDED IN PLAT BOOK 91 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE FOREGOING INCLUDES PLATTED TRACTS OF LAND AND ADJACENT PLATTED RIGHT-OF-WAY NOT EXCLUDED HEREIN, ALL AS SHOWN ON THE SAID PLAT OF "KOGER EXECUTIVE CENTER" AND THE PLAT OF "KOGER CENTER PARK" AS RECORDED IN PLAT BOOK 106 AT PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

TOGETHER WITH

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

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH 01°22'10" EAST 160.40 FEET; THENCE NORTH 88°37'50" WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 01°22'10" EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH 88°37'50" EAST 20.00 FEET; THENCE NORTH 01°22'10" EAST 123.00 FEET; THENCE NORTH 88°37'50" WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B"; THENCE NORTH 01°22'10" EAST 16.83 FEET; THENCE NORTH 39°42'19" WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF 05°33'39". A CHORD OF 65.64 FEET WHICH BEARS NORTH 47°30'52" EAST; THENCE NORTH 44°44'02" EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF 33°22'57", A CHORD OF 342.72 FEET WHICH BEARS NORTH 61°25'30" EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH 01°22'10" WEST 160.87 FEET; THENCE SOUTH 36°39'52" EAST 228.95 FEET; THENCE SOUTH 88°37'50" EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 819,875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH 88°37'50" WEST.

PROPERTY ADDRESS:

DORAL, FLORIDA 33166

NOT A SURVEY

DATE: 10/15/2025

Francisco F
Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
dnQualifier=A01410D00000198F626D0
AE000210E2, cn=Francisco F Fajardo
Date: 2025.10.17 09:01:11 -0400



PROFESSIONAL SURVEYING AND MAPPING LANNES & GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767

4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155

PH (305) 666-7909

FAX (305) 559-3002

SPECIFIC PURPOSE SURVEY

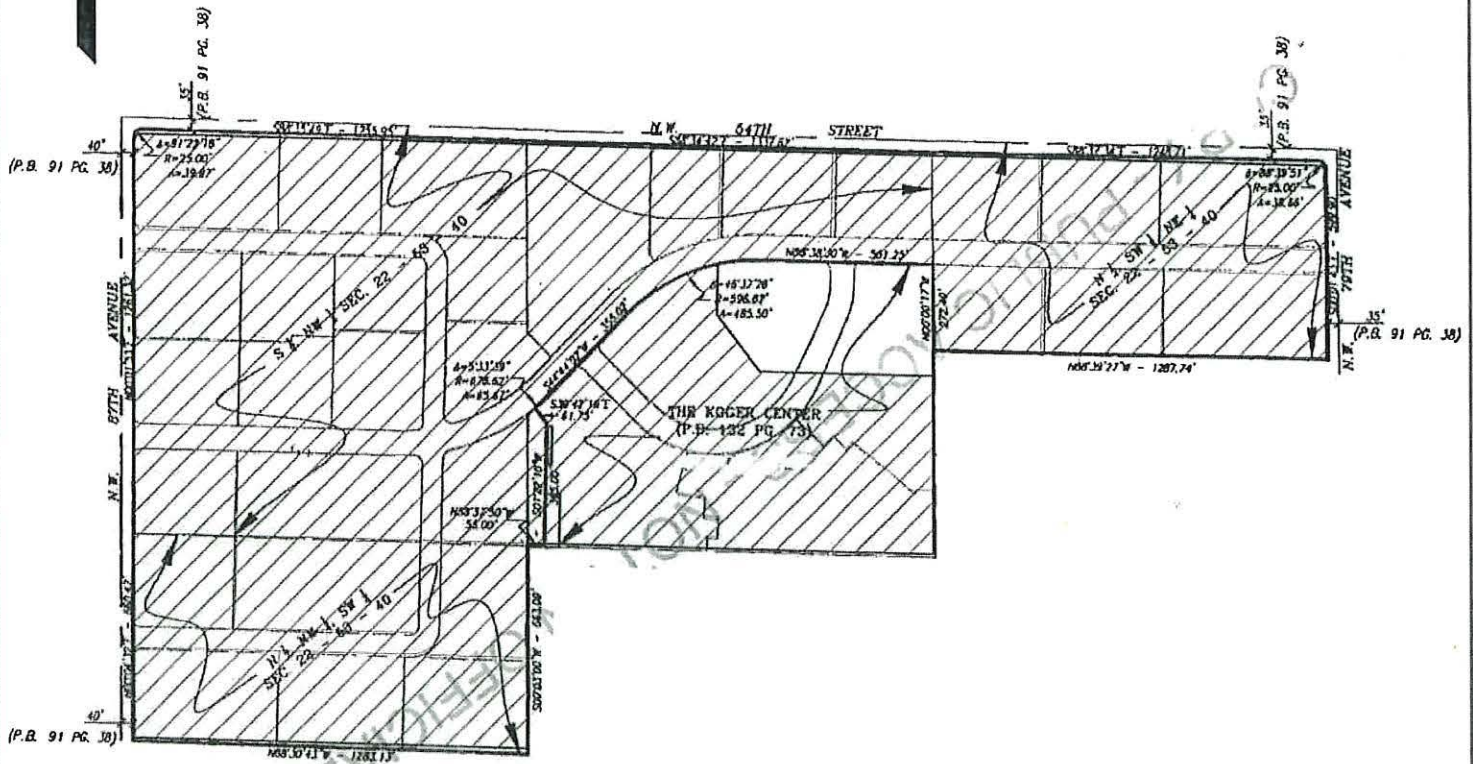
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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

DRAWN BY: TT

PAGE: 1 OF 2

MDC019



NOT A SURVEY
DATE: 10/17/2025

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.



FAX (305) 559-3002

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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

PAGE: 2 OF 2

EXHIBIT C

**CONSTRUCTION TIMETABLE AND COST ESTIMATE
FOR AREA TO BE INCLUDED WITHIN DISTRICT BOUNDARIES**

	<u>COST ESTIMATE</u>	<u>START CONSTRUCTION</u>	<u>COMPLETE CONSTRUCTION</u>
Water Distribution System	\$ 1,122,409	Q2 2026	Q2 2028
Sanitary Sewer System	\$ 1,049,996	Q2 2026	Q2 2028
Roadway Improvements	\$ 975,620	Q2 2026	Q2 2028
Stormwater Management System	\$ 1,357,760	Q2 2026	Q2 2028
<u>Total:</u>	<u>\$ 4,505,785</u>		

EXHIBIT D

**EVIDENCE OF WRITTEN CONSENT OF OWNERS
TO INCLUSION OF PROPERTY WITHIN THE EXTERNAL BOUNDARIES OF
DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT**

AFFIDAVIT

On this 2nd day of December, 2025, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Antwanet Alvarez, who, after being duly sworn, deposes and says:

1. Affiant is the Authorized Representative of CODINA MANAGER, LLC, a Florida limited liability company, which is the Manager of DORAL 8300 OFFICE, LLC, a Delaware limited liability company (the "Owner").

2. Owner is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that Affiant has full authority to execute all documents and instruments on behalf of the Owner, including the Petition to Expand the Boundaries of Downtown Doral Community Development District before the County Commission of Miami-Dade County, Florida.

4. Affiant, on behalf of the Owner as the fee simple owner of the Property hereby gives full consent to the expansion of the external boundaries of the Downtown Doral Community Development District to include the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of December, 2025.

DORAL 8300 OFFICE, LLC, a Florida limited liability company

By: CODINA MANAGER, LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Antwanet Alvarez
Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of December, 2025, by Antwanet Alvarez, as Authorized Representative of CODINA MANAGER, LLC, a Florida limited liability company, as the Manager of DORAL 8300 OFFICE, LLC, a Delaware limited liability company. He/She is personally known to me ☐ or produced _____ as identification.



[Signature]
Notary Public
Maria Espino
Typed, printed or stamped name of Notary Public

Exhibit "A"

Description of Property

DORAL 8300 OFFICE LLC

LEGAL DESCRIPTION

Tract A of THE KOGER CENTER, according to the Plat thereof as recorded in Plat Book 132, Page 73, of the Public Records of Miami-Dade County, Florida.

AFFIDAVIT

On this 6th day of February, 2026, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Antuanet Alvarez, who, after being duly sworn, deposes and says:

1. Affiant is the Authorized Representative of CODINA MANAGER, LLC, a Florida limited liability company, which is the Manager of DORAL 8350 OFFICE, LLC, a Delaware limited liability company (the “Owner”).

2. Owner is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that Affiant has full authority to execute all documents and instruments on behalf of the Owner, including the Petition to Expand the Boundaries of Downtown Doral Community Development District before the County Commission of Miami-Dade County, Florida.

4. Affiant, on behalf of the Owner as the fee simple owner of the Property hereby gives full consent to the expansion of the external boundaries of the Downtown Doral Community Development District to include the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of February, 2026.2026.

DORAL 8350 OFFICE, LLC, a Florida limited liability company

By: CODINA MANAGER, LLC, a Delaware limited liability company, its Manager

By:

Name: Antuanet Alvarez

Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of February, 2026, by Antwan Alvarez, as Authorized Rep of CODINA MANAGER, LLC, a Florida limited liability company, as the Manager of DORAL 8350 OFFICE, LLC, a Delaware limited liability company. He/She is personally known to me ☒ or produced as identification.



Notary Public

Typed, printed or stamped name of Notary Public

Exhibit "A"

Description of Property

DORAL 8350 OFFICE LLC

LEGAL DESCRIPTION

Parcel 1:

Tract D of THE KOGER CENTER, according to the Plat thereof as recorded in Plat Book 132, Page 73, of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT those portions of Tract D of THE KOGER CENTER, according to the Plat thereof as recorded in Plat Book 132, Page 73, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Tract D; thence North 00°22'39" West as a basis of bearings along the West line of said Tract D as shown on said plat for 160.40 feet; thence North 89°37'21" East for 51.00 feet; thence South 00°22'39" East for 160.40 feet to the South line of said Tract D; thence South 89°37'21" West along said South line of Tract D for 51.00 feet to the Point of Beginning.

AND

Begin at a point on the Westerly line of said Tract D, said point being 255.17 feet North of the Southwest corner of said Tract D; thence continue North 00°22'39" West along said West line for 123.00 feet; thence North 89°37'21" East for 20.00 feet; thence South 00°22'39" East for 123.00 feet; thence South 89°37'21" West for 20.00 feet to the Point of Beginning.

Parcel 2:

Those perpetual, non-exclusive ingress and egress and parking easements pursuant to that certain Reciprocal Easement and Property Owners Agreement by and between Doral N1 Phase LLC, a Delaware limited liability company; Doral P1 Phase LLC, a Delaware limited liability company; and Doral Q1 Phase LLC, a Delaware limited liability company; recorded May 17, 2010 in Official Records Book 27287, Page 665; as affected by Partial Termination recorded July 31, 2017 in Official Records Book 30634, Page 1429, of the Public Records of Miami-Dade County, Florida, for the purposes therein expressed, over and across the lands described therein, and subject to the terms and conditions thereof.

AFFIDAVIT

On this 6th day of February, 2026, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Antuanet Alvarez, who, after being duly sworn, deposes and says:

1. Affiant is the Authorized Representative of CODINA MANAGER, LLC, a Florida limited liability company, which is the Manager of DORAL 8200 OFFICE, LLC, a Delaware limited liability company (the “Owner”).

2. Owner is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that Affiant has full authority to execute all documents and instruments on behalf of the Owner, including the Petition to Expand the Boundaries of Downtown Doral Community Development District before the County Commission of Miami-Dade County, Florida.

4. Affiant, on behalf of the Owner as the fee simple owner of the Property hereby gives full consent to the expansion of the external boundaries of the Downtown Doral Community Development District to include the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of February, 2026.

DORAL 8200 OFFICE, LLC, a Florida limited liability company

By: CODINA MANAGER, LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Antuanet Alvarez
Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 9th day of February, 2026, by Antuanet Alvarez, as Authorized Rep of CODINA MANAGER, LLC, a Florida limited liability company, as the Manager of DORAL 8200 OFFICE, LLC, a Delaware limited liability company. He/She is personally known to me ☒ or produced as identification.



Notary Public

Typed, printed or stamped name of Notary Public

Exhibit "A"

Description of Property

DORAL 8200 OFFICE LLC

LEGAL DESCRIPTION

PARCEL 1:

Tract B of THE KOGER CENTER, according to the Plat thereof as recorded in Plat Book 132, Page 73, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

Those perpetual, non-exclusive ingress and egress and parking easements pursuant to that certain Reciprocal Easement and Property Owners Agreement by and between Doral N1 Phase LLC, a Delaware limited liability company; Doral P1 Phase LLC, a Delaware limited liability company; and Doral Q1 Phase LLC, a Delaware limited liability company; recorded May 17, 2010 in Official Records Book 27287, Page 665; as affected by Partial Termination recorded July 31, 2017 in Official Records Book 30634, Page 7429, of the Public Records of Miami-Dade County, Florida, for the purposes therein expressed, over and across the lands described therein, and subject to the terms and conditions thereof.

