

MEMORANDUM

Agenda Item No. 14(A)(3)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

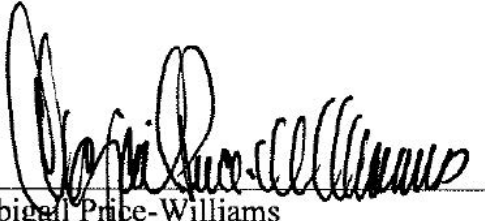
DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution relating to Miami-Opa Locka Executive Airport; approving Fourth Amendment to Amended and Restated Development Lease Agreement between Miami-Dade County and AA Acquisitions, LLC to amend the Lease Premises to remove certain parcels developed using general obligation bond funds and to grant a license for the use of said parcels to AA Acquisitions, LLC and its assignee, Atlantic Aviation – Opa-Locka LLC; authorizing County Mayor to execute same, to exercise all rights conferred therein and to perform all acts necessary to effectuate same; and directing the County Mayor to provide same to the Property Appraiser in accordance with Resolution No. R-791-14

Resolution No. R-1048-20

The accompanying resolution was prepared by the Aviation Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.

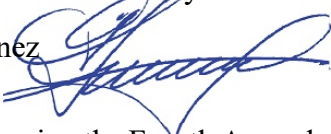

Abigail Price-Williams
County Attorney

APW/lmp

Date: October 6, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor



Subject: Resolution Approving the Fourth Amendment to Amended and Restated Development Lease Agreement with AA Acquisitions, LLC at Miami-Opa locka Executive Airport

Recommendation

It is recommended that the Board of County Commissioners (the “Board”) adopt the attached resolution approving the attached proposed Fourth Amendment to the Amended and Restated Development Lease Agreement between Miami-Dade County and AA Acquisitions, LLC (the “Restated Lease”). Per terms and conditions of the Restated Lease, which was originally approved by the Board on March 6, 2007 through Resolution No. R-310-07, AA Acquisitions, LLC committed to an investment of \$162.9 million for the construction of aviation and non-aviation facilities at Miami-Opa locka Executive Airport (“OPF”), including the construction of the Orion Jet Center Development.

In 2017, the Board approved Resolution No. R-247-17 awarding AA Acquisitions a \$5 million General Obligations Bond (“GOB”) Grant for the construction of public infrastructure improvements at the Orion Jet Center site. Pursuant to the Responsible Wages Ordinance in effect when AA Acquisitions, LLC entered into the Restated Lease in 2007, AA Acquisitions, LLC was not required to pay responsible wages for privately-funded development. However, under the Responsible Wages Ordinance, because AA Acquisition, LLC accepted the GOB Grant money for the public infrastructure improvements, it subjected its future privately-funded development at OPF to the payment of responsible wages, which was not the intent of AA Acquisitions, LLC. AA Acquisitions, LLC desires to execute the Fourth Amendment to distinguish and delete the parcels of land on which the public infrastructure improvements were constructed and place them under a separate license, thereby eliminating the responsible wages requirement from those development projects that are not publicly-funded.

Scope

OPF is located primarily within District 1, which is represented by Commissioner Barbara J. Jordan. However, the impact of the Fourth Amendment is countywide as OPF is a regional asset.

Delegation of Authority

The accompanying Resolution delegates to the County Mayor or County Mayor’s designee the authority to execute the Fourth Amendment. Furthermore, under the terms of Restated Lease, the County Mayor or County Mayor’s designee has the option to (i) terminate the Restated Lease for any breach, (ii) approve any assignment or subletting of the premises, or (iii) reduce acreage or the leasehold term for AA Acquisitions LLC’s and its assignee’s failure to timely or completely construct the required improvements. The Fourth Amendment does not change or affect such delegations of authority.

Fiscal Impact/Funding Source

There is no fiscal impact to the County as the removal of the public infrastructure improvements from the Restated Lease does not create or cause the incurrence of any fees chargeable to or owed by AA Acquisitions, LLC and/or its assignees.

It should be noted that AA Acquisitions, LLC and/or its assignees are currently paying the County an annual rental rate \$2,258,971.60. That amount is based upon the terms and conditions set forth in the Restated Lease, the First, Second, and Third Amendments previously approved by the Board, and the proposed separate license for the public infrastructure at the Orion Jet Center. These rental rates are subject to review and adjustment on October 1 of each year of the lease term or such other date as may be established by the Board.

Track Record/Monitor

AA Acquisitions, LLC has a favorable payment history with the County. The Miami-Dade Aviation Department's ("MDAD") Division Director for Real Estate Management, Michele Raymond, will monitor the implementation of the Fourth Amendment.

Background

In 1999, the County entered into a Development Lease Agreement with Opa-locka Aviation Group, LLC for the development of land at OPF. In 2007, through Resolution No. R-310-07, the Board approved an assignment of the Development Lease Agreement from Opa-locka Aviation Group, LLC to AA Acquisitions, LLC pursuant to the Restated Lease. The Restated Lease has a term of 55 years from the date of completion of construction of certain improvements specified in the Restated Lease and requires AA Acquisitions, LLC to spend a minimum of \$162.9 million for the development of approximately 220 acres at OPF including the construction of the Orion Jet Center site. The Responsible Wages Ordinance in effect in 2007 when AA Acquisitions, LLC entered into the Restated Lease provided that the payment of responsible wages was not required for privately-funded construction valued at \$1 million or more so long as construction was funded solely through private sources without a dollar or more of public funding.

On July 24, 2007, the Board adopted Resolution No. R-922-07 approving the First Amendment to the Restated Lease. The amendment decreased AA Acquisitions LLC's leasehold premises by 5,600 square feet to provide another developer additional square footage for a storage hangar facility. It also allowed AA Acquisitions, LLC to assume all interests under the development lease held by Ferrell Hangar Group, LLC, and to operate as a fixed base operator on its premises at OPF. The Second Amendment to the Restated Lease, as approved by the Board on November 3, 2009 through Resolution No. R-1236-09, incorporated Ferrell Hangar Group, LLC's premises into AA Acquisitions LLC's leasehold premises. On July 14, 2015, the Board adopted the Third Amendment to the Restated Lease via Resolution No. R-650-15, establishing the rental rates for the non-aviation parcels such as warehouses and office buildings.

On November 5, 2014, pursuant to Resolution No. R-988-14, the Board allocated \$5 million of GOB funding to AA Acquisitions, LLC for its construction of public infrastructure improvements at its approximately-sixteen-acre Orion Jet Center site. Once the GOB funds were allocated by the Board, the County Mayor or County Mayor's designee negotiated the terms and conditions of the grant agreement with AA Acquisitions, LLC and on March 7, 2017, pursuant to Resolution No. R-247-

17, the Board approved the \$5 million GOB grant agreement between the County and AA Acquisitions, LLC. Pursuant to the grant agreement, AA Acquisitions, LLC was required to pay responsible wages for the public infrastructure construction for which it received the \$5 million grant funds.

AA Acquisitions, LLC accepted the GOB Grant money for the public infrastructure improvements and, as a result, subjected its future privately-funded development at OPF to the payment of responsible wages, which was not the intent of AA Acquisitions, LLC. Through the Fourth Amendment, AA Acquisitions, LLC seeks to have the GOB-funded public infrastructure improvements removed from the 2007 Restated Lease and positioned under a separate license so that AA Acquisitions LLC's future privately-funded development pursuant to the Restated Lease at OPF is not subject to the payment of responsible wages.

The change proposed by the Fourth Amendment does not materially alter the Restated Lease, as the public infrastructure sites were always intended to be owned and maintained by the County upon completion. Approval of the proposed Fourth Amendment will allow significant privately-funded development projects at OPF to proceed as planned. These projects are projected to result in substantial job creation, including the Bombardier Service Center, which is estimated to be an \$85 million project, as well as 150,000 square feet of new corporate-sized hangars being developed by SkyHarbour Opa Locka, which total project costs are estimated at \$13 million.

Violation of Responsible Wages Ordinance - Public Improvements at Orion Jet Center

An issue arose concerning AA Acquisitions, LLC's compliance with its requirement to pay responsible wages in connection with the construction of public improvements at the Orion Jet Center. In December of 2018, AA Acquisitions, LLC submitted its reimbursement request to receive payment of the GOB funds and, in connection with that request, certified that it had complied with the terms of the GOB grant agreement. AA Acquisitions, LLC received the GOB funds on February 22, 2019.

On March 18, 2019, MDAD notified AA Acquisitions, LLC that its receipt of the GOB funds for the Orion Jet Center Development was contingent upon its payment of responsible wages for that project and that the award of the funds triggered application of the Responsible Wages Ordinance to all future construction projects developed on the premises delineated in the Restated Lease, regardless of whether that development is privately-funded. In October 2019, Small Business Development ("SBD") began handling the compliance of airport contracts on behalf of MDAD. SBD requested that AA Acquisitions, LLC provide certified payroll records demonstrating its payment of wages and rates on the Orion Jet Center project in accordance with the Responsible Wages Ordinance. On August 10, 2020, SBD issued a violation notice to AA Acquisitions, LLC alleging that AA Acquisitions, LLC underpaid responsible wages in connection with the Orion Jet Center public infrastructure improvements. After a thorough investigation with the cooperation of AA Acquisitions, LLC, on September 8, 2020, SBD issued a compliance letter agreement setting forth the terms and conditions of AA Acquisitions, LLC's agreement to satisfy the outstanding wages and penalties due to its contracted workers and Miami-Dade County. Those terms and conditions are as follows:

1. AA Acquisitions, LLC will place \$326,714.15 for wages due to workers in a Trust, approved by the County, to pay them as they are located for a period of one (1) year. AA Acquisitions, LLC

shall provide the information about the Trust, in addition to monthly updates to SBD as to the: (i) number of employees paid; (ii) the total amount of the payments made; and (iii) the balance remaining in the Trust. AA Acquisitions, LLC shall provide all documentation pertaining to the creation and operation of the Trust to SBD within fifteen (15) days of receipt of this Compliance Letter.

2. AA Acquisitions, LLC will send certified letters with a copy also via regular mail to all workers listed as not being paid responsible wages and benefits, notifying them of the amount currently being withheld on their behalf in the Trust, and the contact at AA Acquisitions, LLC to collect the wages due within one (1) year from the date of the letter.
3. For workers located, AA Acquisitions, LLC will issue a check for payment of the wages identified as due, and have the employees complete a certified Back Wage Affidavit (form to be provided by SBD) wherein they will confirm receipt of wages.
4. After one (1) year, AA Acquisitions, LLC shall submit the remaining uncollected wages to the State of Florida Bureau of Unclaimed Property.
5. AA Acquisitions, LLC must provide SBD with the following within one year of the acceptance of this agreement: (a) a list of all workers paid within the year; (b) a copy of the completed Back Wage Affidavits for each employee paid; (c) the front and back copies of the cancelled check issued to the worker; and (d) a copy of the Unclaimed Property Report submitted to the State of Florida with a copy of the cancelled check transmitting the worker's wages and a list of the employees covered with amounts due.
6. AA Acquisitions, LLC must submit a check to SBD for payment of the \$32,671.41 penalty payable to Miami-Dade County

On September 11, 2020, SBD issued a compliance letter agreement that noted, among other things, the following: (1) after additional discussions, SBD and AA Acquisitions, LLC agreed that the Trust account discussed above would be an Escrow Account that would be funded within three days of the date the letter agreement is executed; (2) AA Acquisitions, LLC agreed to provide to SBD a monthly report of its payments to the workers owed the wages; and (3) AA Acquisitions, LLC has informed SBD that it has already begun to pay the workers owed the wages. On September 14, 2020, SBD issued confirmation that AA Acquisitions, LLC complied with the initial conditions necessary to satisfy the outstanding violation, including establishment of the Escrow Account and payment of the penalty. Copies of the correspondence noted above is attached to this memorandum.



Jack Osterholt
Deputy Mayor

**FOURTH AMENDMENT TO
AMENDED AND RESTATED DEVELOPMENT LEASE AGREEMENT
BETWEEN MIAMI-DADE COUNTY, FLORIDA AND AA ACQUISITIONS, LLC**

This Fourth Amendment (the "Fourth Amendment") to that certain Amended and Restated Development Lease Agreement dated as of March 22, 2007 ("the Original Lease" and/or "Lease") between Miami-Dade County, Florida (the "County") and AA Acquisitions, LLC ("AA" and/or "Developer"), and Atlantic Aviation – Opa-Locka LLC, as assignee of AA (Atlantic Aviation – Opa-Locka LLC and AA are referred to herein collectively as "Lessees"), is entered into as of this _____ day of _____, 2020, by and between the County and Lessees.

Whereas, Lessor and Developer entered into the Original Lease on March 22, 2007, by Resolution R-310-07, as amended by that certain First Amendment to Amended and Restated Development Lease Agreement by Resolution No. R-922-07 dated July 24, 2007 (the "First Amendment"), as amended by that certain Second Amendment to Amended and Restated Development Lease Agreement by Resolution No. R-1236-09 dated December 29, 2009 (the "Second Amendment"), and as amended by that certain Third Amendment to Amended and Restated Development Lease Agreement by Resolution No. R-650-15 (the "Third Amendment") dated August 4, 2015. The Original Lease and the above-described Amendments are referred to collectively herein as the "the Lease"; and

Whereas, Developer distinguished certain parcels as critical parcels for the construction of infrastructure necessary for the rest of the development and funded and constructed such through General Obligation Bond ("GOB") funds; and

Whereas, Developer wishes to identify these critical parcels separately and remove those parcels from the Premises under the Lease, and

Whereas, Developer assigned a portion of the Lease to Atlantic Aviation – Opa-Locka LLC on September 27, 2017, and Atlantic Aviation – Opa-Locka LLC is subject to all requirements and obligations of the Lease; and

Whereas, the County and Lessees agree to amend the Lease to (i) exclude from the Premises the improvements and land areas shown on Exhibits A1-A6 and summarized on Exhibit A7 (the "Critical Parcels") hereto, and (ii) grant a license to the Lessees for use of the Critical Parcels.

Now Therefore, in consideration of the foregoing premises and of the mutual covenants and agreements herein contained, the parties agree as follows:

1. **Recitals.** The foregoing recitals are incorporated into this Fourth Amendment as if fully set forth herein.