On this 6th day of February, 2026, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Antuanet Alvarez, who, after being duly sworn, deposes and says:

2. Owner is the fee title owner of the following described property, to wit:

By: [Signature]
Name: Antuanet Alvarez
Title: Authorized Representative

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of February, 2026, by Antuanet Alvarez, as Authorized Rep of CODINA MANAGER, LLC, a Florida limited liability company, as the Manager of DORAL 8240 OFFICE, LLC, a Delaware limited liability company. He/She is personally known to me ☒ or produced as identification.



Notary Public Maria Espino
Typed, printed or stamped name of Notary Public

Exhibit "A"

Description of Property

DORAL 8240 OFFICE LLC

LEGAL DESCRIPTION

Parcel 1:

Tract C of THE KOGER CENTER, according to the Plat thereof as recorded in Plat Book 132, Page 73, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Those perpetual, non-exclusive ingress and egress and parking easements pursuant to that certain Reciprocal Easement and Property Owners Agreement by and between Doral N1 Phase LLC, a Delaware limited liability company; Doral P1 Phase LLC, a Delaware limited liability company; and Doral Q1 Phase LLC, a Delaware limited liability company; recorded May 17, 2010 in Official Records Book 27287, Page 665; as affected by Partial Termination recorded July 31, 2017 in Official Records Book 30634, Page 1429, of the Public Records of Miami-Dade County, Florida, for the purposes therein expressed, over and across the lands described therein, and subject to the terms and conditions thereof.

EXHIBIT E

**DESIGNATION OF THE FUTURE GENERAL DISTRIBUTION, LOCATION AND
EXTENT OF PUBLIC AND PRIVATE USES OF LAND PROPOSED FOR
THE AREA TO BE INCLUDED WITHIN THE DISTRICT**

City of Doral Open Data Hub

Future Land Use Map

Visit Planning & Zoning's Page

Layers

- ☒ City Limits
- ☒ Land Use
- ☒ Parcels
- ☒ Streets

Find address or place

1 of 2

Land Use: Downtown Mixed Use

FLU Downtown Mixed Use

Zoom to

EXHIBIT F

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to expand the boundaries of Downtown Doral Community Development District (the "District"). The District is a unit of special-purpose local government established pursuant to Chapter 190, Florida Statutes, and the Miami-Dade County Home Rule Charter by Ordinance No. 08-77 of Miami-Dade County, Florida (the "County"), adopted on July 1, 2008 (the "Ordinance"). The District is currently comprised of approximately 90.3 +/- acres, a residential community, located in City of Doral, Miami-Dade County, Florida. The District desires to expand the boundaries by adding approximately 18.82 +/- acres. The proposed expansion area is generally located south of NW 53rd Street, north of NW 51st Terrace, west of NW 82nd Avenue and east of NW 84th Avenue, City of Doral, Miami-Dade County, Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the Downtown Doral Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Downtown Doral Community Development District. Following the expansion, the Downtown Doral Community Development District will encompass approximately 109.12 +/- gross acres.

The development plan for the proposed expansion within the District includes the construction of approximately 135 single family residential units. A Community Development District ("CDD") is an independent unit of special-purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general-purpose government unit, e.g., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by

general-purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the District. The scope of this SERC is limited to evaluating the consequences of approving the proposal to expand the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined in Section 120.52, Florida Statutes. (Miami-Dade County is not defined as a small county for purposes of this

¹ For the purposes of this SERC, the term "agency" means the County and the term "rule" means the ordinance(s) which the County will enact in connection with the expansion of the District.

requirement).

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a) [of Section 120.541, Florida Statutes] and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 (a) An economic analysis showing whether the rule directly or indirectly is likely to (1) have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within the five years after the implementation of the rule; (2) having an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or (3) increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

It is unlikely the expansion of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 below.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the District is a residential community and the expansion is designed for up to 135 single family residential units. Expansion of the District would put all these areas under the jurisdiction of the District. Prior to platting, and sale of any units, all the land owned by the principal developer of the lands within the District and any other landowner will also be under the jurisdiction of the District.

4.0 A good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs for various State governmental entities to implement and enforce the proposed expansion of the District. The District expanded will encompass under 2,500 acres, therefore the County is the establishing entity under Section 190.005(1) Florida Statutes, and the Miami-Dade County Home Rule Charter. The modest costs to various State entities to

implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential.

City of Doral and Miami-Dade County

The land within the proposed expansion area of the District is within City of Doral, Miami-Dade County and consists of approximately 18.82 +/- gross acres. This Petition to expand the District boundaries will require the City to review the request by the Petitioner and support the expansion of the District boundaries by Resolution at a City Council meeting. In addition, the County and its staff will analyze the Petition, conduct a public hearing and take final action with respect to the expansion of the District. These activities will absorb some resources.

The costs of these activities are modest for a number of reasons. First, review of the Petition does not include analysis of the project itself. Second, the Petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the Petition. Fifth, potential costs are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the Petition.

The annual costs to the County because of the expansion of the District are also minimal. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports, (e.g., the District's proposed budget) that the District is required to provide to the County.

4.2 Impact on State or Local Revenues

Adoption of the proposed rule to expand the District will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District as expanded to construct its infrastructure, or for any other reason, are not debts of the State or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule.

Table 1 provides an outline of the various facilities and services the District may provide to the proposed expansion area. The District will fund, own and operate the stormwater management

system and the roadway improvements. The District will also fund the water distribution system, and sanitary sewer system, which the County or City will own, operate and maintain these improvements.

Table 1. Downtown Doral Community Development District Proposed Facilities and Services

FACILITY	FUNDED BY	OWNERSHIP	O&M
Water Distribution System	CDD	MDC/CITY	MDC/CITY
Sanitary Sewer System	CDD	MDC/CITY	MDC/CITY
Roadway Improvements	CDD	CDD	CDD
Stormwater Management System	CDD	CDD	CDD

Key: O&M=Operations and Maintenance, CDD=Community Development District; MDC=Miami-Dade County; City of Doral=City

The petitioner has estimated the design and development costs for providing the capital facilities to the expansion area. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately **\$4,505,785**. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Furthermore, the decision made by new property owners to reside in the District is completely voluntary. Thus, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, City or County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits:

First, those property owners and businesses in the District will receive a higher level of public

services and amenities sooner than would otherwise be the case.

Second, a district is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Expansion of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a district is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident-elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

Table 2. Cost Estimate for District Facilities

Category	Cost
Water Distribution System	\$ 1,122,409
Sanitary Sewer System	\$ 1,049,966
Roadway Improvements	\$ 975,620
Stormwater Management System	\$ 1,357,760
Total Projected Costs of Improvements	<u>\$ 4,505,785</u>

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the amendment of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

The development is located in Miami-Dade County. As of the Census date, the 2020 Census, the County has a population in excess of 75,000 people. Therefore, the District and the expansion area is not located in a county defined as a "small county", according to Section 120.52, F.S.

Additionally, the expansion area is located in the City of Doral, which the City has a population in excess of 10,000 people. Therefore, the expansion area is not located in a city defined as a "small city", according to Section 120.52, Fla. Stat.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the engineer for the principal developer and other professionals associated with the principal developer.

8.0 In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There has been no good faith written proposals submitted to the agency as described in Section 120.541(1) (a), Florida Statutes.

EXHIBIT G

DECLARATION OF RESTRICTIVE COVENANTS

This instrument was prepared by:	
Name:	Ginger E. Wald
Address:	Billing, Cochran, Lyles, Mauro & Ramsey, P.A. 515 East Las Olas Boulevard, Sixth Floor Fort Lauderdale, Florida 33301
(Space Reserved for Clerk)	

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned Owners hold the fee simple title to the land described in the attached Exhibit A (the "Property"), located in Miami-Dade County, Florida (the "County"); and

WHEREAS, a Petition to create the Downtown Doral Community Development District (the "District") was approved and adopted by the Board of Miami-Dade County Commissioners (the "Board"), pursuant to Ordinance No. 08-77 on July 1, 2008, (the "Ordinance"), and a Petition to expand the boundaries of the District was filed on _____, 2026, and approved pursuant to Ordinance No. _____ on _____, by the Board; and

WHEREAS, a Declaration of Restrictive Covenants was previously recorded on August 18, 2008 at O.R. Book 26524, Page 1700 and re-recorded on May 14, 2010 at O.R. Book 27285, Page 618, and re-recorded on June 18, 2013 at O.R. Book 28682, Page 4656 of the Public Records of Miami-Dade County, Florida, and thereafter a new Declaration of Restrictive Covenants was recorded on August 20, 2014, at O.R. Book 29277, Page 1896 of the Public Records of Miami-Dade County, Florida replacing the prior recorded documents, relating to certain real property located within the boundaries of the District, in accordance with the

requirements of Chapter 190, Florida Statutes, and Section 1.01(A)(21) of the County Home Rule Charter ("Original Declaration"); and

WHEREAS, among those covenants set forth in the Original Declaration are provisions for the timely, accurate, and enforceable disclosure, to all prospective initial purchasers who have entered or will enter into contracts for improved residential units within the Property (each a "Prospective Initial Purchaser"), of the obligation to pay to the District: (1) the pro-rata share for each Dwelling Unit (defined below) of the cost of the acquisition, construction, reconstruction, and equipping of certain public infrastructure which benefit the Property either as a one-time assessment at the time of closing or as an annual assessment based on the debt service on bonds to be issued by the District to finance such capital costs until such bonds are retired (collectively, "Capital Assessments"), and (2) the costs associated with (i) operations of the District including administration ("Operations Assessments") and (ii) maintenance of public infrastructure by the District ("Infrastructure Maintenance Assessments"); Operations and Infrastructure Maintenance Assessments are hereinafter collectively referred to as ("Administrative Assessments"); and

WHEREAS, other covenants made by Owners include provisions for the long-term maintenance of infrastructure serving the Property including, but not limited to, roadways, drainage, and landscaping; and

WHEREAS, such covenants of Owners are made in order to assure the Board that the representations made by Owner in support of the Petition will be abided by; and

WHEREAS, Owners wish to provide this new Declaration of Restrictive Covenants (the "Declaration") with respect to the Property.

NOW, THEREFORE, Owners freely, voluntarily, and without duress, and on behalf of its heirs, successors, and assigns, makes the following Declaration of Restrictive Covenants covering and running with the Property (this "Declaration"):

1. COVENANTS.

1.1 Public Records Notice of Existence of District. This Declaration shall serve as notice in the Public Records of the County that unless the District is terminated in accordance with the requirements of Chapter 190, Florida Statutes, and such termination is reflected in the Public Records of the County, the Property and all lands, parcels, lots, and units located within the District's amended boundaries are subject to the Capital Assessments and Administrative Assessments levied and imposed by the District, subject only to the exceptions or exemptions from such assessments expressly provided by Florida law.

1.2 CDD and Purchase Contract Notices

1.2.1 Owner shall be required to provide to each Prospective Initial Purchaser of an improved individual residential lot or unit within the Property (individually, a "Dwelling Unit") written notice of the estimated annual Capital Assessments and Administrative Assessments (the "CDD Notice") to be imposed on such individual Dwelling Unit substantially in the form attached hereto as Exhibit B prior to, or contemporaneously with, the execution of a purchase and sale contract ("Purchase Contract") for such Dwelling Unit. For the purposes of this Declaration, the term "Owner" means each seller of Dwelling Units within the Property. Notwithstanding the foregoing, if a Prospective Initial Purchaser executed a Purchase Contract before the effective date (10 days after enactment) of the Ordinance (the "Effective Date of the Ordinance") but was not given a contemporaneous CDD Notice, Owner may still give the CDD Notice to such Prospective Initial Purchaser; provided, however, such CDD notice must be given

together with the following written notice and must be sent to such Prospective Initial Purchaser by certified mail, professional overnight delivery or hand delivery, with return receipt, not later than the first business day following the Effective Date of the Ordinance:

THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS NOTICE AND THE ATTACHED CDD NOTICE ARE BEING GIVEN TO YOU PURSUANT TO SUCH DECLARATION. PLEASE NOTE THAT THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$75,000.00 FOR A SINGLE-FAMILY UNIT. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$40,740.74, IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$2,500.00 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THE ATTACHED NOTICE FULLY DESCRIBES YOUR OBLIGATIONS. YOU MAY ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS NOTICE. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE THAT YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT, AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES ARE AVAILABLE TO PURCHASER WHETHER OR NOT YOU ELECT TO RESCIND EXCEPT IN THE EVENT OF AN OWNER DEFAULT WITH RESPECT TO THE CDD NOTICE AND THEN ONLY IN ACCORDANCE WITH THE DECLARATION.

Owner shall promptly refund any amounts due under the foregoing notice if a Prospective Initial Purchaser properly rescinds a Purchase Contract during the time provided. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to the foregoing notice.

1.2.2. Owner shall also provide substantially the following disclosure ("Purchase Contract Notice") on the first page of each Purchase Contract executed after the

Effective Date of the Ordinance for a Dwelling Unit within the Property, immediately after disclosure of the purchase price for the Dwelling Unit:

THIS DWELLING UNIT IS WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$75,000.00 FOR A SINGLE-FAMILY UNIT. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$40,740.74, IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$2,500.00 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. PROSPECTIVE INITIAL PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, PROSPECTIVE INITIAL PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. PROSPECTIVE INITIAL PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

PURCHASER'S INITIALS: _____

Owner shall cause each Prospective Initial Purchaser to initial the Purchaser Contract Notice where indicated.

1.3 Relief to Prospective Initial Purchaser for Owner Default.

1.3.1. Owner shall provide relief, in the manner provided by this Section 1.3 to any Prospective Initial Purchaser who has not yet closed on a Dwelling Unit if any one of the following events shall occur (an "Owner Default"):

1.3.1.1. Owner fails to provide a timely CDD Notice or Purchase Contract Notice as required; and/or

1.3.1.2. Owner provides a timely CDD Notice; however, such CDD Notice underestimates the aggregate or monthly actual Administrative Assessments for the District's first three (3) fiscal years by more than five percent (5%); and/or

1.3.1.3. Owner provides a timely CDD Notice and/or Purchase Contract Notice; however, such CDD Notice and/or Purchase Contract Notice underestimates the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or monthly actual Annual Capital Assessments by more than five percent (5%).

1.3.2. In the event of any Owner Default that is not cured by a timely Late Notice (as hereinafter defined), a Prospective Initial Purchaser may, in writing (a "Termination Notice"), elect to rescind the Purchase Contract at any time prior to closing. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to this provision.

1.3.3. Prior to the receipt of a Termination Notice from a Prospective Initial Purchaser affected by an Owner Default, Owner shall have an opportunity to cure any Owner Default by providing a written notice (a "Late Notice") to such affected Prospective Initial Purchaser (i) prior to closing and (ii) within the later of ninety (90) days from (x) the date of execution of the Purchase Contract or (y) the Effective Date of the Ordinance (the "Cure

Period”). If the Owner Default set forth in Section 1.3.1.3 is due solely to a fluctuation of interest rates on the bonds once the pricing of the bonds is completed, Owner shall have the opportunity to cure such Owner Default by providing a written notice setting forth the new annual Capital Assessments to such affected Prospective Initial Purchaser (the “Extended Late Notice”) no later than the earlier of (i) the closing date of the Dwelling Unit or (ii) ninety (90) days from the pricing of the bonds (the “Extended Cure Period”). An Owner Default cannot be cured as to an affected Prospective Initial Purchaser after the expiration of the applicable Cure Period or applicable Extended Cure Period. If Owner provides (i) a Late Notice to a Prospective Initial Purchaser during the applicable Cure Period or (ii) an Extended Late Notice during the applicable Extended Cure Period, then such Prospective Initial Purchaser may still elect to rescind the Purchase Contract at anytime for a period of thirty (30) days following receipt of Late Notice or Extended Late Notice. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who receives an accurate Late Notice or Extended Late Notice during the Cure Period or Extended Cure Period, as applicable, regardless of whether the Prospective Initial Purchaser elects to rescind the Purchase Contract.

1.3.4. Every Late Notice or Extended Late Notice sent by Owner to a Prospective Initial Purchaser must include the following in bold type in a font at least as large as the largest font in such Late Notice or Extended Late Notice (*with correct type of notice indicated*):

THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS IS A [LATE NOTICE or EXTENDED LATE NOTICE] UNDER SUCH DECLARATION. IF OWNER PROVIDES YOU WITH THIS [LATE NOTICE or EXTENDED LATE NOTICE] DURING THE APPLICABLE CURE PERIOD, THEN YOU AS A PROSPECTIVE INITIAL PURCHASER MAY STILL ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS [LATE NOTICE or EXTENDED LATE NOTICE]. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES PROVIDED IN SECTION 1.4 OF THE DECLARATION SHALL BE AVAILABLE TO YOU AS A PROSPECTIVE INITIAL PURCHASER IF YOU RECEIVE THIS [LATE NOTICE or EXTENDED LATE NOTICE] DURING THE APPLICABLE CURE PERIOD, REGARDLESS OF WHETHER YOU AS A PROSPECTIVE INITIAL PURCHASER ELECT TO RESCIND THE PURCHASE CONTRACT.

1.3.5. If the Owner Default involves the failure to provide a Purchase Contract Notice or Owner provided a Purchase Contract Notice in substantially the correct form and location; however, such Purchase Contract Notice underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the annual Capital Assessments by more than five percent (5%), then the Late Notice or Extended Late Notice shall also contain the following:

YOUR PURCHASE CONTRACT PROVIDES THAT THE PURCHASE PRICE FOR YOUR DWELLING UNIT IS AS FOLLOWS: [INSERT PURCHASE PRICE INFORMATION]. THIS DWELLING UNIT IS OR WILL BE WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$75,000.00 FOR A SINGLE-FAMILY UNIT. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$40,740.74 IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$2,500.00 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID IN FULL AT

CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

1.3.6. If the Owner Default involves the failure to provide a CDD Notice or Owner provided a timely CDD Notice; however, such CDD Notice underestimated (i) the actual aggregate Administrative Assessments for each of the District's first three (3) fiscal years by more than five percent (5%) and/or (ii) the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or (iii) the actual annual Capital Assessment by more than five percent (5%), then the Late Notice or Extended Late Notice must also include a CDD Notice, if the Owner Default involves a failure to provide a CDD Notice or an accurate revised CDD Notice, if the Owner Default involves a timely but inaccurate CDD Notice.

1.4 Relief to a Prospective Initial Purchaser Who Actually Closes on a Dwelling Unit After an Uncorrected Owner Default.

1.4.1. In the event Owner fails to give a Prospective Initial Purchaser a timely CDD Notice, and such failure is not corrected by a timely and accurate Late Notice, then a Prospective Initial Purchaser that closes on the Dwelling Unit ("Actual Initial Purchaser") may demand, in writing, that Owner pay such Actual Initial Purchaser (i) the amount necessary to prepay all Capital Assessments principal and interest on such Capital Assessments principal due through the next applicable bond payment date respecting the Dwelling Unit *plus* (ii) an amount

equal to the sum of the share of the actual Administrative Assessments levied by the District on such Dwelling Unit for the District's first three (3) fiscal years immediately following the closing respecting the Dwelling Unit.

1.4.2. In the event that Owner gave to an Actual Initial Purchaser (i) both a timely CDD Notice and Purchase Contract Notice and either underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessments (as set forth in Table 1 of the CDD Notice) by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice or (ii) a timely CDD Notice and no Purchase Contract Notice, if applicable, and the CDD Notice underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner (a) pay such Actual Initial Purchaser, in the event he or she elects to pay the Capital Assessment in full at closing, an amount equal to the difference between the actual Capital Assessment due at closing and the estimated Capital Assessment due at closing disclosed in the CDD Notice to the Actual Initial Purchaser or pay such Actual Initial Purchaser, in the event he or she elects to pay an annual Capital Assessment, an amount equal to the difference between the actual aggregate amount of annual Capital Assessments, calculated over the term of the bonds, levied and imposed by the District on such Dwelling Unit and the aggregate amount of estimated annual Capital Assessments, calculated over the term of the bonds, actually disclosed in the CDD Notice to the Actual Initial Purchaser or, (b) if less, the amount necessary to prepay all Capital

Assessments principal and interest on such Capital Assessments principal through the next applicable bond payment date with respect to the Dwelling Unit.

1.4.3. In the event that Owner gave an Actual Initial Purchaser a timely CDD Notice and such CDD Notice underestimated the actual annual Administrative Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner pay such Actual Initial Purchaser an amount equal to the difference between the actual amount of the Administrative Assessments levied and imposed by the District on such Dwelling Unit and the amount of estimated Administrative Assessments disclosed to the Actual Initial Purchaser in the CDD Notice calculated for the District's first three (3) fiscal years immediately following the closing based on the initial actual annual Administrative Assessments.

1.4.4. Upon such demand by an Actual Initial Purchaser under this Section 1.4, Owner shall deliver the applicable amount to the Actual Initial Purchaser within ten (10) calendar days after: (1) receipt of written demand, or (2) after the date Capital Assessments and Administrative Assessments first become payable, whichever is later, unless Owner and Actual Initial Purchaser agree to another manner or time of payment. An Actual Initial Purchaser shall provide to Owner written notice of election of remedy in this Section on or before one (1) year after the earlier of (1) the date that Capital Assessments and Administrative Assessments first appear on the Actual Initial Purchaser's Combined Real Property tax bill for the affected Dwelling Unit or (2) if such assessments are directly billed by the District and do not appear on the Actual Initial Purchaser's Combined Real Property tax bill, then the date that such Capital Assessments and Administrative Assessments first appear on any bill sent to the Actual Initial Purchaser by the District for the affected Dwelling Unit. After the expiration of that year,

Owner shall not be obligated to provide any relief to such Actual Initial Purchaser under this Declaration.

1.4.5. Nothing in this Section 1.4 shall be construed to relieve any Actual Initial Purchaser of the individual Dwelling Unit of liability for all lawful taxes and assessments including, but not limited to, any tax liability resulting from Owner's payments to such Actual Initial Purchaser under Section 1.4.

1.5. Additional Disclosure through District Sign. Owner shall display at every entrance to a sales office or area, in a conspicuous location readily available for viewing by Prospective Initial Purchasers of Dwelling Units, a sign with information about the District. The remedy provisions discussed in Section 1.4 shall not apply to this Section. Such sign(s) shall be no smaller than twenty-four inches by thirty-six inches (24" x 36"), and shall contain the following language in substantially similar form in large, boldface type:

DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT

PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATIONS, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT EXPECTS TO ISSUE BONDS TO FINANCE A PORTION OF THE CONSTRUCTION OF REQUIRED PUBLIC INFRASTRUCTURE IN DOWNTOWN DORAL COMMUNITIES. A PURCHASER OF PROPERTY IN DOWNTOWN DORAL COMMUNITIES WILL BE OBLIGATED TO PAY ANNUAL ASSESSMENTS TO AMORTIZE THE DEBT AND FOR DISTRICT ADMINISTRATION, WHICH AMOUNTS ARE SEPARATE FROM THE PURCHASE PRICE OF THE PROPERTY AND OTHER ASSESSMENTS ON THE PROPERTY, AND WHICH MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. THE TOTAL ANNUAL ASSESSMENTS VARY IN RELATION TO THE INFRASTRUCTURE BENEFIT ALLOCATED TO THE PROPERTY ASSESSED AND ARE EXPECTED TO APPEAR ON A PURCHASER'S PROPERTY TAX BILL EACH YEAR, BUT MAY BE BILLED DIRECTLY BY THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT. A PURCHASER SHALL HAVE THE OPTION TO PAY IN

FULL AT ANY TIME THE PRO RATA SHARE, AS ALLOCATED TO THE PURCHASER'S PROPERTY, OF THE TOTAL AMOUNT OF DISTRICT CAPITAL ASSESSMENTS DUE. FOR FURTHER INFORMATION ON THE DOWNTOWN DORAL COMMUNITIES AND A PURCHASER'S BENEFITS AND OBLIGATIONS RELATING THERETO, CONTACT [INSERT APPROPRIATE CONTACT INFORMATION]."

1.6. Inspection of District Records by County Representatives. Owner shall allow or provide for the District to allow County representatives to review all pertinent records in order to assess the overall performance of Owner in providing timely and accurate disclosure of estimated Capital Assessments and Administrative Assessments on Dwelling Units within the District. Prompt access shall be provided without prior notice of inspection by the County representatives, but only during normal business hours and without disruption of sales operations. The purpose of such inspection is only to determine Owner's overall compliance with the aforementioned notice requirements and such inspection shall not authorize the County to seek any relief provided under Section 1.4, either on behalf of itself or on behalf of any Prospective Initial Purchaser or Actual Initial Purchaser.

1.7. Sole Provider of Water, Wastewater, and Reuse Service

Owner acknowledges and agrees that the Miami-Dade County Water and Sewer Department ("WASD"), or its successor agency or department, shall be the exclusive provider of water, wastewater, and reuse service to all lands within the Property. Service shall be provided by WASD in accordance with its general policies and procedures for providing service throughout the County.