2. **Amendments to Lease.**

a. The legal description for the Premises under the Lease is hereby amended to remove the Critical Parcels. The Critical Parcels consist of the parcels described on Exhibits A1-A6 and summarized on Exhibit A7 attached hereto, which Exhibits are made a part hereof.

b. Contemporaneously with the execution of this Fourth Amendment, the County is granting an exclusive license (the "License"; attached hereto as Exhibit B) to the Lessees, for a term concurrent with the Lease and any existing or future amendments thereof, to utilize the Critical Parcels and to exercise the rights set forth in the Lease, in conjunction with Lessees' duty to fulfill the obligations under the Lease, including the existing rent obligations based on the square footage of each of Lessees' portion of the Lease prior to the removal of the Critical Parcels. The removal of the Critical Parcels from the Lease and the grant of this License do not create or cause the incurrence of any fees chargeable to or owed by the Lessees.

c. The County shall not collect additional rent for Lessee's use of the Critical Parcels; provided however if the Federal Aviation Administration (the "FAA") later determines that the Miami-Dade Aviation Department ("MDAD") must collect additional fair market rent for the Critical Parcels, then in such event, notwithstanding the deletion of the Critical Parcels from the Premises, Miami-Dade County shall collect from Lessees, and Lessees shall pay on a prospective basis, additional rent for use of the Critical Parcels at rates consistent with the methodology for fair market value ("FMV") set forth in the Lease, subsection 4.01.

d. Lessees shall maintain, consistent with the requirements of the Lease, and at their sole cost and expense, the Critical Parcels, excepting only water and sewer facilities conveyed to the Miami-Dade County Water and Sewer Department. The License granted to Lessees to access the Critical Parcels requires Lessees to comply, with respect to such maintenance obligations, with the insurance and indemnity provisions of the Lease, and is subject to all applicable FAA, Federal, County, and State requirements, and incorporates by reference all language and obligations of such requirements.

3. **GOB Grant Agreement.** Nothing contained in this Amendment shall affect, modify, or waive any of the obligations under the Building Better Communities Grant Agreement dated March 7, 2017 (R-247-17) by and between Miami-Dade County and AA Acquisitions LLC (the GOB Grant Agreement").

4. **Effective Date.** This Amendment shall be effective as of the date set forth above.

5. **No Other Effect on Lease.** Except where expressly modified herein, all provisions of the Lease and its, First, Second, and Third Amendments shall remain in full force and effect.

6. **Amendment Subject to Acceptance of the FAA.** This Fourth Amendment is subject to the review and acceptance of the FAA.

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment to the Lease to be executed by their appropriate officials and representatives, as of the day and year first above written.

LESSOR:

MIAMI-DADE COUNTY, a political subdivision
of the State of Florida

By: _____
— Mayor or Mayor's Designee

ATTEST: Harvey Ruvin, Clerk

By: _____
— Deputy Clerk

AA Acquisitions, LLC, a Florida Limited
Liability Company

By: 

Atlantic Aviation – Opa-Locka LLC, a Delaware
limited liability company

By: _____

5. **No Other Effect on Lease.** Except where expressly modified herein, all provisions of the Lease and its, First, Second, and Third Amendments shall remain in full force and effect.

6. **Amendment Subject to Acceptance of the FAA.** This Fourth Amendment is subject to the review and acceptance of the FAA.

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment to the Lease to be executed by their appropriate officials and representatives, as of the day and year first above written.

LESSOR:

MIAMI-DADE COUNTY, a political subdivision
of the State of Florida

By: _____
— Mayor or Mayor's Designee

ATTEST: Harvey Ruvin, Clerk

By: _____
— Deputy Clerk

AA Acquisitions, LLC, a Florida Limited
Liability Company

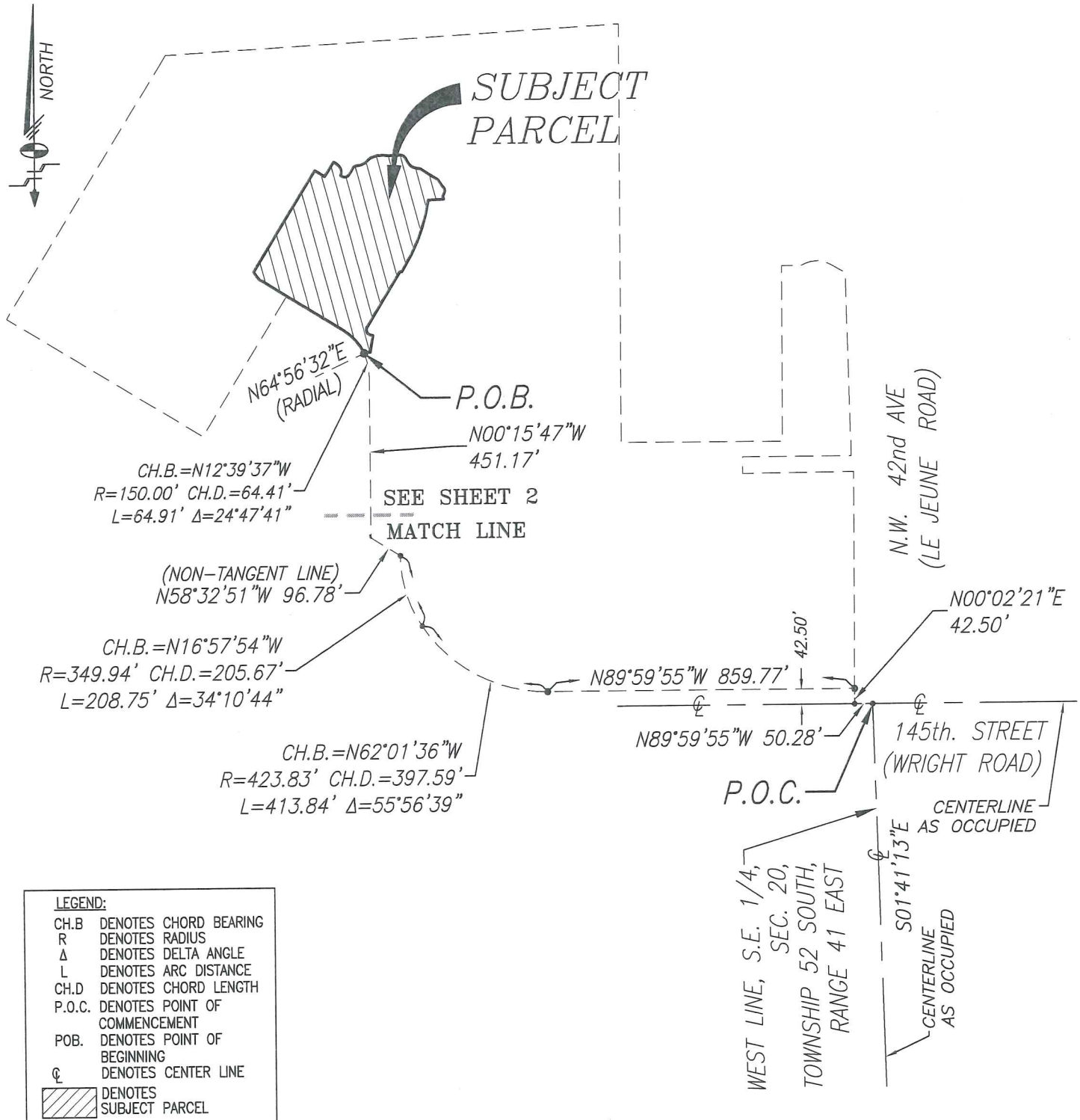
By: _____

Atlantic Aviation – Opa-Locka LLC, a Delaware
Limited Liability Company

By:  _____
Louis T. Pepper, President and CEO
September 17, 2020

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-1" (Parking)



SCALE 1"=400'

SHEET 1 OF 6 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 13, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

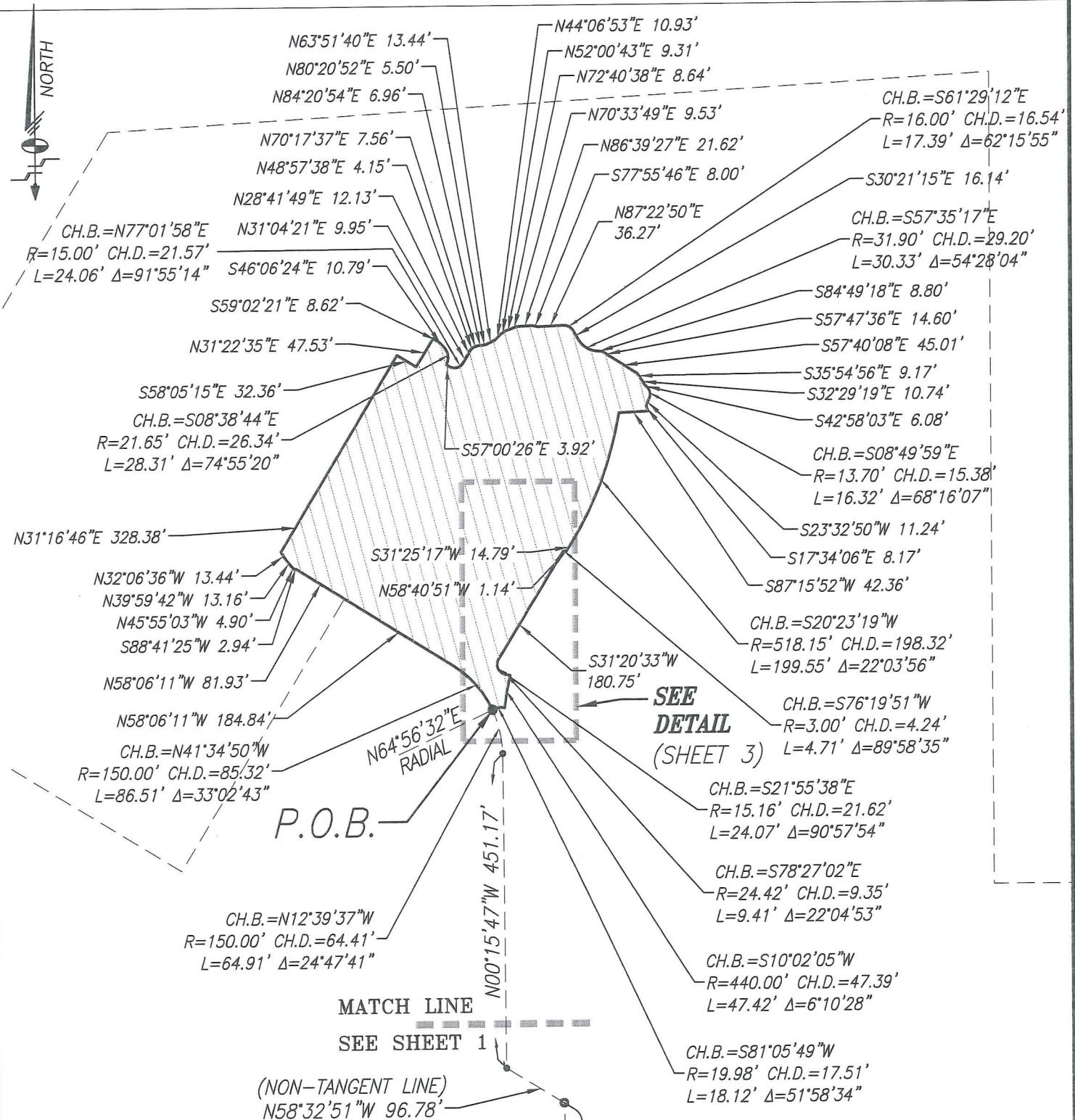
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-1" (Parking)



SCALE 1"=200'

SHEET 2 OF 6 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 210671

DATE: AUGUST 13, 2019

THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87

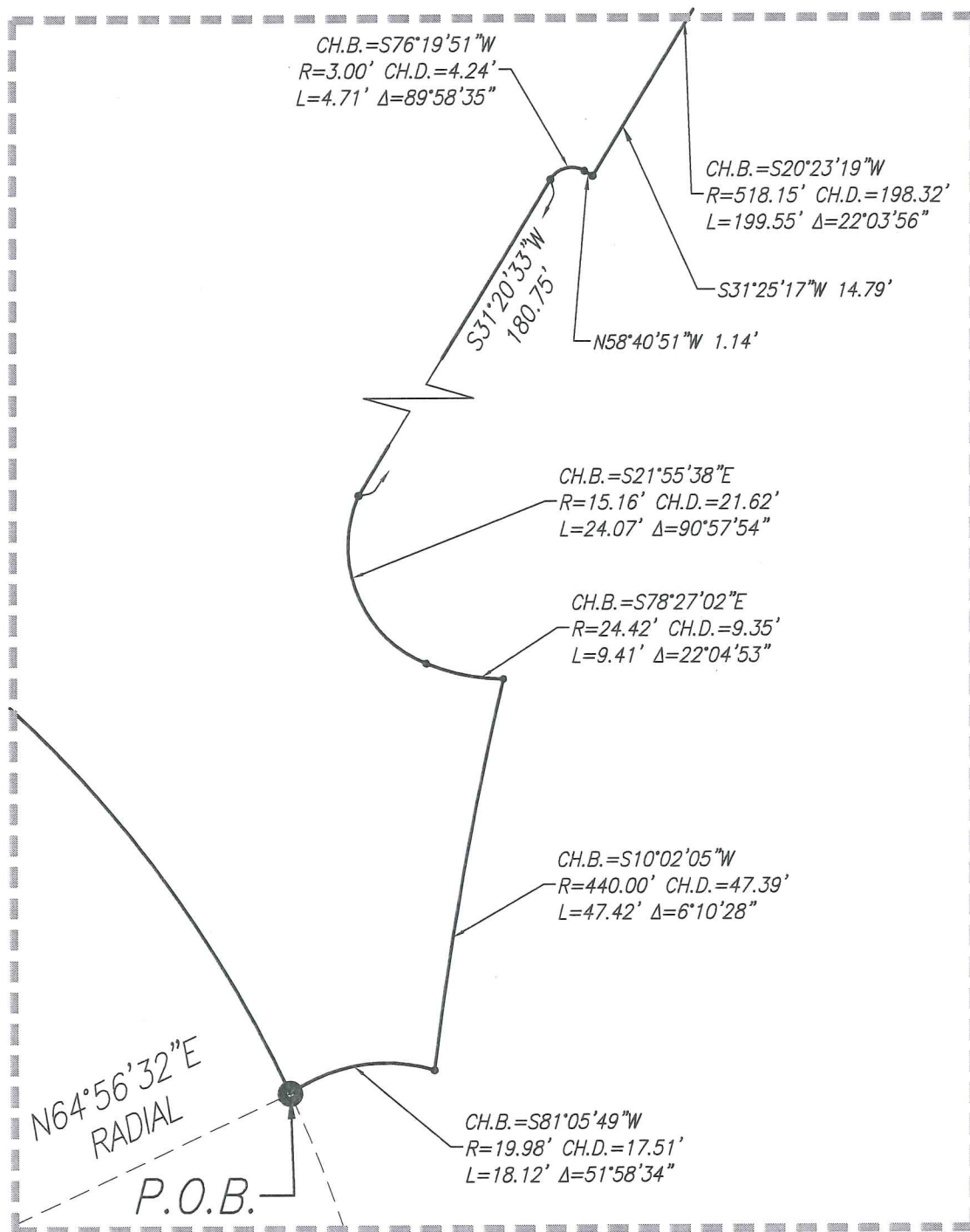
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-1" (Parking)



DETAIL

SCALE 1"=20'

SHEET 3 OF 6 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 13, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-1" (Parking)

LEGAL DESCRIPTION:

A PORTION OF LAND LYING WITHIN THE COMBINED PROPERTIES OF THE OPA-LOCKA AIRPORT AND BEING A PORTION OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF WRIGHT ROAD (N.W. 145TH STREET), AS OCCUPIED, AND THE CENTERLINE OF LE JEUNE ROAD, AS OCCUPIED, SAID CENTERLINE OF LE JEUNE ROAD ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20; THENCE RUN NORTH 89 DEGREES 59 MINUTES 55 SECOND WEST, ALONG THE CENTERLINE OF WRIGHT ROAD (N.W. 145TH STREET), AS OCCUPIED, FOR A DISTANCE OF 50.28 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 02 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 42.50 FEET; THENCE RUN NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 859.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 423.83 FEET, A CENTRAL ANGLE OF 55 DEGREES 56 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 62 DEGREES 01 MINUTES 36 SECONDS WEST THROUGH A CHORD LENGTH OF 397.59 FEET, FOR AN ARC DISTANCE OF 413.84 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 349.94 FEET, A CENTRAL ANGLE OF 34 DEGREES 10 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 16 DEGREES 57 MINUTES 54 SECONDS WEST THROUGH A CHORD LENGTH OF 205.67 FEET, FOR AN ARC DISTANCE OF 208.75 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN NORTH 58 DEGREES 32 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 96.78 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 15 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 451.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 47 MINUTES 41 SECONDS, A CHORD BEARING OF NORTH 12 DEGREES 39 MINUTES 37 SECONDS WEST THROUGH A CHORD LENGTH OF 64.41 FEET, FOR AN ARC DISTANCE OF 64.91 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; SAID POINT LIES ON A RADIAL LINE THAT BEARS N64°56'32"E FROM THE CENTER OF THE PREVIOUS AND THE NEXT DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST TO SAID POINT OF BEGINNING; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET A CENTRAL ANGLE OF 33°02'43", A CHORD LENGTH OF 85.32 FEET, ALONG A CHORD BEARING OF NORTH 41°34'50" WEST, FOR AN ARC DISTANCE OF 86.51 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 58°06'11" WEST FOR A DISTANCE OF 184.84 FEET TO A POINT; THENCE RUN NORTH 58°06'11" WEST FOR A DISTANCE OF 81.93 FEET TO A POINT; THENCE RUN SOUTH 88°41'25" WEST FOR A DISTANCE OF 2.94 FEET TO A POINT; THENCE RUN NORTH 45°55'03" WEST FOR A DISTANCE OF 4.90 FEET TO A POINT; THENCE RUN NORTH 39°59'42" WEST FOR A DISTANCE OF 13.16 FEET TO A POINT; THENCE RUN NORTH 32°06'36" WEST FOR A DISTANCE OF 13.44 FEET TO A POINT;

SHEET 4 OF 6 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 13, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS



LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-1" (Parking)

LEGAL DESCRIPTION:(continuation)

THENCE RUN NORTH 31°16'46" EAST FOR A DISTANCE OF 328.38 FEET TO A POINT; THENCE RUN SOUTH 58°05'15" EAST FOR A DISTANCE OF 32.36 FEET TO A POINT; THENCE RUN NORTH 31°22'35" EAST FOR A DISTANCE OF 47.53 FEET TO A POINT; THENCE RUN SOUTH 59°02'21" EAST FOR A DISTANCE OF 8.62 FEET TO A POINT; THENCE RUN SOUTH 46°06'24" EAST FOR A DISTANCE OF 10.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 21.65 FEET, A CENTRAL ANGLE OF 74°55'20", A CHORD LENGTH OF 26.34 FEET, ALONG A CHORD BEARING OF SOUTH 08°38'44" EAST FOR AN ARC DISTANCE OF 28.31 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 57°00'26" EAST FOR A DISTANCE OF 3.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°55'14", A CHORD LENGTH OF 21.57 FEET, ALONG A CHORD BEARING OF NORTH 77°01'58" EAST, FOR AN ARC DISTANCE OF 24.06 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 31°04'21" EAST FOR A DISTANCE OF 9.95 FEET TO A POINT; THENCE RUN NORTH 28°41'49" EAST FOR A DISTANCE OF 12.13 FEET TO A POINT; THENCE RUN NORTH 48°57'38" EAST FOR A DISTANCE OF 4.15 FEET TO A POINT; THENCE RUN NORTH 70°17'37" EAST FOR A DISTANCE OF 7.56 FEET TO A POINT; THENCE RUN NORTH 84°20'54" EAST FOR A DISTANCE OF 6.96 FEET TO A POINT; THENCE RUN NORTH 80°20'52" EAST FOR A DISTANCE OF 5.50 FEET TO A POINT; THENCE RUN NORTH 63°51'40" EAST FOR A DISTANCE OF 13.44 FEET TO A POINT; THENCE RUN NORTH 44°06'53" EAST FOR A DISTANCE OF 10.93 FEET TO A POINT; THENCE RUN NORTH 52°00'43" EAST FOR A DISTANCE OF 9.31 FEET TO A POINT; THENCE RUN NORTH 72°40'38" EAST FOR A DISTANCE OF 8.64 FEET TO A POINT; THENCE RUN NORTH 70°33'49" EAST FOR A DISTANCE OF 9.53 FEET TO A POINT; THENCE RUN NORTH 86°39'27" EAST FOR A DISTANCE OF 21.62 FEET TO A POINT; THENCE RUN SOUTH 77°55'46" EAST FOR A DISTANCE OF 8.00 FEET TO A POINT; THENCE RUN NORTH 87°22'50" EAST FOR A DISTANCE OF 36.27 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 62°15'55", A CHORD LENGTH OF 16.54 FEET, ALONG A CHORD BEARING OF SOUTH 61°29'12" EAST, FOR AN ARC DISTANCE OF 17.39 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 30°21'15" EAST FOR A DISTANCE OF 16.14 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 31.90 FEET, A CENTRAL ANGLE OF 54°28'04", A CHORD LENGTH OF 29.20 FEET, ALONG A CHORD BEARING OF SOUTH 57°35'17" EAST, FOR AN ARC DISTANCE OF 30.33 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 84°49'18" EAST FOR A DISTANCE OF 8.80 FEET TO A POINT; THENCE RUN SOUTH 57°47'36" EAST FOR A DISTANCE OF 14.60 FEET TO A POINT; THENCE RUN SOUTH 57°40'08" EAST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN SOUTH 35°54'56" EAST FOR A DISTANCE OF 9.17 FEET TO A POINT; THENCE RUN SOUTH 32°29'19" EAST FOR A DISTANCE OF 10.74 FEET TO A POINT; THENCE RUN SOUTH 42°58'03" EAST FOR A DISTANCE OF 6.08 FEET TO

SHEET 5 OF 6 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 13, 2019

THIS IS NOT A " BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-1" (Parking)

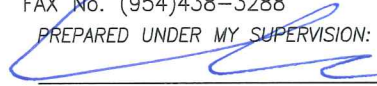
LEGAL DESCRIPTION:(continuation)

A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 13.70 FEET, A CENTRAL ANGLE OF 68°16'07", A CHORD LENGTH OF 15.38 FEET, ALONG A CHORD BEARING OF SOUTH 08°49'59" EAST, FOR AN ARC DISTANCE OF 16.32 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 23°32'50" WEST FOR A DISTANCE OF 11.24 FEET TO A POINT; THENCE RUN SOUTH 17°34'06" EAST FOR A DISTANCE OF 8.17 FEET TO A POINT; THENCE RUN SOUTH 87°15'52" WEST FOR A DISTANCE OF 42.36 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 518.15 FEET, A CENTRAL ANGLE OF 22°03'56", A CHORD LENGTH OF 198.32 FEET, ALONG A CHORD BEARING OF SOUTH 20°23'19" WEST, FOR AN ARC DISTANCE OF 199.55 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 31°25'17" WEST FOR A DISTANCE OF 14.79 FEET TO A POINT; THENCE RUN NORTH 58°40'51" WEST FOR A DISTANCE OF 1.14 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3.00 FEET, A CENTRAL ANGLE OF 89°58'35", A CHORD LENGTH OF 4.24 FEET, ALONG A CHORD BEARING OF SOUTH 76°19'51" WEST, FOR AN ARC DISTANCE OF 4.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 31°20'33" WEST, FOR A DISTANCE OF 180.75 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.16 FEET, A CENTRAL ANGLE OF 90°57'54", A CHORD LENGTH OF 21.62 FEET, ALONG A CHORD BEARING OF SOUTH 21°55'38" EAST, FOR AN ARC DISTANCE OF 24.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.42 FEET, A CENTRAL ANGLE OF 22°04'53", A CHORD LENGTH OF 9.35 FEET, ALONG A CHORD BEARING OF SOUTH 78°27'02" EAST, FOR AN ARC DISTANCE OF 9.41 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 06°10'28", A CHORD LENGTH OF 47.39 FEET, ALONG A CHORD BEARING OF SOUTH 10°02'05" WEST, FOR AN ARC DISTANCE OF 47.42 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.98 FEET, A CENTRAL ANGLE OF 51°58'34", A CHORD LENGTH OF 17.51 FEET, ALONG A CHORD BEARING OF SOUTH 81°05'49" WEST, FOR AN ARC DISTANCE OF 18.12 FEET TO THE **POINT OF BEGINNING**; CONTAINING 157,716 SQUARE FEET MORE OR LESS OR 3.621 ACRES MORE OR LESS.

NOTES:

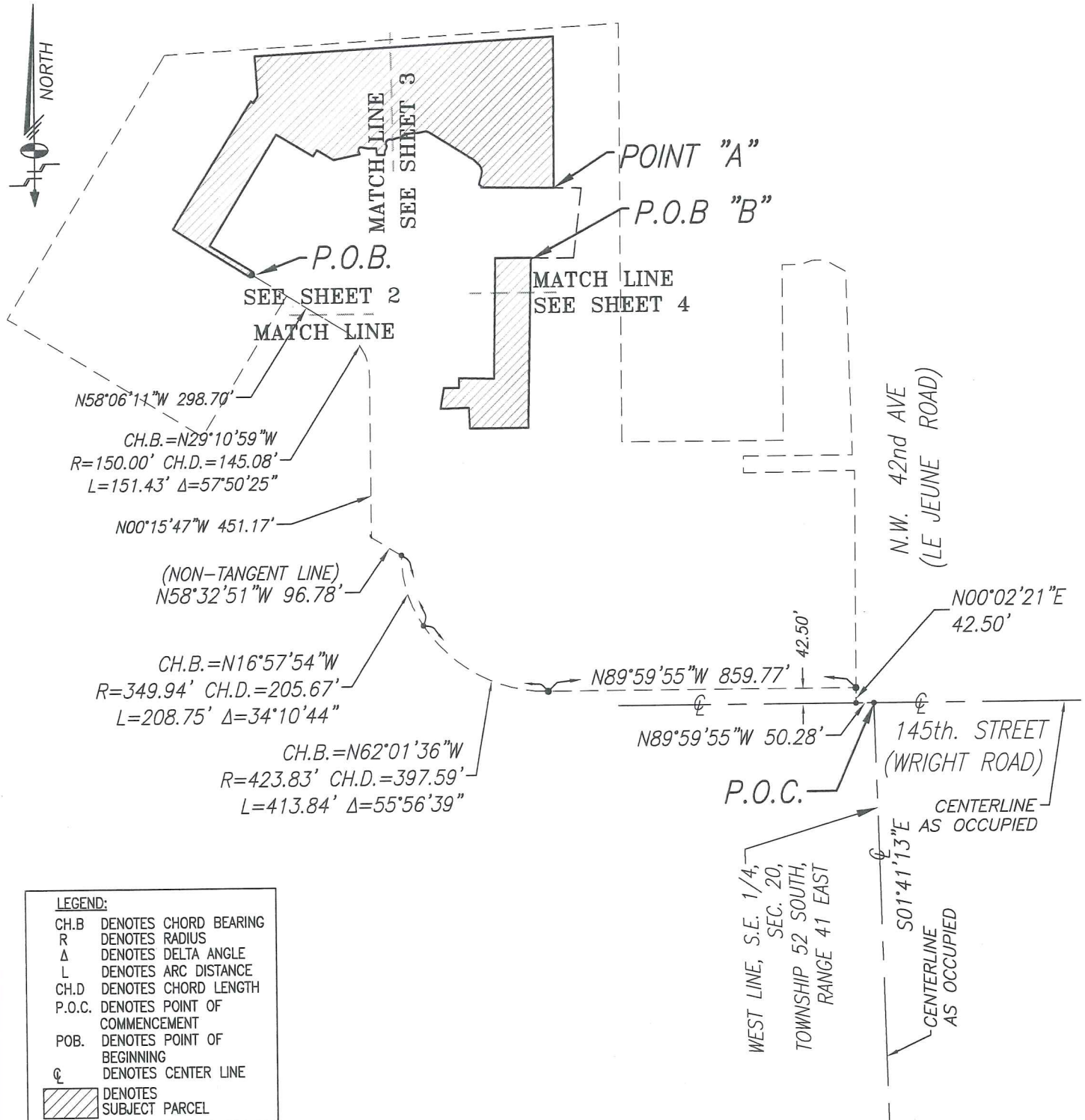
- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (S01°41'13"E) ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 4) ORDERED BY: AA ACQUISITIONS

SHEET 6 OF 6 SHEETS

	Schwebke-Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 ORDER NO. <u>210671</u> DATE: <u>AUGUST 13, 2019</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87		REVISIONS
	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775		

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-2" (Ramp)



SCALE 1"=400'

SHEET 1 OF 8 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-47

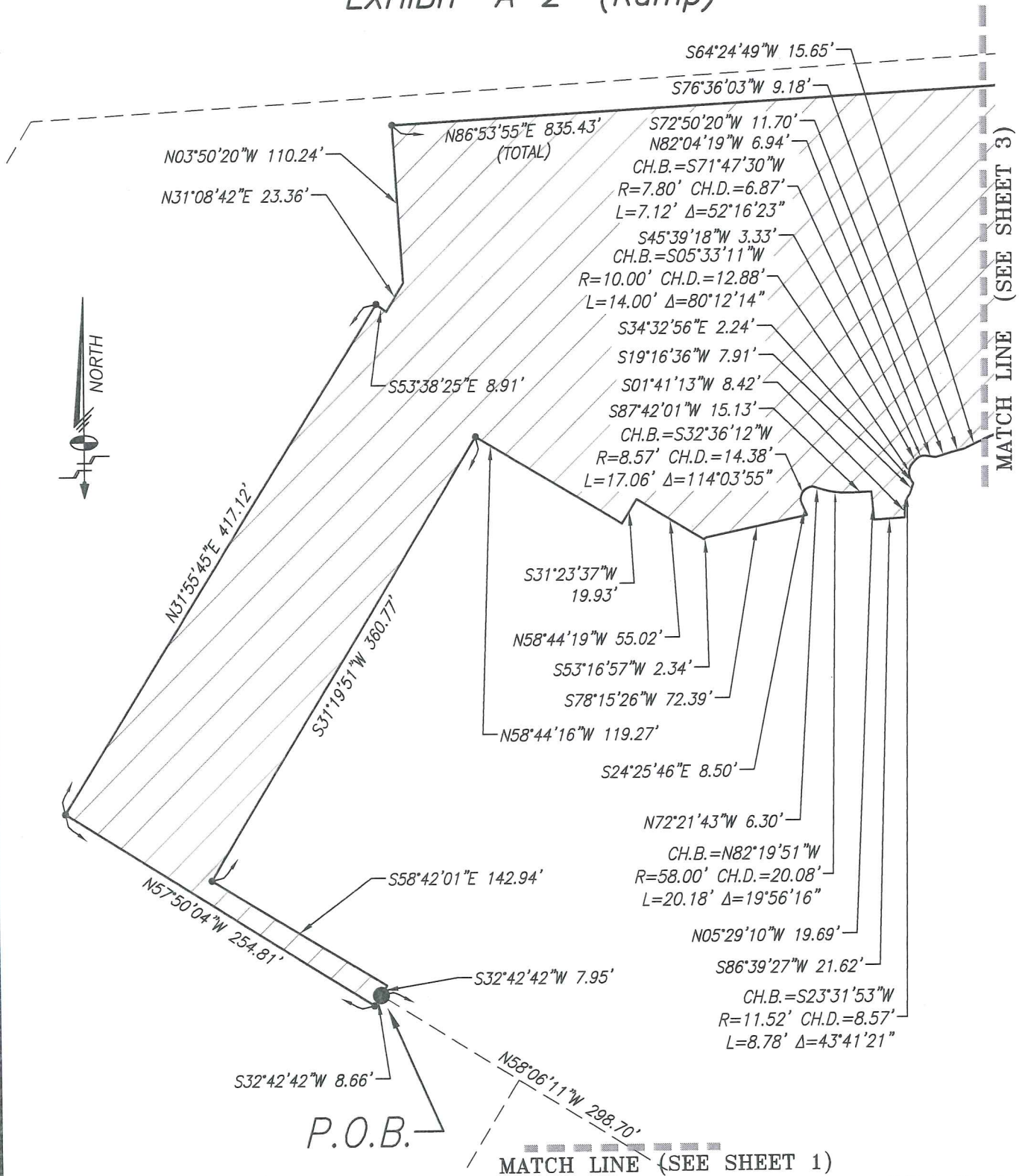
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-2" (Ramp)