1.8 Multi-Purpose Special Taxing District to Maintain Infrastructure

The costs of maintaining the infrastructure constructed with funding provided through the District shall be the responsibility of the District and its successors and assigns. In order to assure that such maintenance is performed, on or before the recording of a final plat on any

portion of the Property, Owner shall submit to the Board a complete application for the creation of a multipurpose maintenance special taxing district to maintain the infrastructure serving the Property (hereinafter referred to as "STD"). The STD will remain dormant until, in the sole and exclusive opinion of the Board, both the District and any homeowners' or similar association shall have failed to maintain the infrastructure serving the Property, as such failure is defined in any easement and/or covenant recorded in the Public Records and governing the infrastructure or similar agreement provided by Owner, or in the absence of such easement, covenant or agreement, as determined by the Board. Upon such determination, the Board shall authorize the activation of the STD and cause the infrastructure to be maintained at the expense of the STD. By this provision, Owner hereby authorizes the Board and its officials, employees, and agents to enter upon the Property of the STD if activated for the purpose of maintaining the infrastructure serving the Property. Owner further agrees to apply, at the time of plat, replat, or waiver of plat, as applicable, to provide for an easement for the benefit of the County and providing that at any and all times during which the infrastructure or any portion thereof is maintained by the County, the public shall have a right of perpetual access and use in those portions of the Property on which the infrastructure is located including, but not limited to, the roadways serving the Property.

2. BENEFITS AND ENFORCEMENT.

2.1. The covenants set forth in Sections 1.2, 1.3 and 1.4 shall run and be in favor of and to the benefit of Prospective Initial Purchasers and Actual Initial Purchasers of individual Dwelling Units within the Property, and their heirs, successors, and assigns, and shall be enforceable exclusively by such persons. After an individual Dwelling Unit has been once conveyed to an Actual Initial Purchaser, no further notice shall be required to be provided by Owner to any purchaser of a Dwelling Unit if the same has been improved with a residence. If a

Dwelling Unit is conveyed as unimproved land, then such Dwelling Unit shall not be deemed to have been conveyed to a Prospective Initial Purchaser or Actual Initial Purchaser, and all of the covenants set forth in Sections 1.2, 1.3 and 1.4 shall apply to the Dwelling Unit and any Owner offering such Dwelling Unit for sale to Prospective Initial Purchasers.

2.2. The covenants set forth in Sections 1.6, 1.7 and 1.8 shall run and be in favor of and to the benefit of the County or any successor municipal government and shall be enforceable exclusively by such governmental entity.

2.3. Enforcement shall be by action against any party or person violating, or attempting to violate, any covenants herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for attorney and paraprofessional fees and costs and expenses and trial and upon appeal. This enforcement provision shall be in addition to any other remedies available at law or in equity, or both.

3. COVENANT RUNNING WITH THE LAND.

This Declaration on the part of Owner shall constitute a covenant running with the land and shall be recorded, at the expense of Owner in the Public Records of the County, following the acceptance by the Board of an ordinance approving the amendment of the District, and shall remain in full force and effect and be binding upon the undersigned Owner, and its successors and assigns, until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and litigation upon, all present and future owners of the Property and for the public welfare. Owner, on behalf of itself and its heirs, successors, and assigns, acknowledges that acceptance of this Declaration does not in any way obligate the County to undertake the construction or maintenance of any infrastructure or any other duty or obligation of the District.

4. TERM.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the County.

5. MODIFICATION, AMENDMENT, OR RELEASE.

This Declaration may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the Property, or of such portion as will be affected by the modification, amendment, or release, including joinders of any and all mortgagees, provided that the same is also approved by the Board, after public hearing.

Should this Declaration be modified, amended, or released, the County Mayor or Designee, or the assistant in charge of the office in the County Mayor's or Designee's absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment, or release.

6. ELECTION OF REMEDIES.

All rights, remedies, and privileges granted herein shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall such exercise preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

7. SEVERABILITY.

Invalidation of any one of the covenants herein by judgment of Court shall not affect any of the other provisions of this Declaration which shall remain in full force and effect. However, if any material portion of the covenants herein is invalidated and such provision is not timely amended or replaced, or cannot be timely amended or replaced in an enforceable way with materially the same effect as the invalidated provision, the County shall be entitled to revoke any approval predicated upon the invalidated portion. It shall be Owner's obligation to apply for and diligently pursue any such application for amendment or replacement.

8. ACCEPTANCE OF DECLARATION.

Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner with respect to the District, or with respect to any land use application on the Property, nor does it entitle Owner to a favorable recommendation or the approval of any application, zoning or otherwise, and the Board and/or any Community Zoning Appeals Board and other County boards, officials, and employees retain full authority to approve or deny such application.

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration
of Restrictive Covenants this 2nd day of December, 2025.

OWNER:

DORAL 8300 OFFICE, LLC, a Florida limited liability
company

By: CODINA MANAGER, LLC, a Delaware limited
liability company, its Manager

By: [Signature]
Name: Antuanet Alvarez
Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐]
online notarization, this 2nd day of December, 2025, by Antuanet Alvarez, as
Authorized Representative of CODINA MANAGER, LLC, a Florida limited liability company, as the
Manager of DORAL 8300 OFFICE, LLC, a Delaware limited liability company. He/She is
personally known to me [☐] or produced _____ as identification.



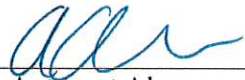
[Signature]
Notary Public
Maria Espino
Typed, printed or stamped name of Notary Public

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration of Restrictive Covenants this 17th day of February, 2026.

OWNER:

DORAL 8350 OFFICE, LLC, a Florida limited liability company

By: CODINA MANAGER, LLC, a Delaware limited liability company, its Manager

By: 
Name: Antuanet Alvarez
Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 17th day of February, 2026, by Antuanet Alvarez, as Authorized Rep of CODINA MANAGER, LLC, a Florida limited liability company, as the Manager of DORAL 8350 OFFICE, LLC, a Delaware limited liability company. He/She is personally known to me [☒] or produced _____ as identification.




Notary Public
Maria Espino
Typed, printed or stamped name of Notary Public

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration of Restrictive Covenants this 17th day of February, 2026.

OWNER:

DORAL 8200 OFFICE, LLC, a Florida limited liability company

By: CODINA MANAGER, LLC, a Delaware limited liability company, its Manager

By: 
Name: Antuanet Alvarez
Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of February, 2026, by Antuanet Alvarez as Authorized Rep of CODINA MANAGER, LLC, a Florida limited liability company, as the Manager of DORAL 8200 OFFICE, LLC, a Delaware limited liability company. He/She is personally known to me ☒ or produced _____ as identification.




Notary Public
Maria Espino
Typed, printed or stamped name of Notary Public

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration of Restrictive Covenants this 17th day of February, 2026.

OWNER:

DORAL 8240 OFFICE, LLC, a Florida limited liability company

By: CODINA MANAGER, LLC, a Delaware limited liability company, its Manager

By: 
Name: Antuanet Alvarez
Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of February, 2026, by Antuanet Alvarez, as Authorized Rep of CODINA MANAGER, LLC, a Florida limited liability company, as the Manager of DORAL 8240 OFFICE, LLC, a Delaware limited liability company. He/She is personally known to me ☒ or produced _____ as identification.


Notary Public
Maria Espino
Typed, printed or stamped name of Notary Public



Exhibit A

LEGAL DESCRIPTION OF AREA TO BE ADDED TO THE DISTRICT

Exhibit "A"

A PORTION OF TRACTS A, B C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH 01°22'10" EAST 160.40 FEET; THENCE NORTH 88°37'50" WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 01°22'10" EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH 88°37'50" EAST 20.00 FEET; THENCE NORTH 01°22'10" EAST 123.00 FEET; THENCE NORTH 88°37'50" WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B; THENCE NORTH 01°22'10" EAST 16.83 FEET; THENCE NORTH 39°42'19" WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF 05°33'39". A CHORD OF 65.64 FEET WHICH BEARS NORTH 47°30'52" EAST; THENCE NORTH 44°44'02" EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF 33°22'57", A CHORD OF 342.72 FEET WHICH BEARS NORTH 61°25'30" EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH 01°22'10" WEST 160.87 FEET; THENCE SOUTH 36°39'52" EAST 228.95 FEET; THENCE SOUTH 88°37'50" EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 819,875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH 88°37'50" WEST.

Exhibit B

CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Single Family	\$2,500.00	\$350.00	\$3,000.00

Table 2. BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District Operations Assessments	Estimated <u>Monthly</u> District Infrastructure Maintenance Assessments	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Single Family	\$4.08	\$25.08	\$208.33

Table 3. ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) **AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS**

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Single Family	\$40,740.74	\$75,000.00

____ PURCHASER'S INITIALS

1. The District. All of the residential dwelling units ("**Dwelling Units**") in Downtown Doral Communities (the "**Development**") are also located within the boundaries of the Downtown Doral Community Development District (the "**District**"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida, and located in Miami-Dade County ("**County**"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "**Public Infrastructure**").

PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "**District Board**") is initially elected by the landowner in the District. The District Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

3. District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital Assessments and Administrative Assessments listed in Table 1 above and in Sections 3.2 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

3.1 District Capital Assessments. The District expects to issue bonds (the "**Bonds**"), the principal of and interest on which will be payable from non-ad valorem assessments ("**District Capital Assessments**") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the Bonds.

PURCHASER'S INITIALS

3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately **\$2,500.00** for a single-family unit (approximately **\$208.33** per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the Bonds is approximately **\$75,000.00** for a single-family unit.

PURCHASER'S INITIALS

3.3 Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the Bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.

PURCHASER'S INITIALS

3.4 District Administrative Assessments. In addition to District Capital Assessments, the District will impose an annual non-ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "**District Administrative Assessments**"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately **\$350.00** per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.

PURCHASER'S INITIALS

3.5 District Assessments. District Administrative Assessments together with District Capital Assessments shall comprise the ("**District Assessments**"). While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.

PURCHASER'S INITIALS

PURCHASER:

PURCHASER:

Print Name: _____
Date: _____

Print Name: _____
Date: _____

EXHIBIT H
RESOLUTION OF THE DISTRICT

MDC071

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, Downtown Doral Community Development District ("District") has received a request from the landowner of an adjacent parcel that the landowner's parcel be annexed into the District; and

WHEREAS, the District Board of Supervisors ("Board") has determined that it is in the best interests of the District and its residents to expand the boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District Board proposes to expand the District by approximately 18.82 +/- acres.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to expand the boundaries of the District to include the area described in Exhibit "A" attached hereto (the "Expansion Area"), all in accordance with Section 190.046, Florida Statutes.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 26th DAY OF
January, 2025.

**DOWNTOWN DORAL COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

By: _____
63215D558947430
Secretary/Assistant Secretary
Juliana Duque

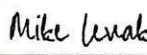
Signed by:

By: _____
30F3A3688E1C427
Chairperson/Vice Chairperson
Mike Levak

Exhibit "A"

A PORTION OF TRACTS A, B C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH $88^{\circ}37'50''$ WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH $01^{\circ}22'10''$ EAST 160.40 FEET; THENCE NORTH $88^{\circ}37'50''$ WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH $01^{\circ}22'10''$ EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH $88^{\circ}37'50''$ EAST 20.00 FEET; THENCE NORTH $01^{\circ}22'10''$ EAST 123.00 FEET; THENCE NORTH $88^{\circ}37'50''$ WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B; THENCE NORTH $01^{\circ}22'10''$ EAST 16.83 FEET; THENCE NORTH $39^{\circ}42'19''$ WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF $05^{\circ}33'39''$. A CHORD OF 65.64 FEET WHICH BEARS NORTH $47^{\circ}30'52''$ EAST; THENCE NORTH $44^{\circ}44'02''$ EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF $33^{\circ}22'57''$, A CHORD OF 342.72 FEET WHICH BEARS NORTH $61^{\circ}25'30''$ EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH $01^{\circ}22'10''$ WEST 160.87 FEET; THENCE SOUTH $36^{\circ}39'52''$ EAST 228.95 FEET; THENCE SOUTH $88^{\circ}37'50''$ EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE SOUTH $00^{\circ}00'17''$ EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 819,875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH $88^{\circ}37'50''$ WEST.

Certificate Of Completion

Envelope Id: 7135DFF3-0034-4911-928B-235BD03E1A1C

Status: Completed

Subject: Downtown Doral: Complete with Docusign: 6-23-25 Minutes.pdf, Resolution 2026-01.pdf, 2024-2025 Perfo

Source Envelope:

Document Pages: 13

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

EnvelopeId Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

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Status: Original

Holder: Ellen Acosta

Location: DocuSign

1/26/2026 11:32:22 AM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

63215D55894743D...

Signature Adoption: Drawn on Device

Using IP Address:

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Timestamp

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Viewed: 1/26/2026 12:53:37 PM

Signed: 1/26/2026 12:53:46 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Mike Levak

mlevak@cchomes.com

VP

Security Level: Email, Account Authentication
(None)

Signed by:

30F3A3688E1C427...

Signature Adoption: Pre-selected Style

Using IP Address: 170.55.12.220

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

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Notary Events

Signature

Timestamp

Envelope Summary Events

Status

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1/26/2026 12:31:15 PM

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Payment Events	Status	Timestamps

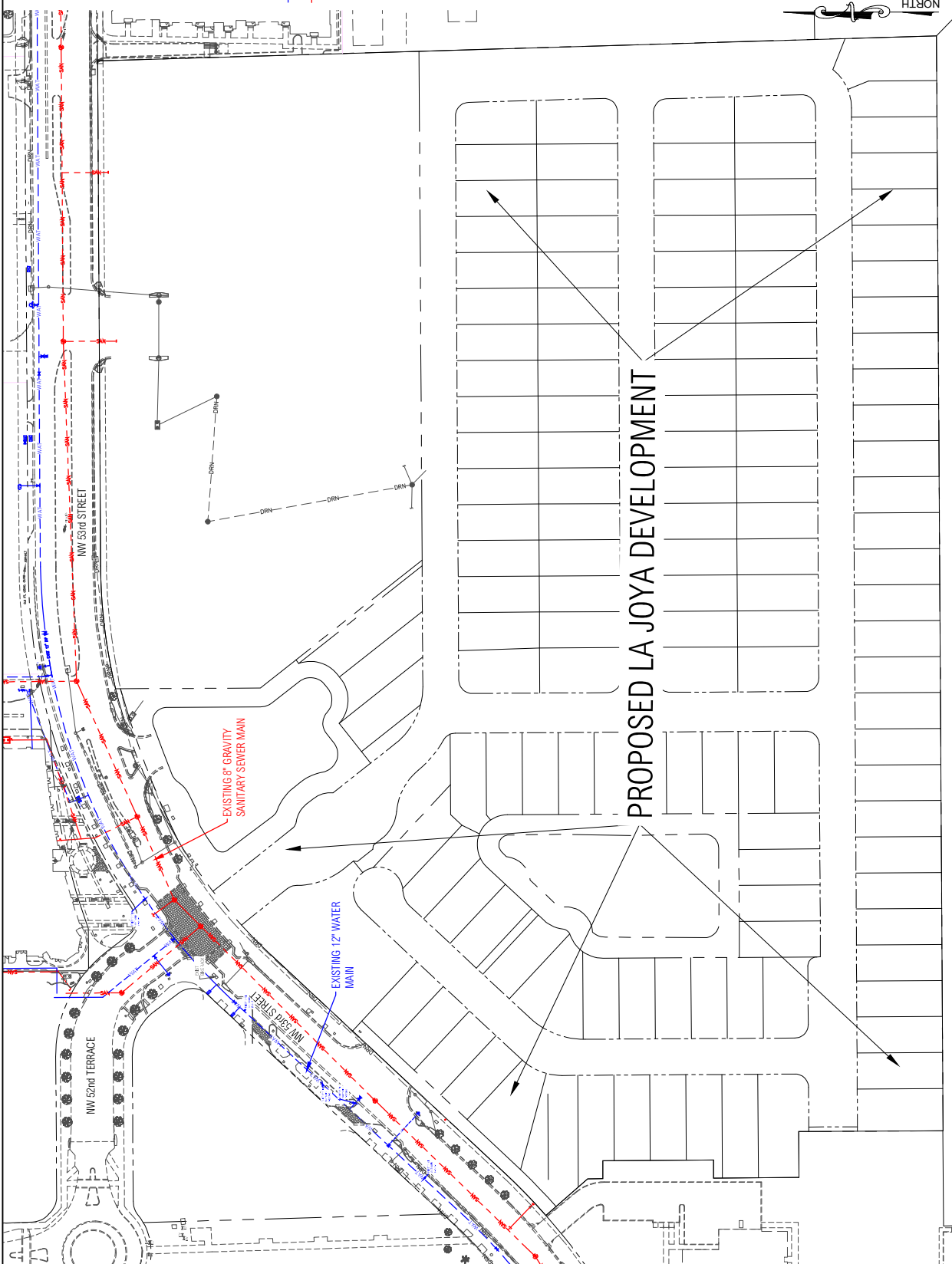
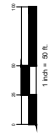
COMPOSITE EXHIBIT I

MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS

PROPOSED PROJECT
ADDRESS:
8200 NW 52nd TERRACE
Doral, FL 33166

LEGEND
 EXISTING WATER UTILITY LINE
 EXISTING SANITARY SEWER LINE
 UTILITY LINE

THESE PLANS HAVE BEEN
 DESIGNED AND
 DRAWN BY
 ANDREW W. ADAMS
 PROFESSIONAL ENGINEER
 NO. 55315
 STATE OF FLORIDA
 EXPIRATION DATE 12/31/2025
 August 11, 2008
 SCALE: 1" = 50'



 WHITMORE CONSULTING ENGINEERS 11921 NW 23rd STREET PEMBROKE PINES, FL 33026 (954) 339-9885 • LB 36416		LA JOYA at DOWNTOWN DORAL DORAL 8200 OFFICE, LLC		EXISTING UTILITY PLAN
DATE BY DESCRIPTION 11/18/2025 BY: WAD REVISION		DATE BY DESCRIPTION 11/18/2025 BY: WAD REVISION		
DATE BY DESCRIPTION 11/18/2025 BY: WAD REVISION		DATE BY DESCRIPTION 11/18/2025 BY: WAD REVISION		

MDC078

EXHIBIT J

RESOLUTION OF SUPPORT FROM CITY

RESOLUTION No. 26-61

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, REAFFIRMING THE CLARIFICATION AND INCLUSION OF THE BOUNDARIES OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT MEMORIALIZED IN RESOLUTION Z07-20; PROVIDING FOR CONFLICTS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Downtown Doral Community Development District (the "District") is an existing community development district established by Miami-Dade County Ordinance No. 08-77 and located in the City of Doral, Florida; and

WHEREAS, in 2007, the City of Doral duly adopted Resolution No. Z07-20 in support of the District, a true and correct copy of which is attached hereto as "Exhibit A"; and

WHEREAS, the legal description of the District as described in Resolution No. Z07-20 are not fully reflected in the approved boundaries as provided by Miami-Dade County Ordinance No. 08-77; and

WHEREAS, the District is seeking to amend the approved boundaries and properly include omitted acres of land as approved by the City's Resolution; and

WHEREAS, the District is in the process of submitting to Miami-Dade County a Petition to Expand the Boundaries of the District (the "District's Petition") as depicted in "Exhibit B", to annex approximately 18.82 acres of land, contiguously located to the District's current boundaries, as described in "Exhibit C"; and

WHEREAS, the District's Petition is consistent with Resolution Z07-20; and

WHEREAS, to the extent that the District's Petition is consistent with Resolution Z07-20, the Council reaffirms its adoption of Resolution Z07-20 and its support of the

District's Petition.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Affirmation of Resolution Z07-20. The City Council hereby reaffirms its adoption of Resolution Z07-20 as provided herein and finds that the District's Petition is consistent with that Resolution. Therefore, the City supports the District's Petition for consideration by Miami-Dade County, pursuant to the Uniform Community Development District Act of 1990, Chapter 190, Florida Statutes.

Section 3. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 4. Severability. If any clause, sentence, or phrase of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, this holding shall not affect the validity of the remaining portions of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption by the City Council and is binding on all successors and assigns.

The foregoing Resolution was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 8 day of April, 2026.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

EXHIBIT “A”

EXHIBIT A

RESOLUTION Z07-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SUPPORTING THE ESTABLISHMENT OF DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, CM Doral Development Co., LLC ("Applicant") has requested a resolution supporting the establishment of the Downtown Doral Community Development District; and

WHEREAS, Applicant has requested the rights to exercise all powers provided for in Sections 190.06 and 190.41, Florida Statutes; and

WHEREAS, the areas which will be enforced by the District include earth work, waste water, water supply system, surface water management, roads, paving, and landscaping; and

WHEREAS, the proposed Community Development District will allow the Applicant to seek approval from the County to create the District for the construction and financing of public infrastructure required to service this project; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff, determined that it is in the best interests of the citizens of the City of Doral to support the establishment of the Downtown Doral Community Development District, subject to conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby supports Applicant's application for the establishment of the Downtown Doral Community Development District, subject to the following conditions:

1. The City of Doral will be named as a beneficiary in the Declaration of Restrictions proffered to Miami-Dade County.
2. The City of Doral will be allowed to appoint two of the five original members to the District.
3. The Community Development District documents shall specify that all site improvements shall be constructed to applicable Miami-Dade County and City of Doral, Public Work standards and procedures.
4. Any amendments or modifications to the petition on file with the City must be submitted for review and approval within 30 days of such changes.
5. All current names and contacts associated with the Community Development District and Declaration of Restrictions shall be submitted to the City of Doral Community Development Director, and kept up-to-date.
6. All proposed designs shall comply with all of the City of Doral guidelines, codes, ordinances and procedures.
7. This property shall be platted and recorded prior to any building permits being applied for. Final Plat must be approved by the City of Doral. Right-of-

way requirement and improvements must seek City of Doral Public Works approval.

8. If the Community Development District is approved by the County, within 45 days of such approval, Applicant shall meet with the City of Doral Planning and Zoning Department and the City of Doral Public Works Department and outline which roads, utility lines, and right-of-way improvements are to be dedicated and which ones are to be maintained by the Community Development District.

Section 3. This resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

WHEREAS, a motion to approve the Resolution was offered by Vice Mayor Cabrera. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilmember Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilmember Robert Van Name	yes

PASSED AND ADOPTED this 28th day of November, 2007.



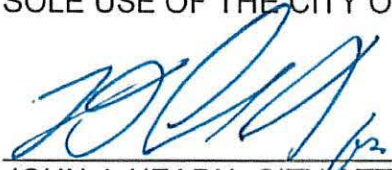
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:



JOHN J. HEARN, CITY ATTORNEY

EXHIBIT “B”

EXHIBIT B

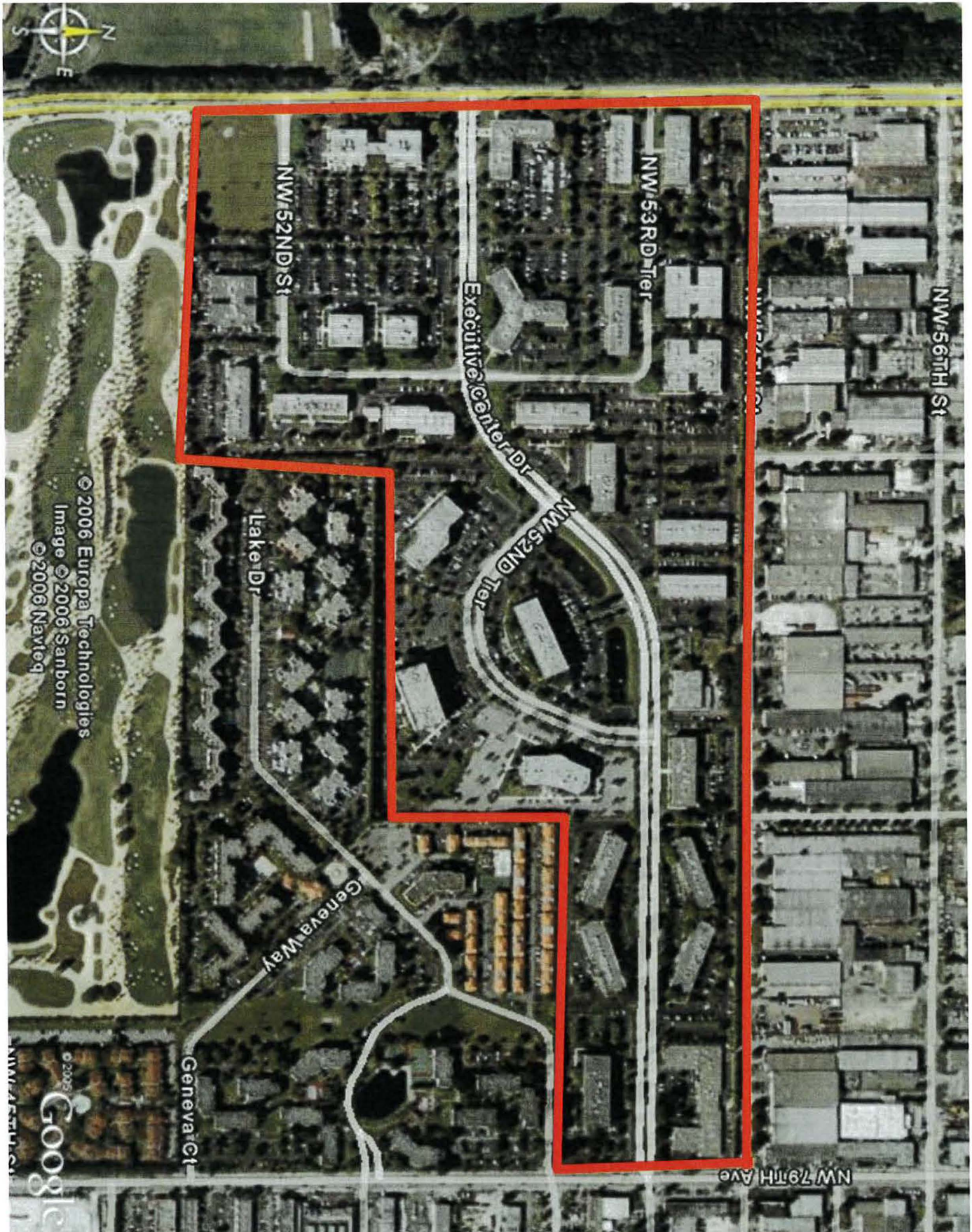


EXHIBIT “C”