SCALE 1"=100'

SHEET 2 OF 8 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

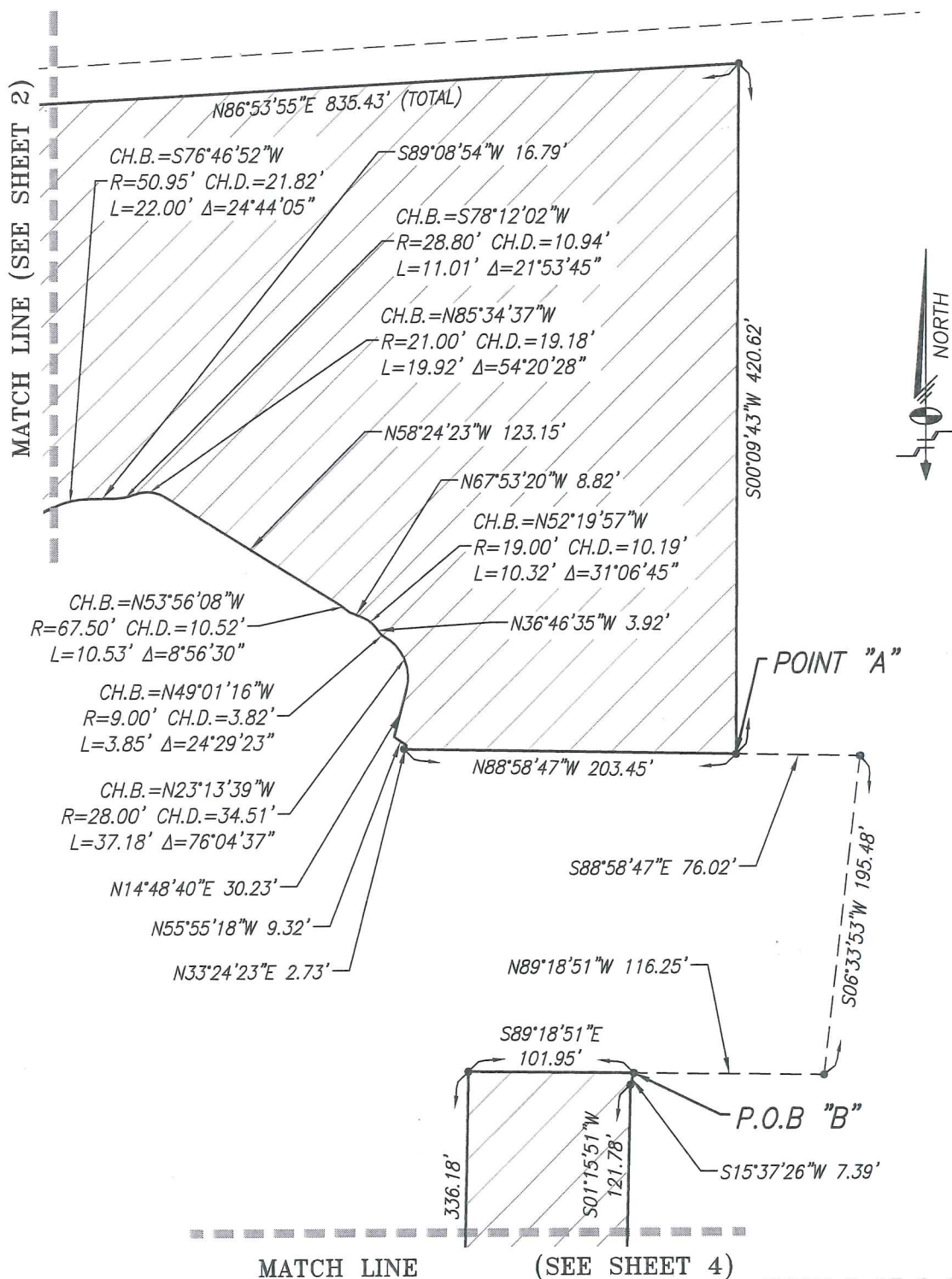
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-2" (Ramp)



SCALE 1"=100'

SHEET 3 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

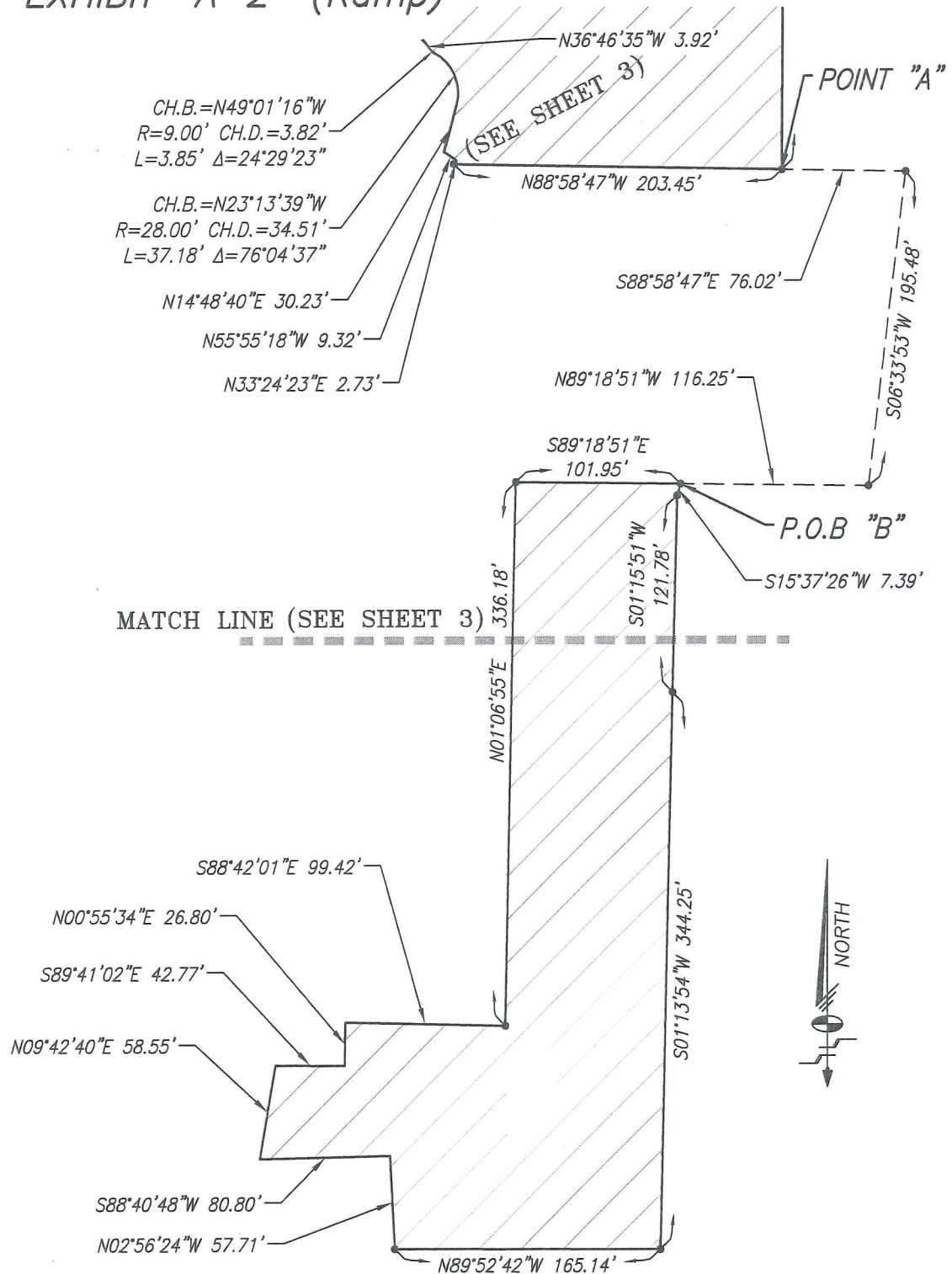
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-2" (Ramp)



SCALE 1"=100'

SHEET 4 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-2" (Ramp)

LEGAL DESCRIPTION:

A PORTION OF LAND LYING WITHIN THE COMBINED PROPERTIES OF THE OPA-LOCKA AIRPORT AND BEING A PORTION OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND A PORTION OF SECTION 17, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF WRIGHT ROAD (N.W. 145TH STREET), AS OCCUPIED, AND THE CENTERLINE OF LEJEUNE ROAD, AS OCCUPIED, SAID CENTERLINE OF LEJEUNE ROAD ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20; THENCE RUN NORTH 89 DEGREES 59 MINUTES 55 SECOND WEST, ALONG THE CENTERLINE OF WRIGHT ROAD (N.W. 145TH STREET), AS OCCUPIED, FOR A DISTANCE OF 50.28 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 02 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 42.50 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 859.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 423.83 FEET, A CENTRAL ANGLE OF 55 DEGREES 56 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 62 DEGREES 01 MINUTES 36 SECONDS WEST, THROUGH A CHORD LENGTH OF 397.59 FEET, FOR AN ARC DISTANCE OF 413.84 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 349.94 FEET, A CENTRAL ANGLE OF 34 DEGREES 10 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 16 DEGREES 57 MINUTES 54 SECONDS WEST, THROUGH A CHORD LENGTH OF 205.67 FEET, FOR AN ARC DISTANCE OF 208.75 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN NORTH 58 DEGREES 32 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 96.78 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 15 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 451.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 50 MINUTES 25 SECONDS, A CHORD BEARING OF NORTH 29 DEGREES 10 MINUTES 59 SECONDS WEST THROUGH A CHORD LENGTH OF 145.08 FEET, FOR AN ARC DISTANCE OF 151.43 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 58 DEGREES 06 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 298.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE RUN SOUTH 32°42'42" WEST FOR A DISTANCE OF 8.66 FEET TO A POINT; THENCE RUN NORTH 57°50'04" WEST FOR A DISTANCE OF 254.81 FEET TO A POINT; THENCE RUN NORTH 31°55'45" EAST FOR A DISTANCE OF 417.12 FEET TO A POINT; THENCE RUN SOUTH 53°38'25" EAST FOR A DISTANCE OF 8.91 FEET TO A POINT; THENCE RUN NORTH 31°08'42" EAST FOR A DISTANCE OF 23.36 FEET TO A POINT; THENCE RUN NORTH 03°50'20" WEST FOR A DISTANCE OF 110.24 FEET TO

SHEET 5 OF 8 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS



LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-2" (Ramp)

LEGAL DESCRIPTION:(continuation)

A POINT; THENCE RUN NORTH 86°53'55" EAST FOR A DISTANCE OF 835.43 FEET TO A POINT; THENCE RUN SOUTH 00°09'43" WEST FOR A DISTANCE OF 420.62 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE RUN NORTH 88°58'47" WEST FOR A DISTANCE OF 203.45 FEET TO A POINT; THENCE RUN NORTH 33°24'23" EAST FOR A DISTANCE OF 2.73 FEET TO A POINT; THENCE RUN NORTH 55°55'18" WEST FOR A DISTANCE OF 9.32 FEET TO A POINT; THENCE RUN NORTH 14°48'40" EAST FOR A DISTANCE OF 30.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 76°04'37", A CHORD LENGTH OF 34.51 FEET, ALONG A CHORD BEARING OF NORTH 23°13'39" WEST, FOR AN ARC DISTANCE OF 37.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 9.00 FEET, A CENTRAL ANGLE OF 24°29'23", A CHORD LENGTH OF 3.82 FEET, ALONG A CHORD BEARING OF NORTH 49°01'16" WEST, FOR AN ARC DISTANCE OF 3.85 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 36°46'35" WEST FOR A DISTANCE OF 3.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 31°06'45", A CHORD LENGTH OF 10.19 FEET, ALONG A CHORD BEARING OF NORTH 52°19'57" WEST, FOR AN ARC DISTANCE OF 10.32 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 67°53'20" WEST FOR A DISTANCE OF 8.82 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.50 FEET, A CENTRAL ANGLE OF 08°56'30", A CHORD LENGTH OF 10.52 FEET, ALONG A CHORD BEARING OF NORTH 53°56'08" WEST, FOR AN ARC DISTANCE OF 10.53 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 58°24'23" WEST FOR A DISTANCE OF 123.15 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 54°20'28", A CHORD LENGTH OF 19.18 FEET, ALONG A CHORD BEARING OF NORTH 85°34'37" WEST, FOR AN ARC DISTANCE OF 19.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 28.80 FEET, A CENTRAL ANGLE OF 21°53'45", A CHORD LENGTH OF 10.94 FEET, ALONG A CHORD BEARING OF SOUTH 78°12'02" WEST, FOR AN ARC DISTANCE OF 11.01 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°08'54" WEST FOR A DISTANCE OF 16.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.95 FEET, A CENTRAL ANGLE OF 24°44'05", A CHORD LENGTH OF 21.82 FEET, ALONG A CHORD BEARING OF SOUTH 76°46'52" WEST, FOR AN ARC DISTANCE OF 22.00 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 64°24'49" WEST FOR A DISTANCE OF 15.65 FEET TO A POINT; THENCE RUN SOUTH 76°36'03" WEST FOR A DISTANCE OF 9.18 FEET TO A POINT; THENCE RUN SOUTH 72°50'20" WEST FOR A DISTANCE OF 11.70 FEET TO A POINT; THENCE RUN NORTH 82°04'19" WEST FOR A DISTANCE OF 6.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7.80 FEET, A CENTRAL ANGLE OF 52°16'23", A CHORD LENGTH OF 6.87 FEET, ALONG A CHORD BEARING OF SOUTH 71°47'30" WEST, FOR AN ARC DISTANCE OF 7.12 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 45°39'18" WEST FOR A DISTANCE OF 3.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR

SHEET 6 OF 8 SHEETS

REVISIONS



Schwebke - Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-2" (Ramp)

LEGAL DESCRIPTION:(continuation)

CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 80°12'14", A CHORD LENGTH OF 12.88 FEET, ALONG A CHORD BEARING OF SOUTH 05°33'11" WEST, FOR AN ARC DISTANCE OF 14.00 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 34°32'56" EAST FOR A DISTANCE OF 2.24 FEET TO A POINT; THENCE RUN SOUTH 19°16'36" WEST FOR A DISTANCE OF 7.91 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11.52 FEET, A CENTRAL ANGLE OF 43°41'21", A CHORD LENGTH OF 8.57 FEET, ALONG A CHORD BEARING OF SOUTH 23°31'53" WEST, FOR AN ARC DISTANCE OF 8.78 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01°41'13" WEST FOR A DISTANCE OF 8.42 FEET TO A POINT; THENCE RUN SOUTH 86°39'27" WEST FOR A DISTANCE OF 21.62 FEET TO A POINT; THENCE RUN NORTH 05°29'10" WEST FOR A DISTANCE OF 19.69 FEET TO A POINT; THENCE RUN SOUTH 87°42'01" WEST FOR A DISTANCE OF 15.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 19°56'16", A CHORD LENGTH OF 20.08 FEET, ALONG A CHORD BEARING OF NORTH 82°19'51" WEST, FOR AN ARC DISTANCE OF 20.18 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 72°21'43" WEST FOR A DISTANCE OF 6.30 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 8.57 FEET, A CENTRAL ANGLE OF 114°03'55", A CHORD LENGTH OF 14.38 FEET, ALONG A CHORD BEARING OF SOUTH 32°36'12" WEST, FOR AN ARC DISTANCE OF 17.06 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 24°25'46" EAST FOR A DISTANCE OF 8.50 FEET TO A POINT; THENCE RUN SOUTH 78°15'26" WEST FOR A DISTANCE OF 72.39 FEET TO A POINT; THENCE RUN SOUTH 53°16'57" WEST FOR A DISTANCE OF 2.34 FEET TO A POINT; THENCE RUN NORTH 58°44'19" WEST FOR A DISTANCE OF 55.02 FEET TO A POINT; THENCE RUN SOUTH 31°23'37" WEST FOR A DISTANCE OF 19.93 FEET TO A POINT; THENCE RUN NORTH 58°44'16" WEST FOR A DISTANCE OF 119.27 FEET TO A POINT; THENCE RUN SOUTH 31°19'51" WEST FOR A DISTANCE OF 360.77 FEET TO A POINT; THENCE RUN SOUTH 58°42'01" EAST FOR A DISTANCE OF 142.94 FEET TO A POINT; THENCE RUN SOUTH 32°42'42" WEST FOR A DISTANCE OF 7.95 FEET TO THE POINT OF BEGINNING; CONTAINING 297,557 SQUARE FEET MORE OR LESS OR 6.831 ACRES MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE RUN SOUTH 88°58'47" EAST FOR A DISTANCE OF 76.02 FEET TO A POINT; THENCE RUN SOUTH 06°33'53" WEST FOR A DISTANCE OF 195.48 FEET TO A POINT; THENCE RUN NORTH 89°18'51" WEST FOR A DISTANCE OF 116.25 FEET TO THE POINT OF BEGINNING "B"; THENCE RUN SOUTH 15°37'26" WEST FOR A DISTANCE OF 7.39 FEET TO A POINT; THENCE RUN SOUTH 01°15'51" WEST FOR A DISTANCE OF 121.78 FEET TO A POINT; THENCE RUN SOUTH 01°13'54" WEST FOR A DISTANCE OF 344.25 FEET TO A POINT; THENCE RUN NORTH 89°52'42" WEST FOR A DISTANCE OF 165.14 FEET TO A POINT; THENCE RUN NORTH 02°56'24" WEST FOR A DISTANCE OF 57.71 FEET TO A POINT; THENCE RUN SOUTH 88°40'48" WEST

SHEET 7 OF 8 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS



LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-2" (Ramp)

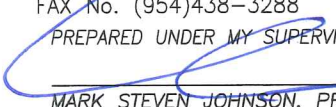
LEGAL DESCRIPTION:(continuation)

FOR A DISTANCE OF 80.80 FEET TO A POINT; THENCE RUN NORTH 09°42'40" EAST FOR A DISTANCE OF 58.55 FEET TO A POINT; THENCE RUN SOUTH 89°41'02" EAST FOR A DISTANCE OF 42.77 FEET TO A POINT; THENCE RUN NORTH 00°55'34" EAST FOR A DISTANCE OF 26.80 FEET TO A POINT; THENCE RUN SOUTH 88°42'01" EAST FOR A DISTANCE OF 99.42 FEET TO A POINT; THENCE RUN NORTH 01°06'55" EAST FOR A DISTANCE OF 336.18 FEET TO A POINT; THENCE RUN SOUTH 89°18'51" EAST FOR A DISTANCE OF 101.95 FEET TO A POINT; TO THE POINT OF BEGINNING "B"; CONTAINING 61,868 SQUARE FEET MORE OR LESS OR 1.420 ACRES MORE OR LESS.

NOTES:

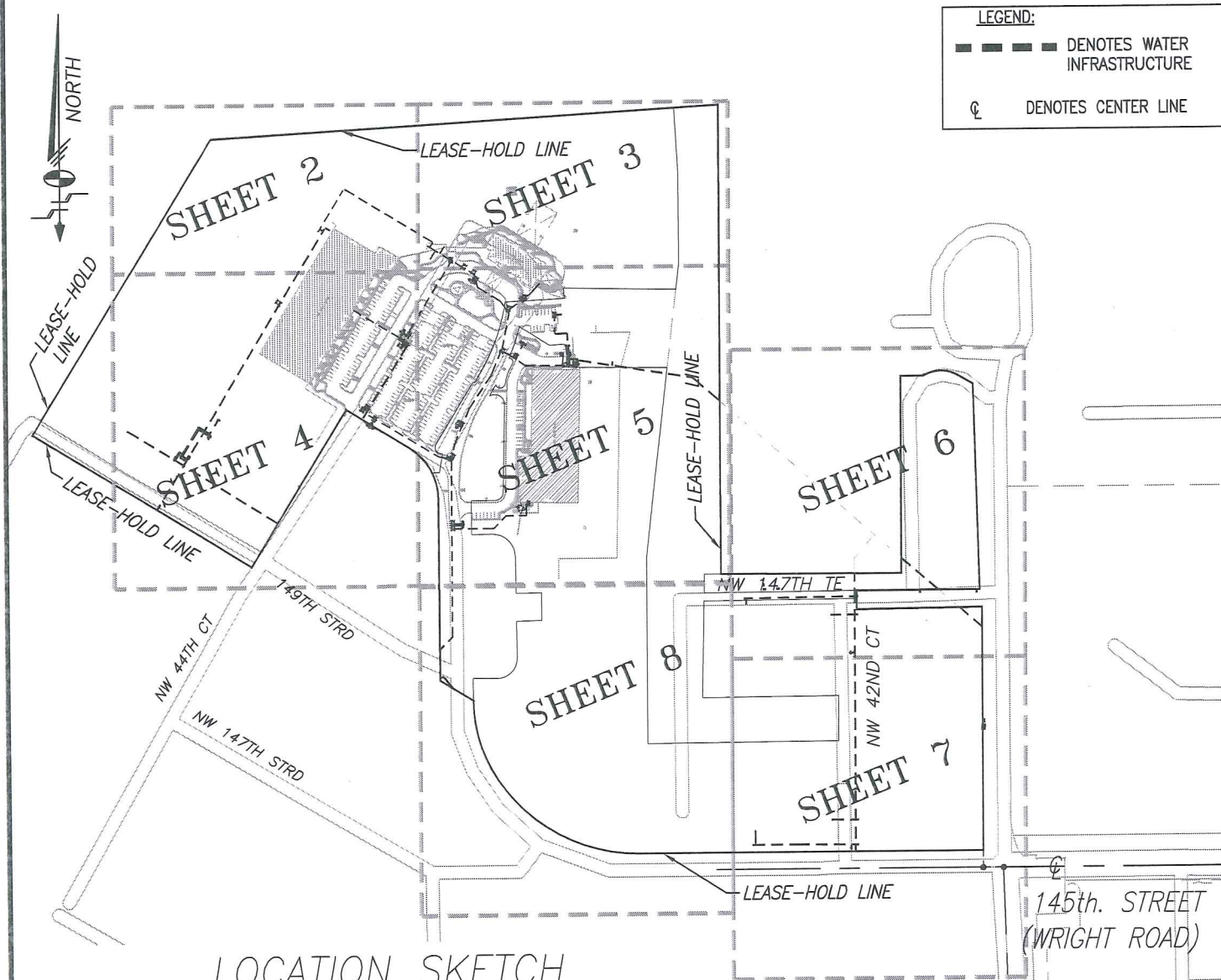
- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (S01°41'13"E) ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 4) ORDERED BY: AA ACQUISITIONS

SHEET 8 OF 8 SHEETS

	Schwebke - Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 ORDER NO. <u>210671</u> DATE: <u>AUGUST 15, 2019</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	REVISIONS
	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	

SKETCH

EXHIBIT "A-3" (WATER)

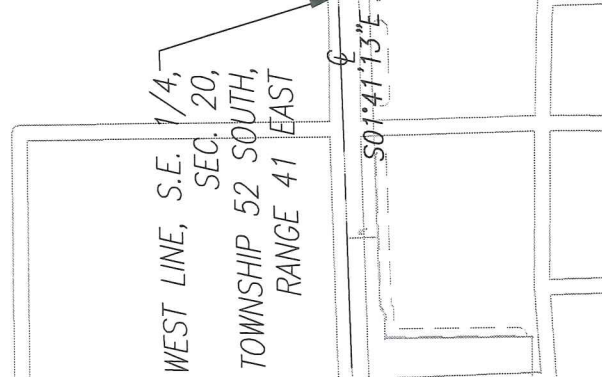


LOCATION SKETCH

PORTIONS OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND
SECTION 17, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=400'

NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) ORDERED BY: AA ACQUISITIONS



SHEET 1 OF 8 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

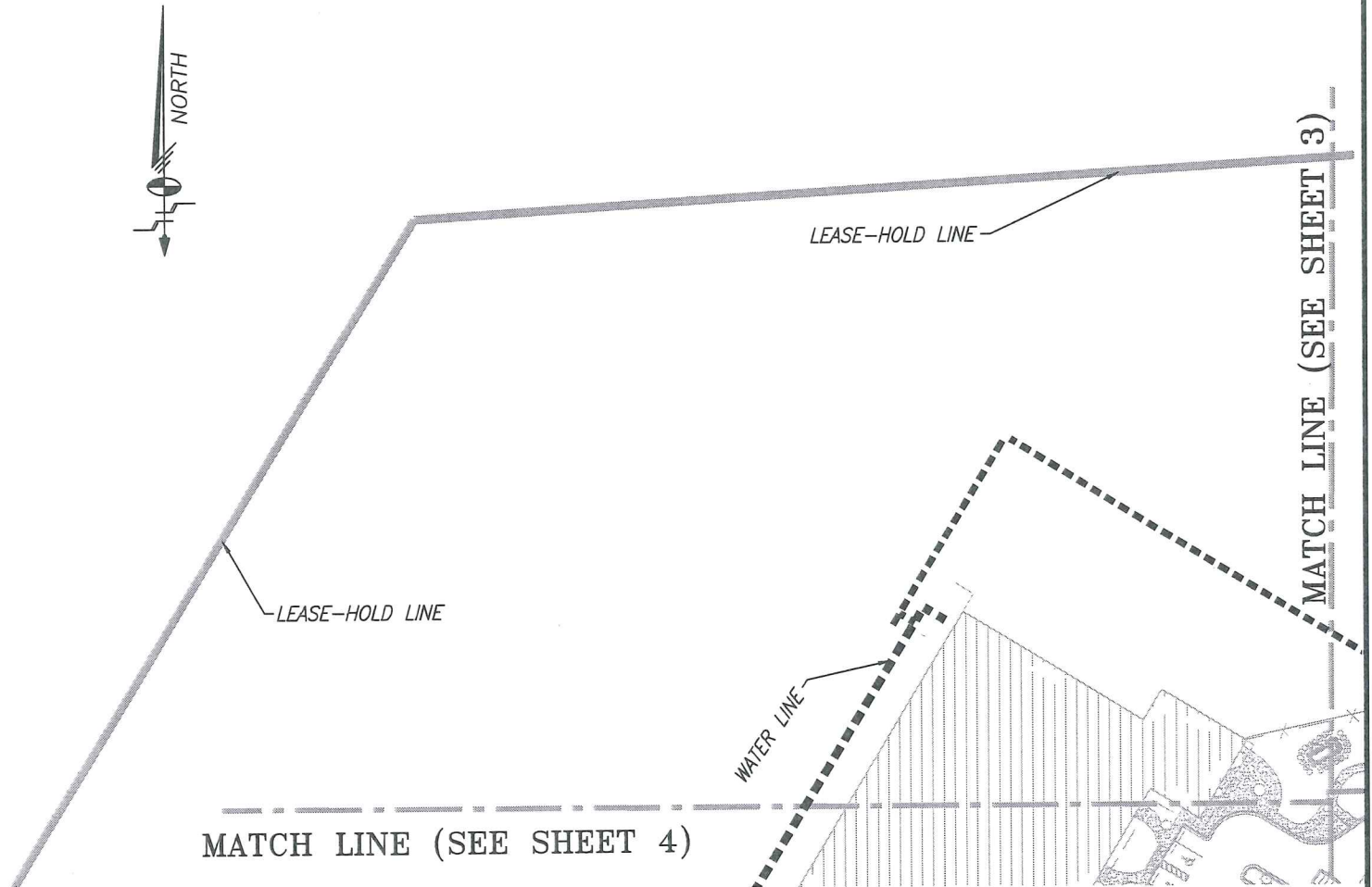
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS



SKETCH EXHIBIT "A-3" (WATER)