LEGAL DESCRIPTION

Tract 2, less the West 0.37 feet thereof, Tract 34 less the East 29.50 feet of the North 40 feet thereof, Tract 35 less the West 50.50 feet of the North 40 feet thereof, and all of Tracts 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 33, 36, 37, 38 and 39, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

All of Tracts C, D and E, of KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, together with a portion of Tract A, of KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at the southwest corner of Tract A, KOGER CENTER PARK, recorded in Plat Book 106, at Page 15, of the Public Records of Miami-Dade County, Florida, same being the southwest corner of the southeast 1/4 of the northwest 1/4 of Section 22, Township 53 South, Range 40 East; thence north 0°01'26" west along the west line of said Tract A, a distance of 421.18 feet to a point on the southeasterly right-of-way line of N.W. 53rd Street (80' R.W.); thence along the southeasterly right-of-way line of N.W. 53rd Street along a circular curve to the left having a radius of 676.62 feet, a central angle of 2°42'57" an arc distance of 32.07 feet to a point; thence south 39°42'19", east a distance of 61.75 feet to a point; thence south 1°22'10" west a distance of 395.00 feet to a point on the south line of said tract A; thence north 88°37'50" west along the south line of said tract A a distance of 55.00 feet to the point of beginning.

TOGETHER WITH:

All of Tracts A, C and D, of THE KOGER CENTER, according to the Plat thereof, as recorded in Plat Book 132, at Page 73, of the Public Records of Miami-Dade County, Florida.

Said Lands also described as follows:

(See Schedule "A" Lands Parcels 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27 and 3.28 attached hereto.)

TOGETHER WITH:

PARENT TRACT-DUTCHER : Tract 1, and the West 0.37 feet, of Tract 2, "THE KOGER EXECUTIVE CENTER", as recorded in Plat Book 91, Page 38, of the Public Records of Dade County, Florida.

CUT-OUT PARCEL 1: The East 200.00 feet of Tract 1, The West 0.37 feet of Tract 2, "KOGER EXECUTIVE CENTER", as recorded in Plat Book 91, Page 38, of the Public Records of Dade County, Florida.

CUT-OUT PARCEL 2: Tract 1 and The West 0.37 feet of Tract 2, "KOGER EXECUTIVE CENTER", as recorded in Plat Book 91, Page 38, of the Public Records of Dade County, Florida, less the East 200.00 feet thereof.

PARCEL 3.1 AUGUSTA

Tract 18, less the easterly 127.72 feet, of KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the northwest corner of the South 1.2 of the Northwest 1 4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, said point being the intersection of the centerlines of N.W. 87th Avenue and N.W. 54th Street, all as shown on said plat; thence along the northerly line of the South 1.2 of the Northwest 1 4 of Section 22 and the centerline of N.W. 54th Street South 88°35'49" East 66.46 feet to a point; thence South 01°24'11" West 35.00 feet to the POINT OF BEGINNING, on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of N.W. 54th Street South 88°35'49" East 323.26 feet to a point; thence along a line parallel with and 127.72 feet west of, when measured at right angles, to the easterly line of Tract 18, South 01°22'10" West 306.37 feet to a point on the northerly right-of-way line of N.W. 53rd Terrace; thence along the northerly right-of-way line of N.W. 53rd Terrace the following two (2) courses and distances: 1) North 88°37'50" West 317.28 feet and 2) with a curve to the right having a radius of 25.00 feet, a central angle of 88°39'43" and a chord bearing North 44°17'58" West 34.94 feet, an arc distance of 38.69 feet to a point on the easterly right-of-way line of N.W. 87th Avenue; thence along the easterly right-of-way line of N.W. 87th Avenue North 00°01'53" East 256.63 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of N.W. 54th Street with a curve to the right having a radius of 25.00 feet, a central angle of 91°22'18" and a chord bearing North 45°43'02" East 35.78 feet, an arc distance of 39.87 feet to the Point of Beginning.

PARCEL 3.2 - CHARLESTON

Tract 14, less the south 33.79 feet; the west 94.34 feet of the north 175.00 feet of Tract 15 and the north 71.21 feet of the south 105.00 feet of the west 62.34 feet of Tract 15, of KOGER

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SSI-MIA: 30159507-2

EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38. of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

BEGINNING at the northwest corner of Tract 15, said point being on the southerly right-of-way line of N.W. 53rd Terrace and also being the northeast corner of Tract 14, all as shown on said plat; thence along the southerly right-of-way line of N.W. 53rd Terrace South $88^{\circ}37'50''$ East 94.34 feet to a point; thence South $01^{\circ}22'10''$ West 175.00 feet to a point; thence North $88^{\circ}37'50''$ West 32.00 feet to a point; thence South $01^{\circ}22'10''$ West 71.21 feet to a point; thence North $88^{\circ}37'50''$ West 407.84 feet to a point on the easterly right-of-way line of N.W. 87th Avenue; thence along the easterly right-of-way line of N.W. 87th Avenue North $00^{\circ}01'53''$ East 220.69 feet to a point on the southerly right-of-way line of N.W. 53rd Terrace; thence along the southerly right-of-way line of N.W. 53rd Terrace the following two (2) courses and distances: 1) with a curve to the right having a radius of 25.00 feet, a central angle of $91^{\circ}20'17''$ and a chord which bears North $45^{\circ}42'01''$ East 35.77 feet, an arc distance of 39.85 feet, and 2) South $88^{\circ}37'50''$ East 325.66 feet to the Point of Beginning.

PARCEL 3.3 - AUSTIN

All of Tract 10; and the West 116.87 feet of Tract 11; and the South 33.79 feet of Tract 14; and the South 33.79 feet of the West 116.87 feet of Tract 15, all according to KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bound as:

Tract 10 and portions of Tracts 11, 14 and 15, KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as: Beginning at the Southeast corner of said Tract 10, thence North $88^{\circ}37'50''$ West 313.87 feet to the point of curvature of a circular curve to the right having a radius of 25 feet; thence Westerly and Northerly along the arc of said curve 38.69 feet through a central angle of $88^{\circ}39'43''$ to the point of tangency of said curve; thence North $0^{\circ}01'53''$ East 284.45 feet to a point; thence South $88^{\circ}37'50''$ East 462.37 feet to a point; thence South $01^{\circ}22'10''$ West 308.79 feet to a point; thence North $88^{\circ}37'50''$ West 116.87 feet to the Point of Beginning.

PARCEL 3.4 - PALM COAST

Tracts 4 and 7, and the West 156.72 feet of Tracts 5 and 8; all according to the KOGER EXECUTIVE CENTER, according to Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bounds as:

Tracts 4 and 7, and portion of Tracts 5 and 8, KOGER EXECUTIVE CENTER. Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida; being more particularly described as; BEGINNING at the Southwest corner of said Tract 5, thence North $88^{\circ}37'50''$ West 298.84 feet to the point of curvature of a circular curve to the right having a radius of 25 feet; thence westerly and northerly along the arc of said curve an arc distance of 38.71 feet through a central angle of $88^{\circ}42'22''$ to the point of tangency of said curve; thence North $0^{\circ}04'32''$ East 274.09 feet to a point; thence North $0^{\circ}01'53''$ East 248.57 feet to the point of curvature of a circular curve to the right having a radius of 25 feet; thence northerly and easterly along the arc of said curve an arc distance of 39.85 feet through a central angle of $91^{\circ}20'17''$ to the point of tangency of said curve; thence South $88^{\circ}31'50''$ East 467.55 feet to a point; thence South $1^{\circ}22'10''$ West 572.54 feet to a point; thence North $88^{\circ}37'50''$ West 156.72 feet to the Point of Beginning.

PARCEL 3.5 SAVANNAH

The East 127.72 feet of Tract 18 and all of Tract 19, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at the southeast corner of said Tract 19, said point being on the north right-of-way line of N.W. 53rd Terrace, all as shown on said plat; thence along the north right-of-way line of said N.W. 53rd Terrace, North $88^{\circ}37'50''$ West 462.72 feet to a point; thence along a line parallel to and 127.72 feet west of the east line of said Tract 18, North $01^{\circ}22'10''$ East 306.37 feet to a point on the south right-of-way line of N.W. 54th Street; thence along the south right-of-way line of said N.W. 54th Street, South $88^{\circ}35'49''$ East 462.72 feet to the northeast corner of said Tract 19; thence along the east line of said Tract 19, South $01^{\circ}22'10''$ West 306.10 feet to the Point of Beginning.

PARCEL 3.6 - MACON BUILDING

Portions of Tract 17, 20 and 33, KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGIN at the Southwest corner of said Tract 20; thence run South $88^{\circ}37'50''$ East, along the South line of said Tract 20 and along the North right-of-way line of N.W. 53rd Terrace, for a distance of 128.46 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, said point also being the Westerly most corner of said Tract 17; thence run Southeasterly, Southerly and Southwesterly along the arc of said curve to the right, and along the Southwesterly line of said Tract 17, and along the Northeasterly right-of-way line of N.W. 53rd Terrace and N.W. 84th Avenue, through a central angle of 90° for an arc distance of 149.23 feet to a point; thence run South $88^{\circ}37'50''$ East, along a line radial to the last described curve for a distance of 35.00 feet to a point; thence run North $1^{\circ}22'10''$ East for a distance of 95.00 feet to the point of intersection with the North line of said Tract 17; thence continue North $1^{\circ}22'10''$

East for a distance of 53.00 feet to a point; thence run South 88°37'50" East, along a line parallel with and 53.00 feet North of as measured at right angles to the South line of said Tract 20, for a distance of 148.96 feet to a point; thence run South 1°22'10" West for a distance of 53.00 feet to the point of intersection with the South line of said Tract 20, said point being 69.98 feet west of the Southeast corner of said Tract 20 as measured along the South line of said Tract 20; thence continue South 1°22'10" West for a distance of 9.00 feet to a point; thence run South 88°37'50" East, along a line parallel with and 9.00 feet South of as measured at right angles to the North line of said Tract 17, for a distance of 70.20 feet to the point of intersection with the East line of said Tract 17, said point being 9.00 feet South of the Northeast corner of said Tract 17 as measured along the East line of said Tract 17; thence run South 88°34'40" East, along a line parallel with and 314.82 feet South of as measured at right angles to the North line of said Tract 33, for a distance of 105.40 feet to a point; thence run North 1°21'30" East, along a line parallel with and 297.00 feet West of as measured at right angles to the East line of said Tract 33, for a distance of 314.82 feet to a point; thence run North 88°34'40" West, along the South right-of-way line of N.W. 54th Street and along the North line of said Tract 33, for a distance of 113.00 feet to the Northwest corner of said Tract 33; thence run North 88°35'49" West, along the South right-of-way line of N.W. 54th Street and along the North line of said Tract 20, for a distance of 469.97 feet to the Northwest corner of said Tract 20; thence run South 1°22'10" West, along the West line of said Tract 20, for a distance of 306.10 feet to the Point of Beginning.

PARCEL 3.7 - MONTEREY

The North 175.00 feet of the east 210.66 feet of Tract 15 and Tract 16, less the south 65.00 feet, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the southeast corner of Tract 16, said point being on the westerly right-of-way line of N.W. 84th Avenue (70' R.W.), all as shown on said plat; thence North 01°22'10" East along said Westerly right-of-way line of N.W. 84th Avenue a distance of 65.00 feet to the POINT OF BEGINNING; thence North 88°37'50" West 510.66 feet to a point; thence North 01°22'10" East 175.00 feet to a point on the southerly right-of-way line of N.W. 53rd Terrace (70' R.W.); thence along the southerly right-of-way line of N.W. 53rd Terrace and curving and becoming the westerly right-of-way line of N.W. 84th Avenue (70' R.W.) the following three (3) courses and distances: 1) South 88°37'50" East 485.66 feet; 2) with a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing South 43°37'00" East 35.36 feet an arc distance of 39.27 feet, and 3) South 01°22'10" West 150.00 feet to the Point of Beginning.

PARCEL 3.8 ATHENS

Tract 11 less the West 116.87 feet thereof; Tract 12; Tract 15, less the following: the South 33.79 feet of the West 116.87 feet, the North 246.21 feet of the West 62.34 feet and the North 175.00 feet of the East 242.66 feet; and the South 65.00 feet of Tract 16, all according to KOGER

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SSI-MIA: 30' 5950" v2

EXECUTIVE CENTER, according to Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bounds as:

Tract 12 and portions of Tracts 11, 15 and 16, KOGER EXECUTIVE CENTER, Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida; being more particularly described as: Beginning at the Southwest corner of said Tract 12, then go South 88°37'50" East 217.63 feet to the point of curvature of a circular curve to the left having a radius of 596.62 feet; then go easterly and northerly along the arc of said curve 59.98 feet through a central angle of 5°45'36" to the point of a compound circular curve to the left having a radius of 25 feet; thence go easterly and northerly along the arc of said curve 36.76 feet through a central angle of 84°14'24" to the point of tangency; then proceed thru the following courses:

North 1°22'10" East 352.11 feet;
North 88°37'50" West 542.66 feet;
South 1°22'10" West 71.21 feet;
South 88°37'50" East 54.53 feet;
South 1°22'10" West 308.79 feet;
South 88°37'50" East 188.13 feet to the Point of Beginning.

PARCEL 3.9 PHOENIX

A portion of Tracts 5 and 8, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the northeast corner of Tract 5, said point being on the westerly right-of-way line of N.W. 84th Avenue, all as shown on said plat; thence along the westerly right-of-way line of N.W. 84th Avenue South 01°22'10" West 39.27 feet to a point; thence North 88°37'50" West 247.28 feet to a point; thence North 01°22'10" East 28.00 feet to a point; thence North 88°37'50" West 201.00 feet to a point that is 156.72 feet easterly of the westerly boundary of Tract 5; thence along a line that is 156.72 feet easterly of and parallel to the westerly boundary of Tracts 5 and 8 North 01°22'10" East 286.27 feet to a point on the southerly right-of-way line of N.W. 53rd Street; thence along the southerly right-of-way line of N.W. 53rd Street the following two (2) courses and distances: 1) South 88°37'50" East 365.91 feet, and 2) with a curve to the left having a radius of 676.62 feet, a central angle of 04°41'24" and a chord which bears North 89°01'28" East 55.37 feet, an arc distance of 55.39 feet to a point on the westerly right-of-way line of N.W. 84th Avenue; thence along the westerly right-of-way line of N.W. 84th Avenue the following two (2) courses and distances: 1) with a curve to the right having a radius of 25.00 feet, a central angle of 94°41'24" and a chord which bears South 45°58'32" East 36.77 feet, an arc distance of 41.32 feet, and 2) South 01°22'10" West 252.35 feet to the Point of Beginning.

PARCEL 3.10 - PORTLAND

The East 448.28 feet of the South 286.27 feet of Tract 5, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, less the East 247.28 feet of the North 28.00 feet thereof, more particularly described as follows:

Commence at the Northeast corner of Tract 5, said point being on the westerly right of way line of N.W. 84th Avenue (70' R.W.), all as shown on said plat; thence along the Westerly right of way line of N.W. 84th Avenue South 1°22'10" West 39.27 feet to the POINT OF BEGINNING; thence continue along the westerly right of way line of N.W. 84th Avenue South 1°22'10" West 233.27 feet to the point; thence continue along the westerly right of way line of N.W. 84th Avenue, curving and becoming the northerly right of way line of N.W. 52nd Street (70' R.W.), with a curve to the right, having a radius of 25.00 feet and a central angle of 90°00'00", an arc distance of 39.27 feet to a point; thence along the northerly right of way line of N.W. 52nd Street North 88°37'50" West 423.28 feet to a point; thence North 1°22'10" East 286.27 feet to a point; thence South 88°37'50" East 201.00 feet to a point; thence South 1°22'10" West 28.00 feet to a point; thence South 88°37'50" East 247.28 feet to the Point of Beginning.

PARCEL 3.11 - RICHMOND

All of Tract 2, less the West 0.37' thereof and the West 6.04' of Tract 3, KOGER EXECUTIVE CENTER, of Section 22, Township 53 South, Range 40 East, according to the Plat thereof, recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida.

Being the same as that property described by metes and bounds as:

Portions of Tracts 2 and 3, KOGER EXECUTIVE CENTER, Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as: BEGINNING at the Northeast corner of said Tract 2, then go South 88°37'50" East 6.04 feet to a point; thence South 01°22'10" West 294.54 feet to a point; thence North 88°30'43" West 415.67 feet to a point; thence North 01°22'10" East 293.68 feet to a point; thence South 88°37'50" East 409.63 feet to the Point of Beginning.

PARCEL 3.12 - FLINT

A portion of Tracts 13, 17 and 20, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

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SSI-MIA: 30159507v2

BEGINNING at the northwest corner of said Tract 13, said point being on the easterly right-of-way of N.W. 84th Avenue, as shown on said plat; thence along said right-of-way, North 01°22'10" East 174.92 feet to a point; thence South 88°37'50" East 35.00 feet to a point; thence North 01°22'10" East 148.00 feet to a point; thence South 88°37'50" East 148.96 feet to a point; thence South 01°22'10" West 574.17 feet to a point on the northerly right-of-way of N.W. 53rd Street; thence southwesterly along said right-of-way, with a curve to the right, having a radius of 596.62 feet and a central angle of 16°14'13", an arc distance of 169.08 feet to a point; thence along another curve to the right, having a radius of 25.00 feet and a central angle of 108°04'36", an arc distance of 47.16 feet to a point on the easterly right-of-way of N.W. 84th Avenue; thence along said right-of-way, North 01°22'10" East 301.87 feet to the Point of Beginning.

PARCEL 3.13 ROCHESTER

Tract 9 and the North 15.00 feet of Tract 6, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and a portion of Tract "A" of KOGER CENTER PARK, according to the plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract 9, said point being on the Easterly right-of-way of Northwest 84th Avenue and also being the Northwest corner of said Tract 6; thence North 01°22'10" East along said Easterly right-of-way and the west line of said Tract 9, 272.79 feet to a point; thence continue with said right-of-way with a curve to the right, having a radius of 25 feet, a central angle of 75°21'24", an arc distance of 32.88 feet to a point on the Southerly right-of-way of Northwest 53rd Street and the Northerly line of said Tract 9; thence with said right-of-way and the Northerly line of said Tracts 9 and "A" with a curve to the left, having a radius of 676.62 feet, a central angle of 26°25'53", an arc distance of 312.13 feet to a point; thence South 39°42'19" East 61.75 feet to a point; thence South 01°22'10" West 395.00 feet to a point on the Southerly line of said Tract "A"; thence North 88°37'50" West along the Southerly line of said Tract "A" 55.00 feet to a point, said point being the Southwest corner of said Tract "A", the Southeast corner of said Tract 9 and the Northeast corner of said Tract 6; thence with the Easterly line of said Tract 6 South 00°03'00" West 15.00 feet to a point; thence North 88°37'50" West along a line that is parallel with and 15.00 feet South of the North line of said Tract 6, 278.11 feet to a point on the Easterly right-of-way of Northwest 84th Avenue and the West line of said Tract 6; thence North 01°22'10" East along said right-of-way and the West line of said Tract 6, 15.00 feet to the Point of Beginning.

PARCEL 3.14 - COLUMBUS

The North 30.44 feet of the East 313.31 feet of Tract 3; Tract 6 less a portion thereof lying Southwest of the following described line: Begin at a point on the South line of said Tract 6 lying 313.31 feet West of the Southeast corner of said Tract 6, thence proceed North 28°47'10" West, 21.91 feet to a point on the Westerly boundary line of said Tract 6; less the North 15 feet of Tract 6, KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida. Being the same as that property described by metes and bound as:

Portions of Tracts 3 and 6, KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as Beginning at a point on the East line of said Tract 3, 30.45 feet South of the Northeast corner of said Tract 3, then go North 88°37'50" West 313.31 feet; then go North 00°03'00" East, 30.45 feet; thence go North 28°47'10" West 21.91 feet to a point on the Southeasterly right-of-way line of the junction of N.W. 52nd Street and 84th Avenue, said point being on a circular curve concave to the Northwest and having a radius of 95 feet, then go easterly and northerly along the arc of said curve 88.19 feet through a central angle of 53°11'29" to the point of tangency of said curve, then go North 01°22'10" East 257.54 feet; then go South 88°37'50" East 278.12 feet; then go South 0°03'00" West 383.08 feet to the Point of Beginning.

PARCEL 3.15 ALBANY

A portion of Tracts 3 and 6, KOGER EXECUTIVE CENTER Plat of Section 22, Township 53 South, Range 40 East, according to the Plat thereof, recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Tract 3, of the said plat of Koger Executive Center; thence run South 88°37'50" East along the North boundary line of said Tract 3 a distance of 6.04 feet to the point of beginning of the parcel of land hereinafter described; thence South 88°37'50" East along the North boundary line of said Tract 3, a distance of 13.96 feet to the point of curvature of a circular curve concave to the Northwest and having for its elements a radius of 95.00 feet and a central angle of 36°48'51"; thence run Northeasterly along the arc of said curve a distance of 61.04 feet to a point; the last two (2) described courses being coincident with the South and Easterly right-of-way line of N.W. 52nd Street, thence run South 28°47'10" East along a line that is 11.02 feet Northeast of and parallel to the Northeasterly boundary of said Tract 3 a distance of 21.91 feet to a point on the North boundary of said Tract 3; thence run South 00°03'00" West a distance of 30.45 feet to a point; thence run South 88°37'50" East along a line that is 30.44 feet South of and parallel to the North boundary line of said Tract 3 a distance of 313.31 feet to a point on the East boundary line of said Tract 3; thence run South 00°03'00" West

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along said east boundary line a distance of 265.00 feet to the southeast corner of said Tract 3; thence run North 88°30'43" West along the South boundary line of said Tract 3, a distance of 402.00 feet a point; thence run North 01°22'10" East along a line that is 6.04 feet East of and parallel to the West boundary line of said Tract 3 a distance of 294.54 feet to the Point of Beginning.

Also described as follows:

All of Tract 3, less the West 6.04 feet thereof; and Also less the North 30.44 feet of the East 313.31 feet of said Tract 3, Koger Executive Center, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

and

That portion of Tract 6, lying Southwest of the following described line: Begin at a point on the South line of said Tract 6, lying 313.31 feet West of the Southeast corner of Tract 6, thence run North 28°47'10" West and 21.91 feet to a point on the Westerly boundary line of said Tract 6.

PARCEL 3.16 BILLINGS

Portions of Tracts 13, 17 and 33, "KOGER EXECUTIVE CENTER", according to the Plat thereof, as recorded in Plat Book 91 at Page 38, of the Public Records of Miami-Dade County, Florida;

All that Portion of said Tract 13 lying East of a line 183.96 feet East of and parallel with the West line of said Tract 13;

AND

All that Portion of said Tract 17 lying East of a line 183.96 feet East of and parallel with the West line of said Tract 17 and South of a line 9.00 feet South of and parallel with the North line of said Tract 17;

AND

All that portion of said Tract 33 lying South of a line 314.82 feet South of and parallel with the North line of said Tract 33 and West of a line 210.86 feet East of and parallel with the West line of said Tract 33.

All the foregoing being more particularly described as follows:

Portions of Tracts 13, 17 and 33, "KOGER EXECUTIVE CENTER", according to the Plat thereof, as recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

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Commence at the Northwest corner of said Tract 13; thence run South 88°37'50" East, along the North line of said Tract 13; for a distance of 183.96 feet to a point; thence run South 01°22'10" West, along a line parallel with and 183.96 feet East of as measured at right angles to the West line of said Tract 13, for a distance of 251.25 feet to the POINT OF BEGINNING of the following described parcel of land, said point lying and being on the Northerly right-of-way line of N.W. 53rd Street (Executive Center Drive), and on the arc of a 596.62 foot radius curve concave to the Northwest, and having a radial bearing of South 32°56'40" East from the center point of said curve; thence run North 01°22'10" East, along a line parallel with and 183.96 feet East of as measured at right angles to the Easterly right-of-way line of N.W. 84th Avenue, for a distance of 512.17 feet to a point; thence run South 88°37'50" East, along a line parallel with and 9.00 feet South of as measured at right angles to the North line of said Tract 17, for a distance of 70.20 feet to a point on the West line of said Tract 33; thence run South 88°34'40" East, along a line parallel with and 314.82 feet South of as measured at right angles to the Southerly right-of-way line of N.W. 54th Street, for a distance of 210.93 feet to a point; thence run South 00°01'26" East, along a line parallel with and 210.86 feet Easterly of as measured at right angles to the West line of said Tract 33, for a distance of 228.52 feet to a point on the Northerly right-of-way line of N.W. 53rd Street (Executive Center Drive); thence run South 44°44'02" West, along the previously described right-of-way line for a distance of 275.64 feet to the point of curvature of a circular curve to the right having a radius of 596.62 feet; thence run Southwesterly, along the arc of said curve to the right through a central angle of 12°19'18", for an arc distance of 128.31 feet and a chord bearing South 50°53'41" West 128.06 feet to the POINT OF BEGINNING.