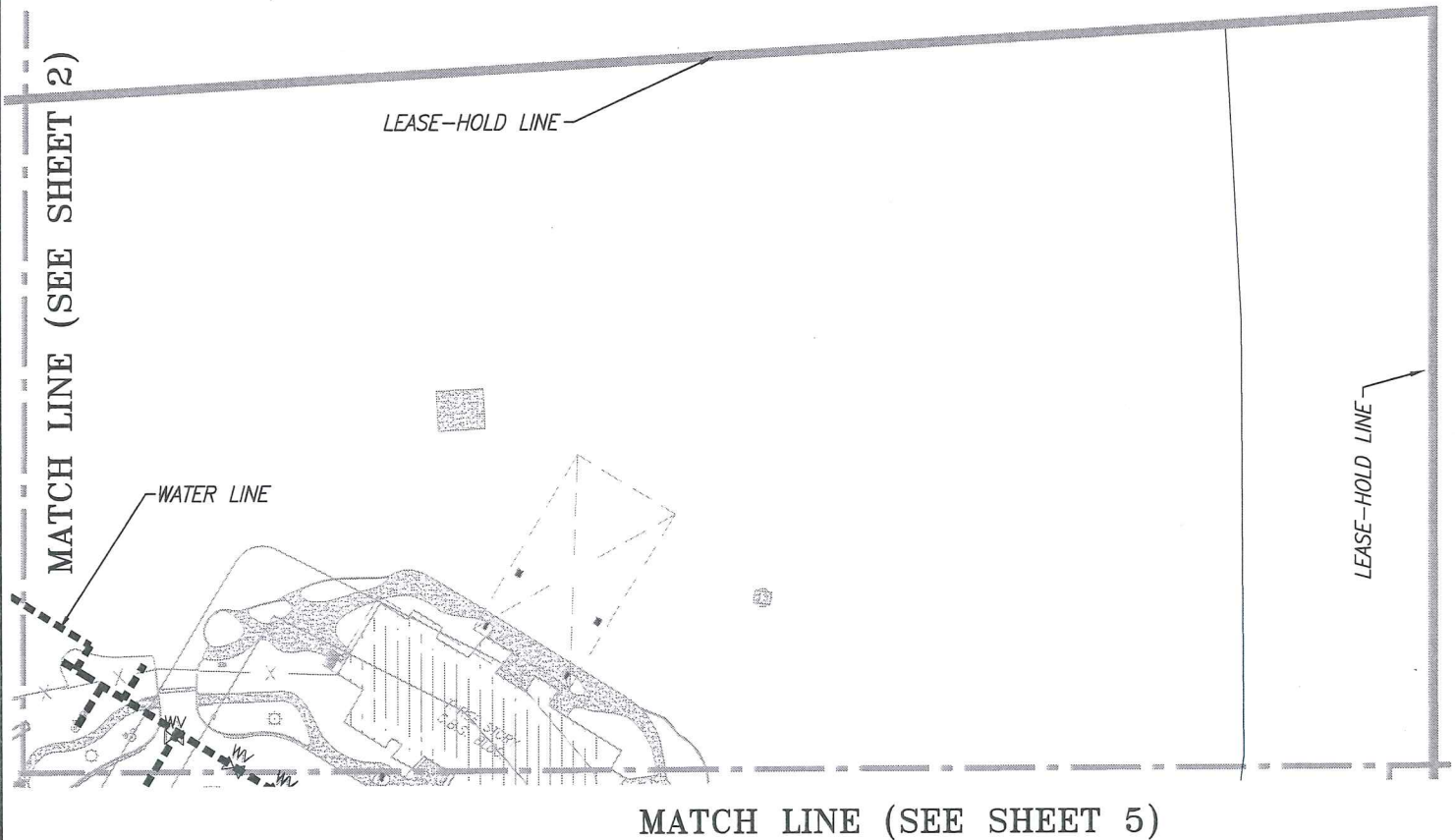
LEGEND:
 - - - - - DENOTES WATER INFRASTRUCTURE

SCALE 1"=100'

SHEET 2 OF 8 SHEETS

	Schwebke-Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288		REVISIONS
	ORDER NO. <u>210671</u> DATE: <u>AUGUST 15, 2019</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87		PREPARED UNDER MY SUPERVISION: MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

SKETCH
EXHIBIT "A-3" (WATER)



LEGEND:

--- DENOTES WATER
INFRASTRUCTURE

SCALE 1"=100'

SHEET 3 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

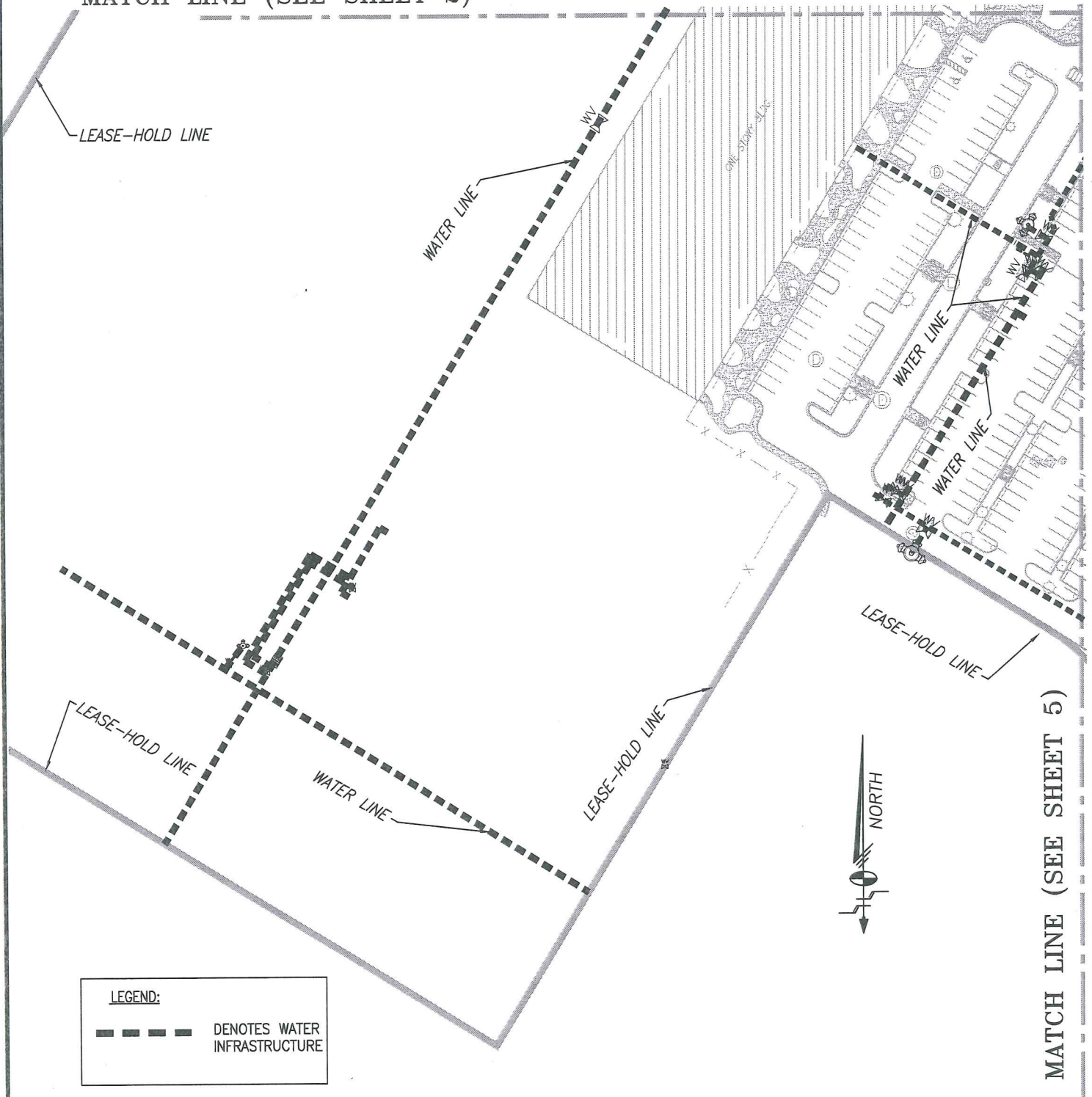
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-3" (WATER)

MATCH LINE (SEE SHEET 2)



SCALE 1"=100'

SHEET 4 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

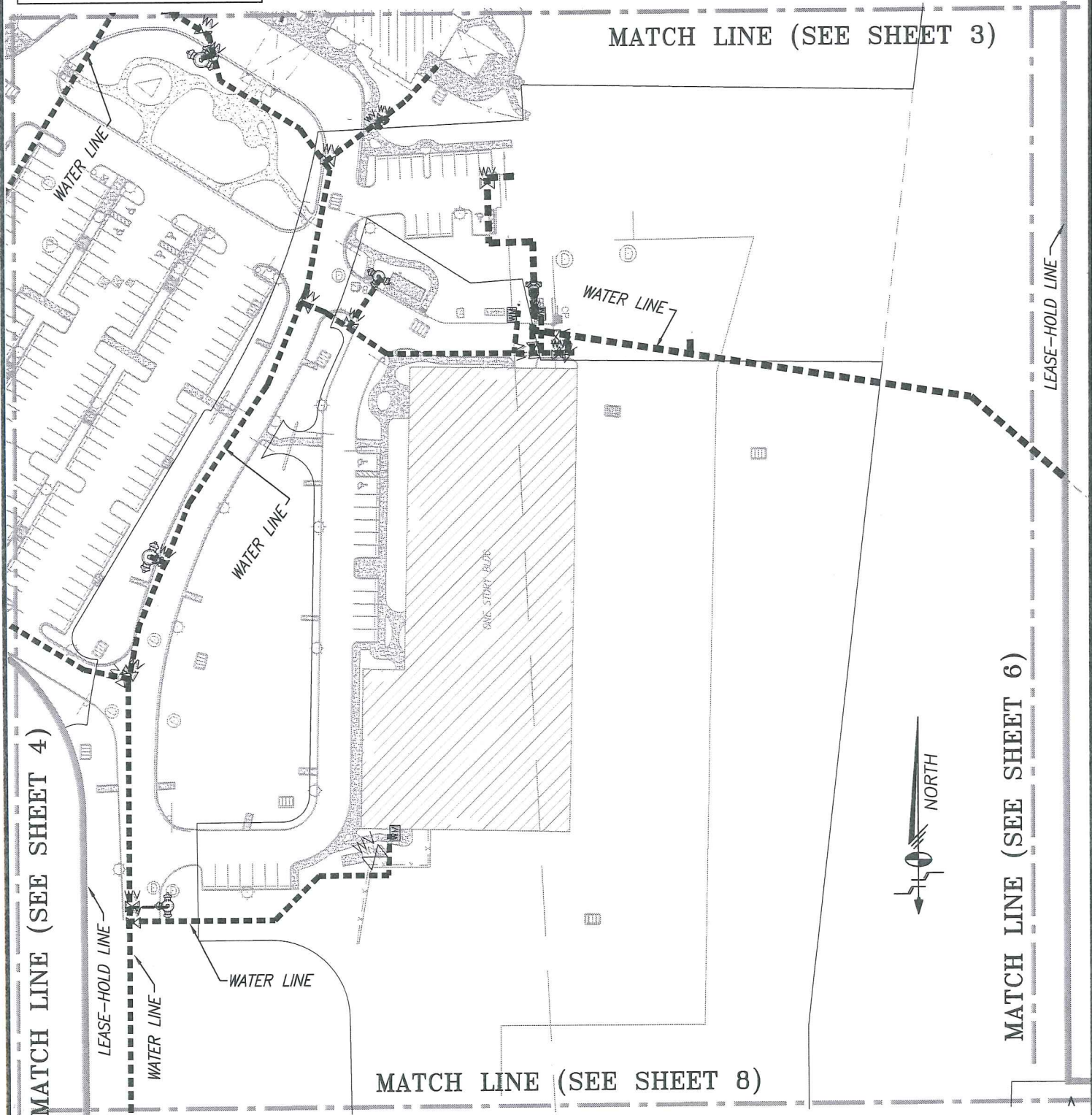
REVISIONS

LEGEND:

--- DENOTES WATER INFRASTRUCTURE

SKETCH

EXHIBIT "A-3" (WATER)



SCALE 1"=100'

SHEET 5 OF 8 SHEETS



Schwebke-Shishkin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

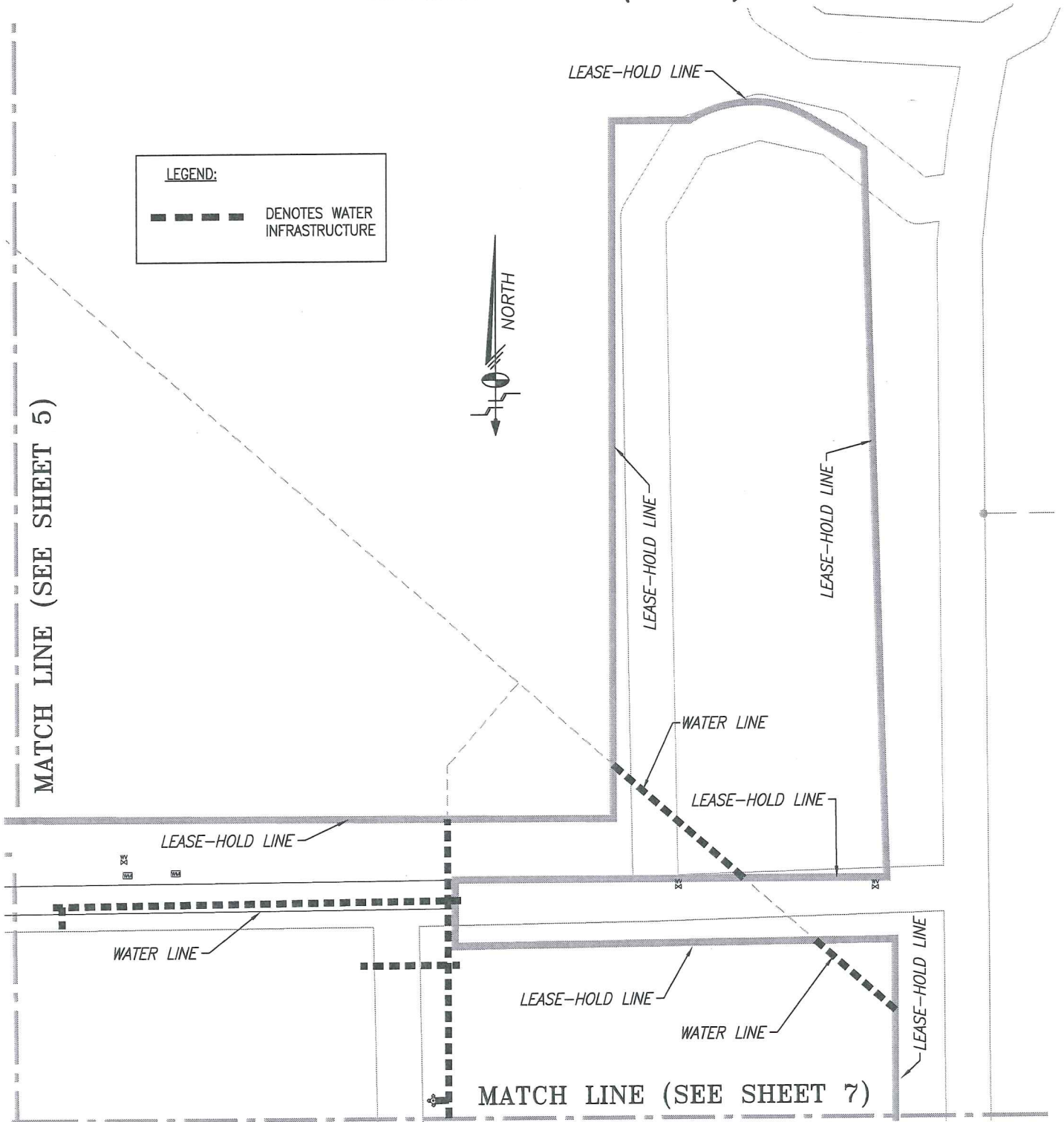
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH EXHIBIT "A-3" (WATER)