PARCEL 3.17 MANCHESTER

A portion of Tract 33, KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and described as follows:

Commence at the Northwest corner of said Tract 33; thence proceed South 88°34'40" East, along the North line of said Tract 33 for 113 feet to the Point of Beginning of the parcel to be described herein; thence continue South 88°34'40" East along said North line 270.50 feet; thence proceed South 1°21'30" West 320 feet; thence proceed South 30°11'28" East 62.75 feet to a point on the Southerly line of said Tract 33, said line being a circular curve concave to the Northwest and having a radius of 676.62 feet; thence proceed Westerly and Southerly along said circular curve thru a central angle of 15°04'32" for an arc distance of 178.03 feet to the Point of Tangency of said curve; thence proceed South 44°44'02" West and tangent to the last described curve 79.38 feet; thence proceed North 0°01'26" West 228.53 feet; thence proceed North 88°34'40" West 105.52 feet; thence proceed North 1°21'30" East 314.82 feet to the Point of Beginning.

PARCEL 3.18 SEATTLE

A portion of Tracts 33, 34 and 35, KOGER EXECUTIVE CENTER, according to a plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida and being described as:

Beginning at the Northwest corner of said Tract 34, thence proceed South 88°34'40" East along the North line of said Tract 34 205.50 feet; thence proceed South 01°21'30" West 40 feet; thence

proceed South 88°34'40" East 35.50 feet; thence proceed South 01°21'30" West 243.78 feet to the South line of said Tract 35 and a circular curve concave to the Northwest; thence proceed along the Southerly line of said Tracts 33, 34 and 35 Westerly and Southerly along said circular curve, having a radius of 676.62 feet, thru a central angle of 21°23'17" for an arc distance of 252.58 feet; thence proceed North 30°11'28" West 62.75 feet; thence proceed North 01°21'30" East 320 feet to the North line of said Tract 33; thence proceed South 88°34'40" East along said North line 26.50 feet to the Point of Beginning.

PARCEL 3.19 DAYTON

A portion of Tract 35, of KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, at Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the southeast corner of said Tract 35, said point being on the northerly right-of-way line of N.W. 53rd Street (Executive Center Drive) (80' R.W.), all as shown on said plat; thence along said right-of-way line North 88°38'30" West 34.88 feet to the POINT OF BEGINNING; thence continue along said right-of-way line the following two (2) courses and distances: 1) North 88°38'30" West 204.76 feet, and 2) with a curve to the left, having a radius of 676.62 feet, and a central angle of 10°09'39", an arc distance of 119.99 feet to a point; thence North 01°21'30" East 243.78 feet to a point; thence South 88°34'40" East 44.50 feet to a point; thence North 01°21'30" East 40.00 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along said right-of-way line South 88°34'40" East 279.62 feet to a point; thence South 01°21'30" West 272.81 feet to the Point of Beginning.

PARCEL 3.22 CLEVELAND

The East 34.88 feet of Tract 35, all of Tract 36, and the West 15.00 feet of Tract 37, of KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Beginning at the northwest corner of Tract 37, said point being on southerly right-of-way line of N.W. 54th Street and also being the northeast corner of Tract 36, all as shown on said plat; thence along the southerly right-of-way line of N.W. 54th Street South 88°37'34" East 15.00 feet to a point; thence along a line that is parallel with and 15.00 feet East of the West line of Tract 37 South 01°21'30" West 272.41 feet to a point on the northerly right-of-way line of N.W. 53rd Street (80' R.W.); thence along the northerly right-of-way line of N.W. 53rd Street North 88°38'30" West 362.50 feet to a point; thence along a line that is parallel with and 34.88 feet west of the easterly line of Tract 35 North 01°21'30" East 272.80 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of N.W. 54th Street South 88°34'40" East 347.50 feet to the Point of Beginning.

PARCEL 3.23 CONCORD

Tract C, less the east 20.02 feet, of KOGER CENTER PARK, according to the Plat thereof.

recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

BEGINNING at the northwest corner of Tract C, said point being on the southerly right-of-way line of N.W. 53rd Street (80' R.W.), all as shown on said plat; thence along the southerly right-of-way line of N.W. 53rd Street South $88^{\circ}38'30''$ East 349.20 feet to a point that is 20.02 feet westerly of the northeast corner of Tract C; thence along a line that is parallel with and 20.02 feet west of, when measured at right angles, to the easterly boundary of Tract C South $01^{\circ}21'30''$ West 272.32 feet to a point on the southerly boundary of Tract C; thence along the southerly boundary of Tract C North $88^{\circ}39'27''$ West 342.72 feet to the southwest corner of Tract C; thence along the westerly boundary of Tract C North $00^{\circ}00'17''$ West 272.49 feet to the Point of Beginning.

PARCEL 3.24 COVINGTON

The east 20.02 feet of Tract C and Tract D, less the east 34.02 feet, of KOGER CENTER PARK, according to the plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the northeast corner of Tract D, said point being on the southerly right-of-way of N.W. 53rd Street (Executive Center Drive) (80' R.W.), all as shown on said plat; thence along southerly right-of-way line of N.W. 53rd Street North $88^{\circ}38'30''$ West 34.02 feet to the POINT OF BEGINNING; thence along a line parallel to and 34.02 feet west of the easterly boundary of Tract D South $01^{\circ}21'30''$ West 272.22 feet to a point on the southerly boundary of Tract D; thence along the southerly boundary of Tracts D and C North $88^{\circ}39'27''$ West 371.00 feet to a point; thence along a line parallel to and 20.02 feet west of the westerly boundary of Tract D North $01^{\circ}21'30''$ East 272.32 feet to a point on the southerly right-of-way line of N.W. 53rd Street; thence along southerly right-of-way line of N.W. 53rd Street $88^{\circ}38'30''$ East 371.00 feet to the Point of Beginning.

PARCEL 3.25 SPRINGFIELD

A portion of Tract 37, of KOGER EXECUTIVE CENTER, according to the Plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the northwest corner of said Tract 37, as shown on said plat, said point being on the southerly right-of-way line of Northwest 54th Street; thence along said right-of-way line, South $88^{\circ}37'34''$ East 15.00 feet to the POINT OF BEGINNING; thence continue along said right-of-way line, South $88^{\circ}37'34''$ East 342.00 feet to a point 6.12 feet west of the northeast corner of said Tract 37; thence along a line parallel with and 6.12 feet west of, when measured at right angles to, the easterly line of said Tract 37, South $01^{\circ}21'30''$ West 272.32 feet to a point on the northerly right-of-way line of Northwest 53rd Street; thence along said right-of-way line, North $88^{\circ}38'30''$ West 342.00 feet a point 15.00 feet east of the southwest corner of said Tract 37; thence along a line parallel with and 15.00 feet east of, when measured at right angles to, the westerly line of said Tract 37, North $01^{\circ}21'30''$ East 272.41 feet to the Point of Beginning.

PARCEL 3.26 SCRANTON

Tract 38, and the easterly 6.12 feet of Tract 37, of KOGER EXECUTIVE CENTER, according to the Plat thereof, recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the northeast corner of said Tract 38, as shown on said plat, said point being on the southerly right-of-way of Northwest 54th Street; thence along the easterly line of said Tract 38, South 01°21'30" West 272.21 feet to the southeast corner of said Tract 38, said point being on the northerly right-of-way line of Northwest 53rd Street; thence along the northerly right-of-way line of said Northwest 53rd Street; North 88°38'30" West 391.12 feet to a point 6.12 feet west of the southwest corner of said Tract 38; thence along a line parallel with and 6.12 feet west of, when measured at right angles to, the westerly line of said Tract 38, North 01°21'30" East 272.32 feet to a point on the southerly right-of-way line of Northwest 54th Street; thence along the southerly right-of-way line of said Northwest 54th Street, South 88°37'34" East 391.12 feet to the Point of Beginning.

PARCEL 3.27 PLAZA

Tract 39, KOGER EXECUTIVE CENTER, according to the plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH a non-exclusive easement for ingress, egress and parking of motor vehicles, over, upon, and across a portion of Tract 38 of KOGER EXECUTIVE CENTER, according to plat thereof, as recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING, at the northeast corner of said Tract 38, as shown on said plat, said point being on the southerly right-of-way line of N.W. 54th Street; thence along the easterly line of said Tract 38, South 01°21'30" West 272.21 feet to the southeast corner of said Tract 38, said point being on the northerly right-of-way line of N.W. 53rd Street (Executive Center Drive); thence along the northerly right-of-way line of said N.W. 53rd Street, North 88°38'30" West 45.00 feet to a point; thence North 01°21'30" East 228.00 feet to a point; thence North 88°37'34" West 32.00 feet to a point; thence North 01°21'30" East 44.19 feet to a point on the southerly right-of-way line of N.W. 54th Street; thence along the southerly right-of-way line of said N.W. 54th Street, South 88°37'34" East 77.00 feet to the Point of Beginning.

PARCEL 3.28 - DENVER

The East 34.02 feet of Tract D and all of Tract E, of KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, page 15, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Tract E, said point being on the Westerly right-of-way line of N.W. 79th Avenue (Variable R.W), all as shown on said plat; thence along the Southerly boundary of Tracts E and D North $88^{\circ} 39' 27''$ West 574.02 feet to a point; thence along a line parallel to and 34.02 feet West of the Easterly boundary of Tract D North $01^{\circ} 21' 30''$ East 272.22 feet to a point on the Southerly right-of-way line of N.W. 53rd Street (80° R.W); thence along the Southerly right-of-way line of N.W. 53rd Street the following two (2) courses and distances: 1) South $88^{\circ} 38' 30''$ East 543.03 feet; and 2) with a curve to the right having a radius of 25.00 feet, a central angle of $88^{\circ} 36' 47''$ and a chord which bears South $44^{\circ} 20' 06''$ East 34.92 feet, an arc distance of 38.66 feet to a point on the Westerly right-of-way line of N.W. 79th Avenue; thence along the Westerly right-of-way line of N.W. 79th Avenue South $00^{\circ} 01' 43''$ East 247.74 feet to the Point of Beginning.

Which property is now described as follows:

Tract E, KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, page 15, of the Public Records of Miami-Dade County, Florida.

Together with:

The East 34.02 feet of Tract D, KOGER CENTER PARK, according to the Plat thereof, as recorded in Plat Book 106, page 15, of the Public Records of Miami-Dade County, Florida.

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"EXHIBIT 2 to the Ordinance"

Legal Description

LEGAL DESCRIPTION

A PORTION OF TRACTS A, B C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH $88^{\circ}37'50''$ WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH $01^{\circ}22'10''$ EAST 160.40 FEET; THENCE NORTH $88^{\circ}37'50''$ WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH $01^{\circ}22'10''$ EAST ALONG SAID WEST LINE 94.77 FEET; THENCE SOUTH $88^{\circ}37'50''$ EAST 20.00 FEET; THENCE NORTH $01^{\circ}22'10''$ EAST 123.00 FEET; THENCE NORTH $88^{\circ}37'50''$ WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B; THENCE NORTH $01^{\circ}22'10''$ EAST 16.83 FEET; THENCE NORTH $39^{\circ}42'19''$ WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF $05^{\circ}33'39''$. A CHORD OF 65.64 FEET WHICH BEARS NORTH $47^{\circ}30'52''$ EAST; THENCE NORTH $44^{\circ}44'02''$ EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF $33^{\circ}22'57''$, A CHORD OF 342.72 FEET WHICH BEARS NORTH $61^{\circ}25'30''$ EAST, THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH $01^{\circ}22'10''$ WEST 160.87 FEET; THENCE SOUTH $36^{\circ}39'52''$ EAST 228.95 FEET; THENCE SOUTH $88^{\circ}37'50''$ EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE SOUTH $00^{\circ}00'17''$ EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 819,875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH $88^{\circ}37'50''$ WEST.

"EXHIBIT 3 to the Ordinance"

District Boundaries and Geographical Location Sketch