SCALE 1"=100'

SHEET 6 OF 8 SHEETS



Schwebke - Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

PREPARED UNDER MY SUPERVISION:

DATE: AUGUST 15, 2019

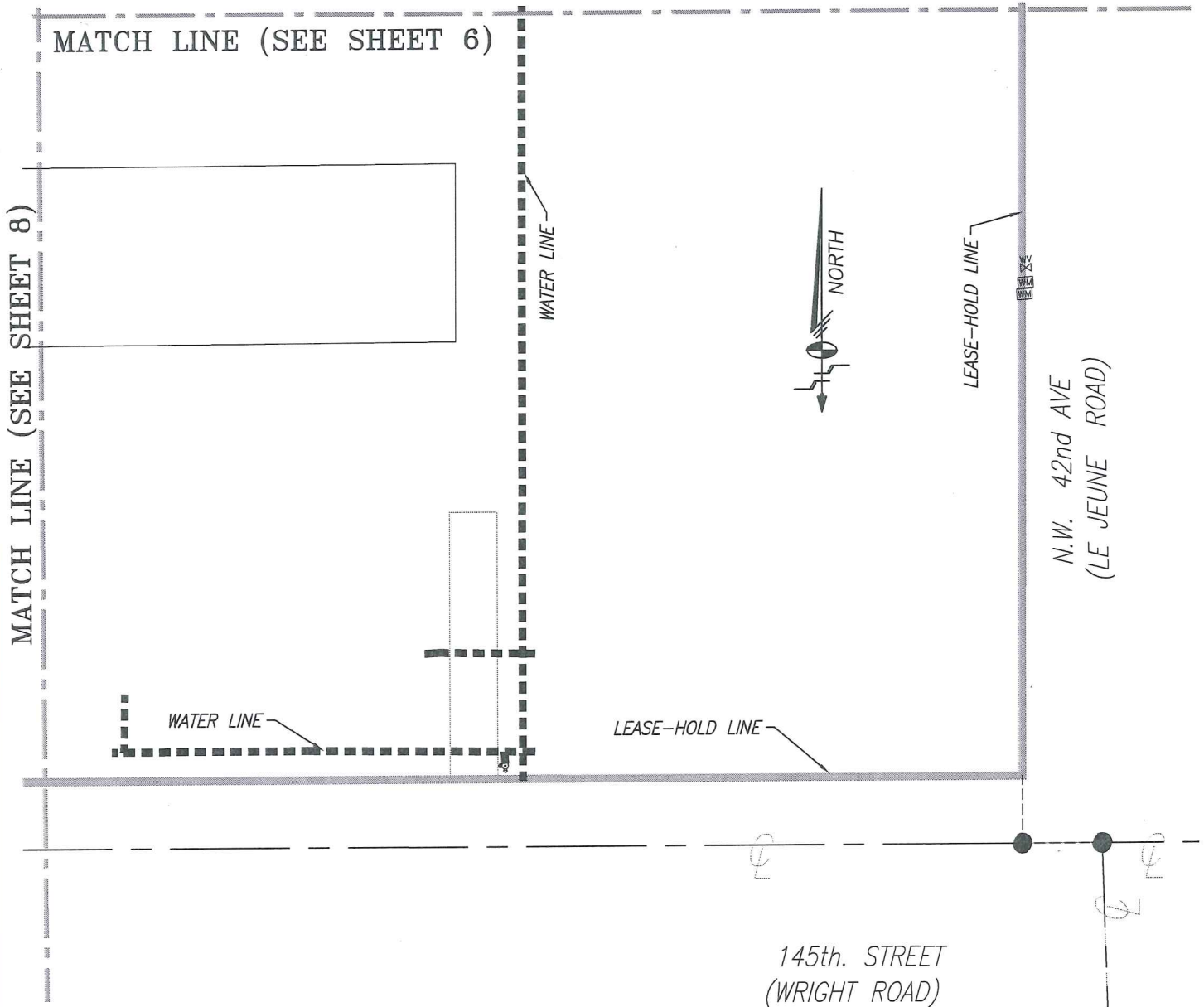
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-3" (WATER)



LEGEND:

--- DENOTES WATER INFRASTRUCTURE

SCALE 1"=100'

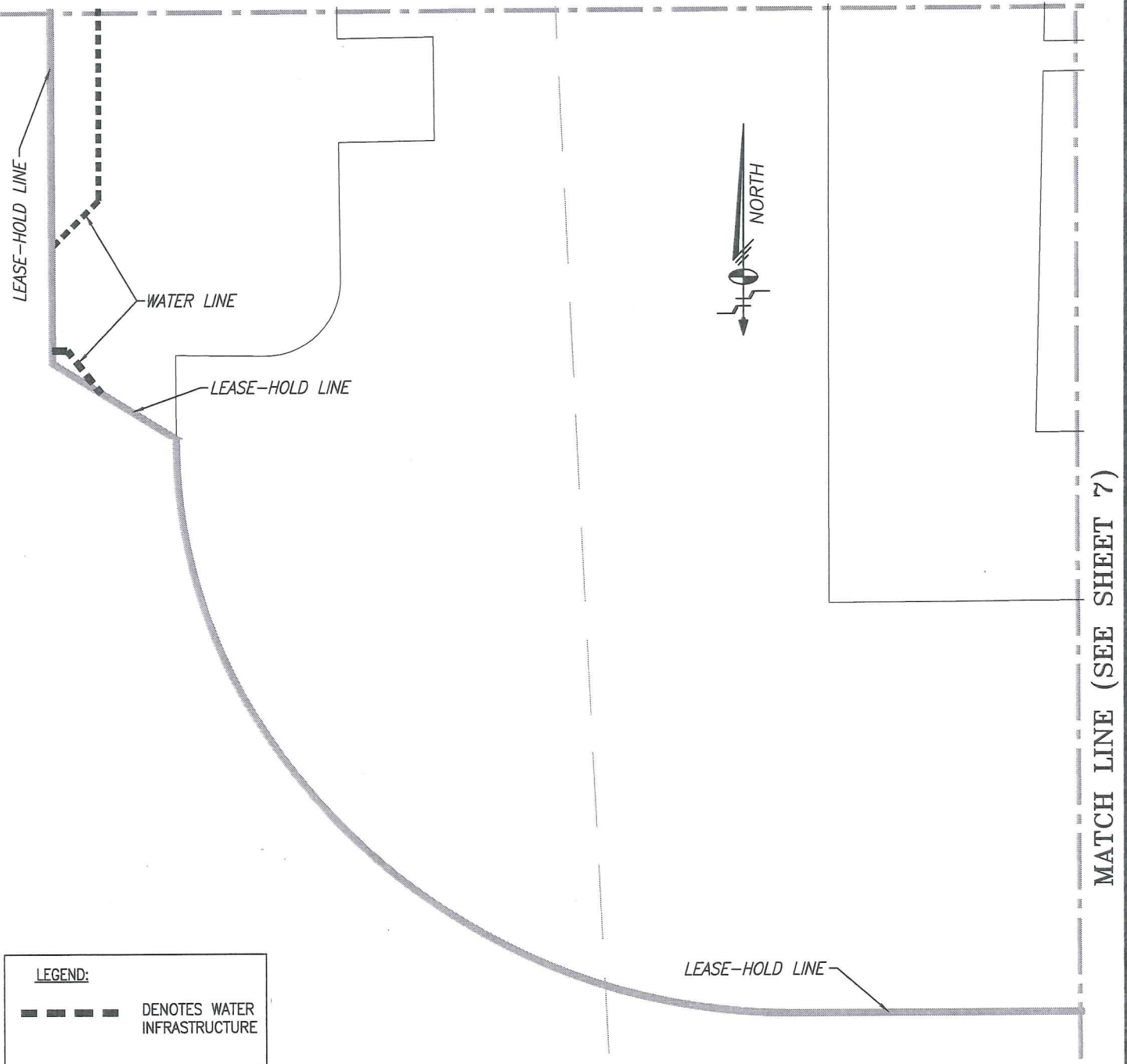
SHEET 7 OF 8 SHEETS

	Schwebke-Shishkin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 ORDER NO. <u>210671</u> DATE: <u>AUGUST 15, 2019</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	REVISIONS
	PREPARED UNDER MY SUPERVISION: MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	

SKETCH

EXHIBIT "A-3" (WATER)

MATCH LINE (SEE SHEET 6)



LEGEND:
 --- DENOTES WATER INFRASTRUCTURE

SCALE 1"=100'

SHEET 8 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87

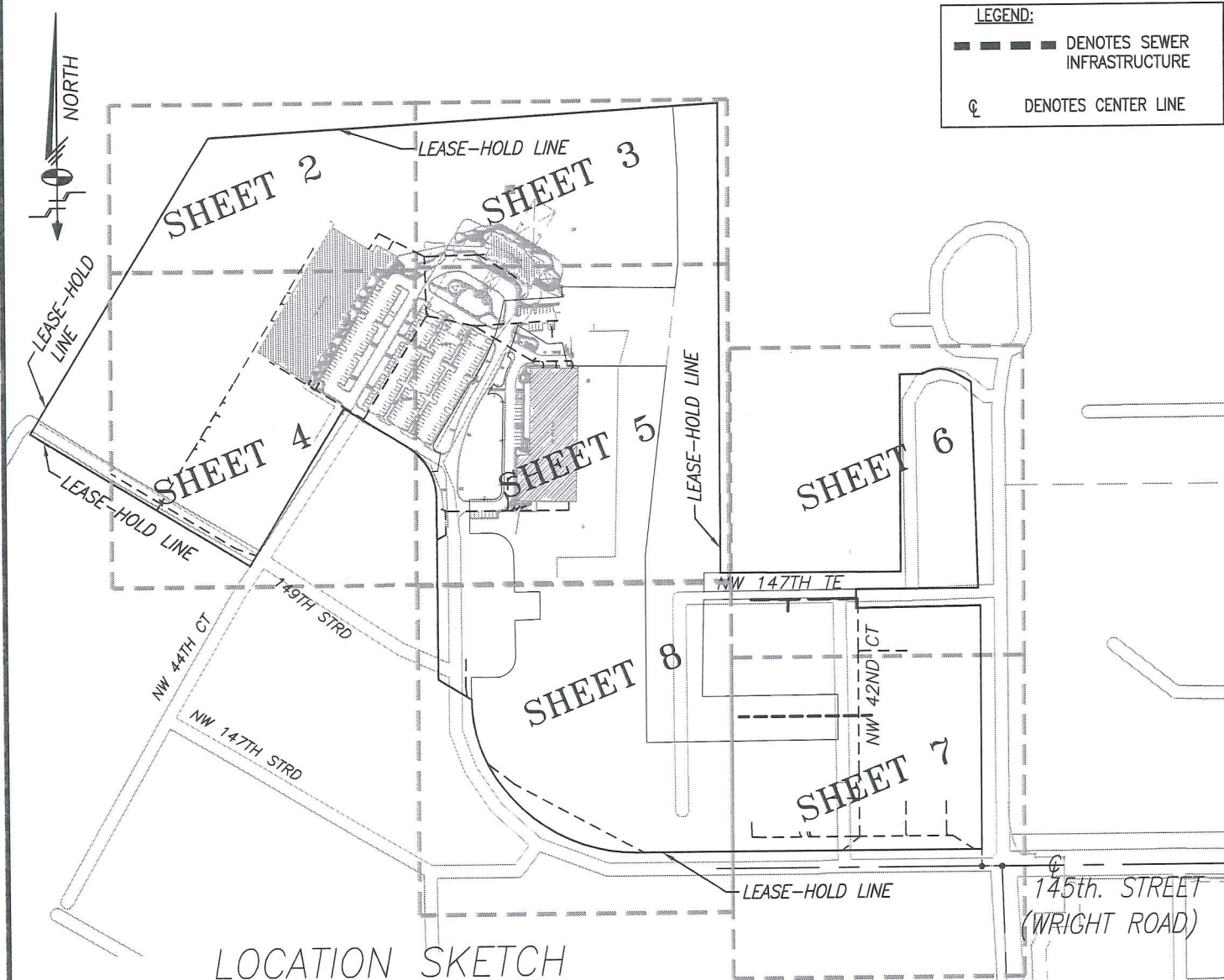
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-4" (SEWER)

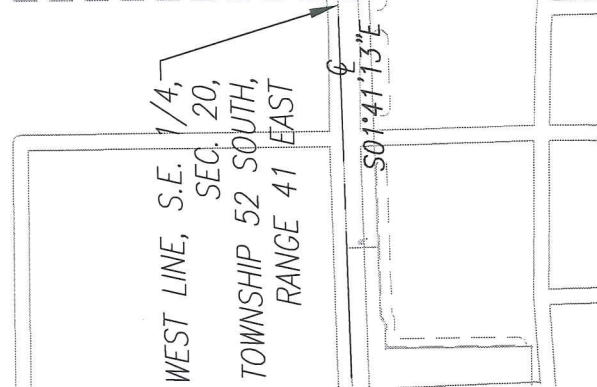


LOCATION SKETCH

PORTIONS OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND
SECTION 17, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=400'

NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) ORDERED BY: AA ACQUISITIONS



SHEET 1 OF 8 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

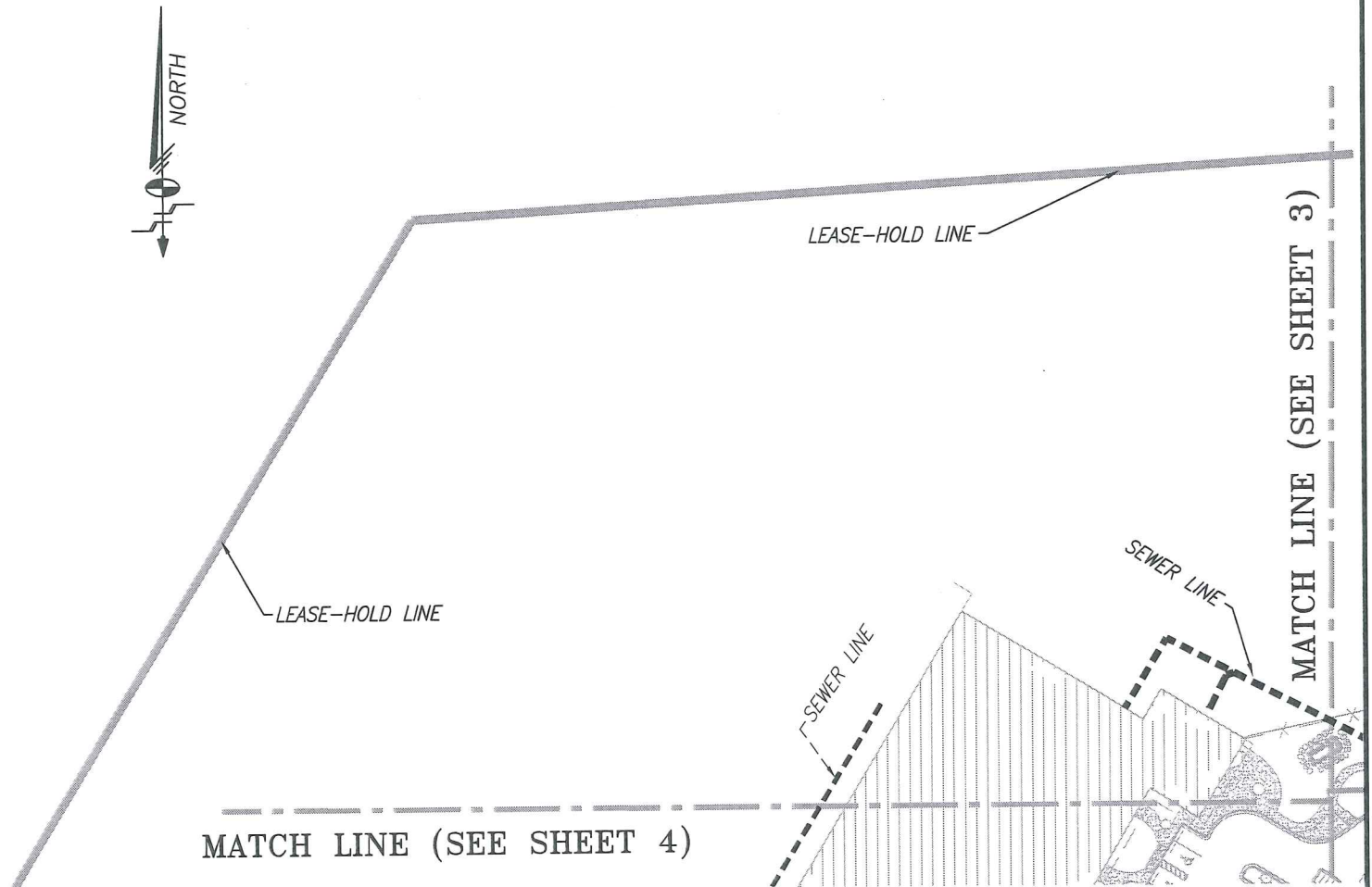
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-4" (SEWER)



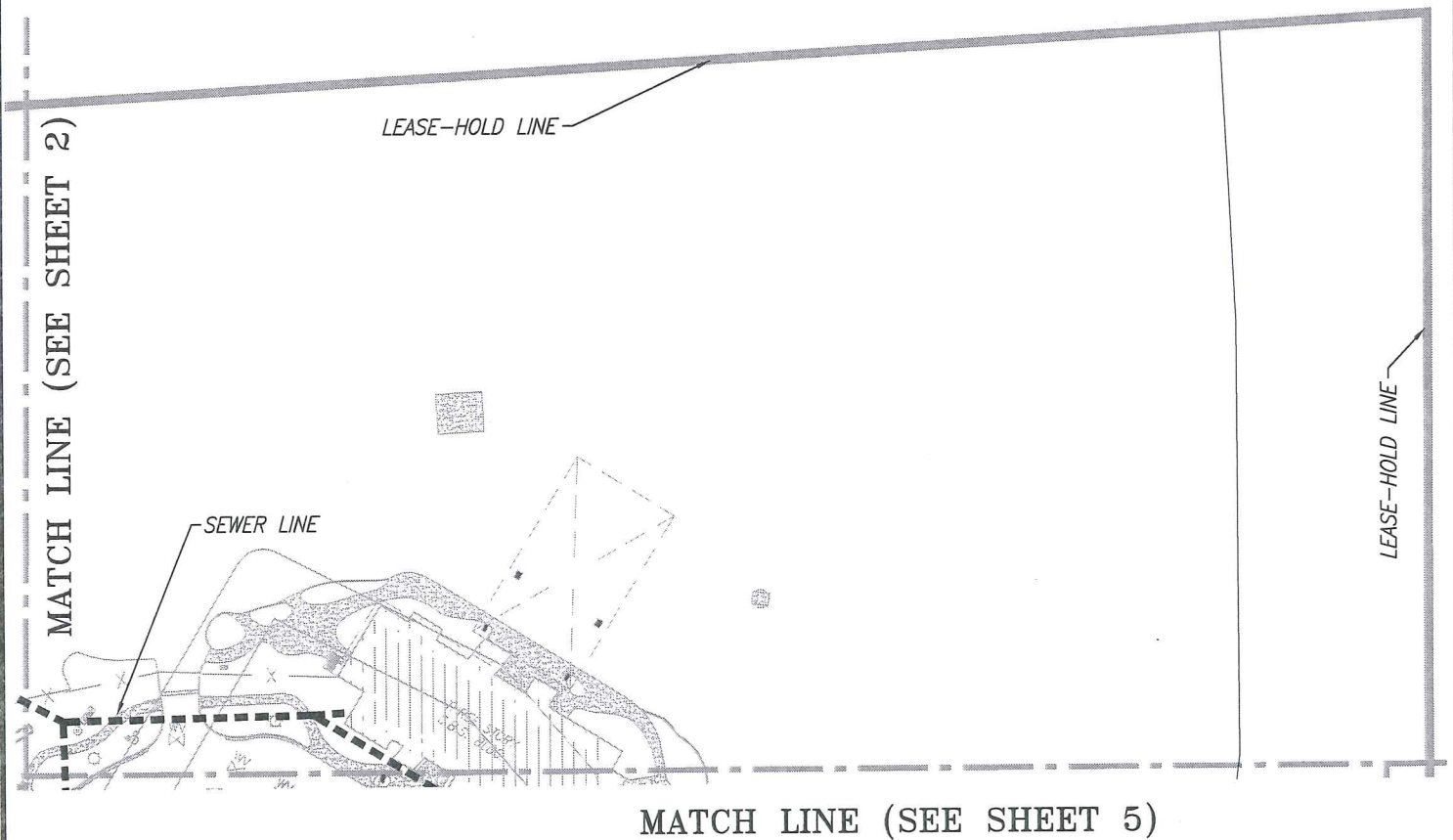
LEGEND:
 - - - - - DENOTES SEWER INFRASTRUCTURE

SCALE 1"=100'

SHEET 2 OF 8 SHEETS

	Schwebke-Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 ORDER NO. <u>210671</u> DATE: <u>AUGUST 15, 2019</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87 PREPARED UNDER MY SUPERVISION: <u>MARK STEVEN JOHNSON, PRINCIPAL</u> FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	REVISIONS

SKETCH
EXHIBIT "A-4" (SEWER)



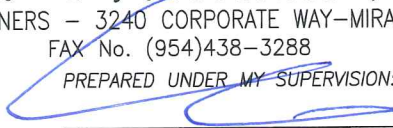
LEGEND:

--- DENOTES SEWER
INFRASTRUCTURE

SCALE 1"=100'

SHEET 3 OF 8 SHEETS



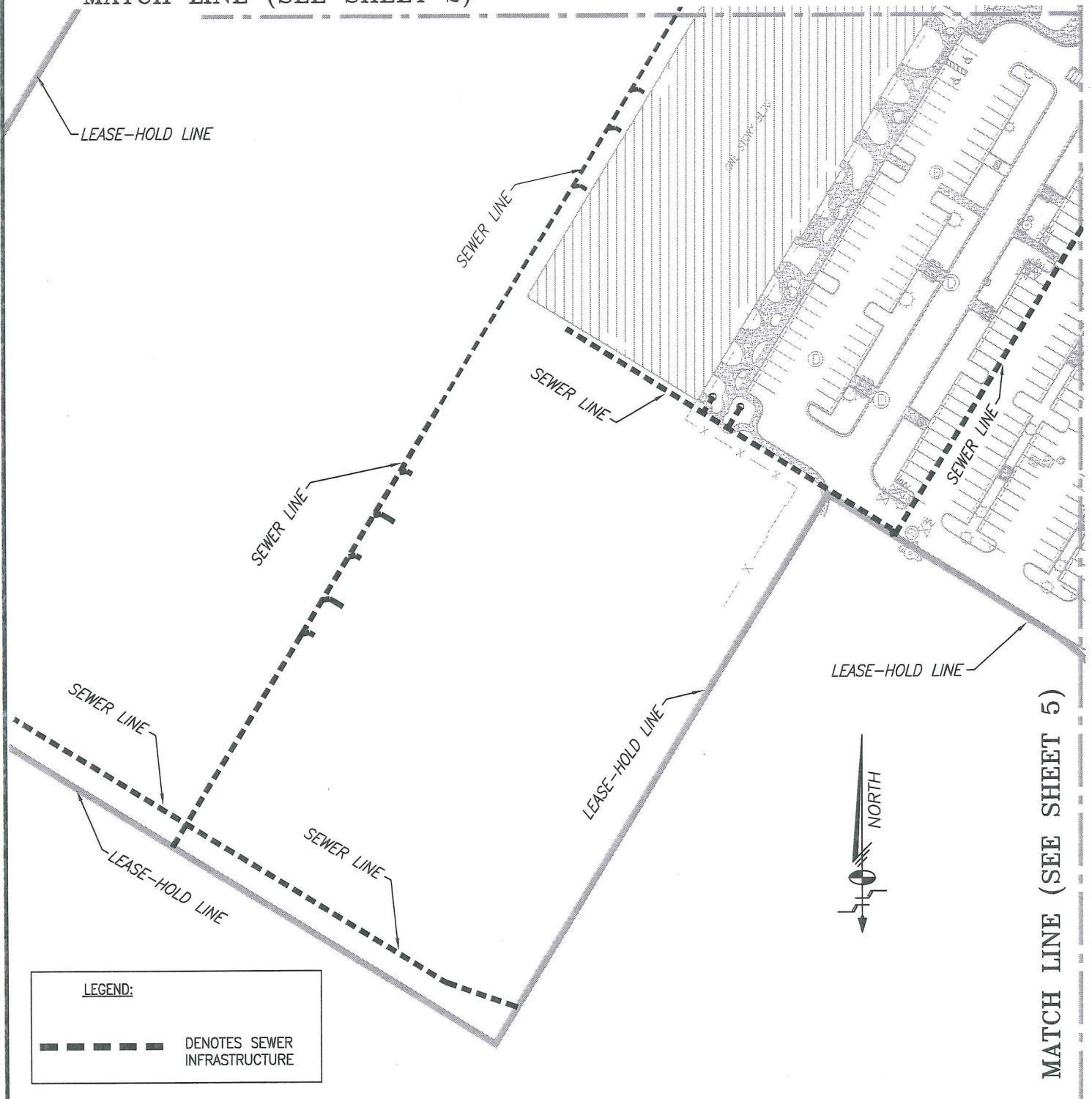
Schwebke - Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288
ORDER NO. 210671
DATE: AUGUST 15, 2019
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-4" (SEWER)

MATCH LINE (SEE SHEET 2)



SCALE 1"=100'

SHEET 4 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

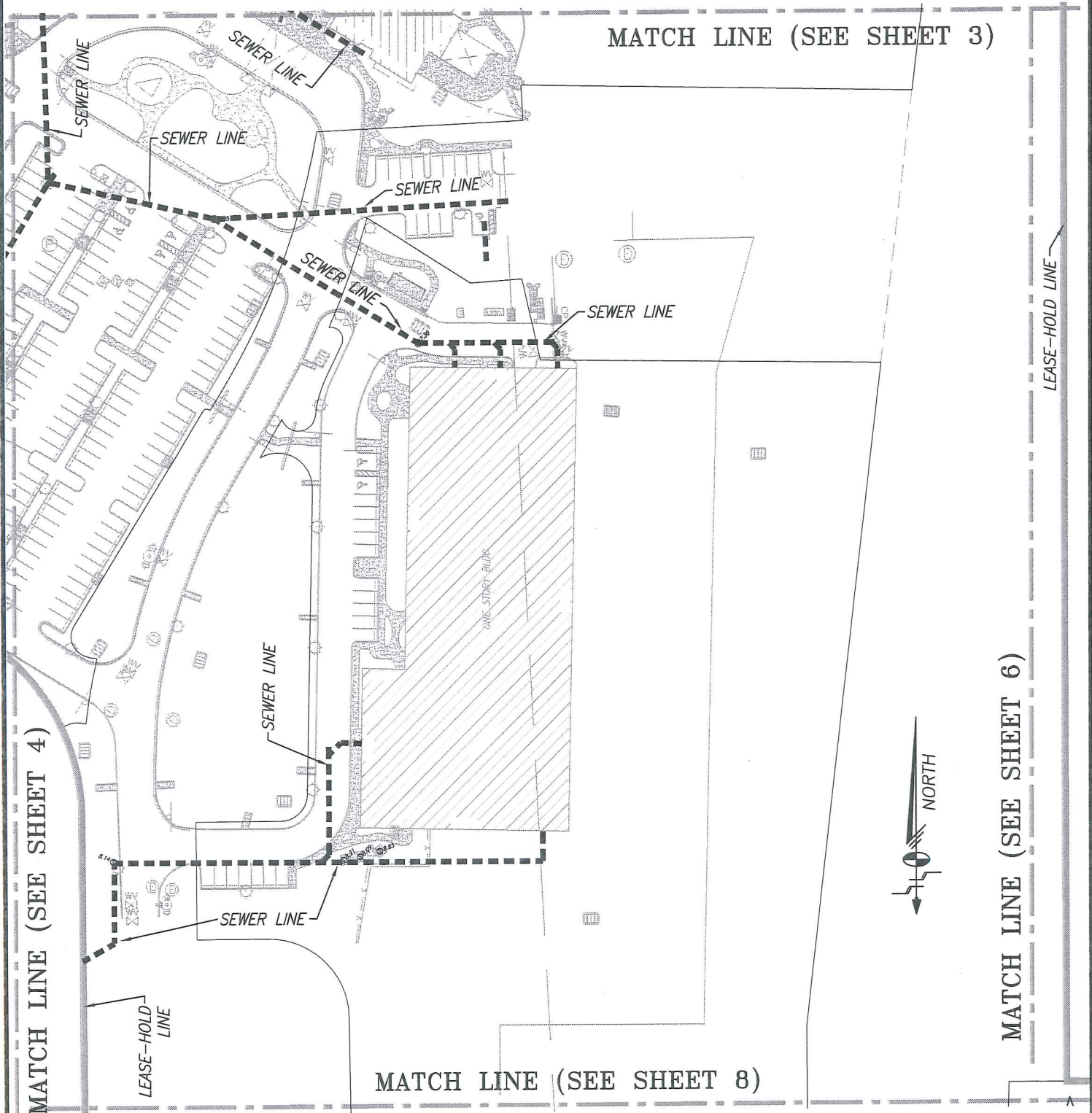
REVISIONS

LEGEND:

--- DENOTES SEWER
INFRASTRUCTURE

SKETCH

EXHIBIT "A-4" (SEWER)



SCALE 1"=100'

SHEET 5 OF 8 SHEETS



Schwebke - Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

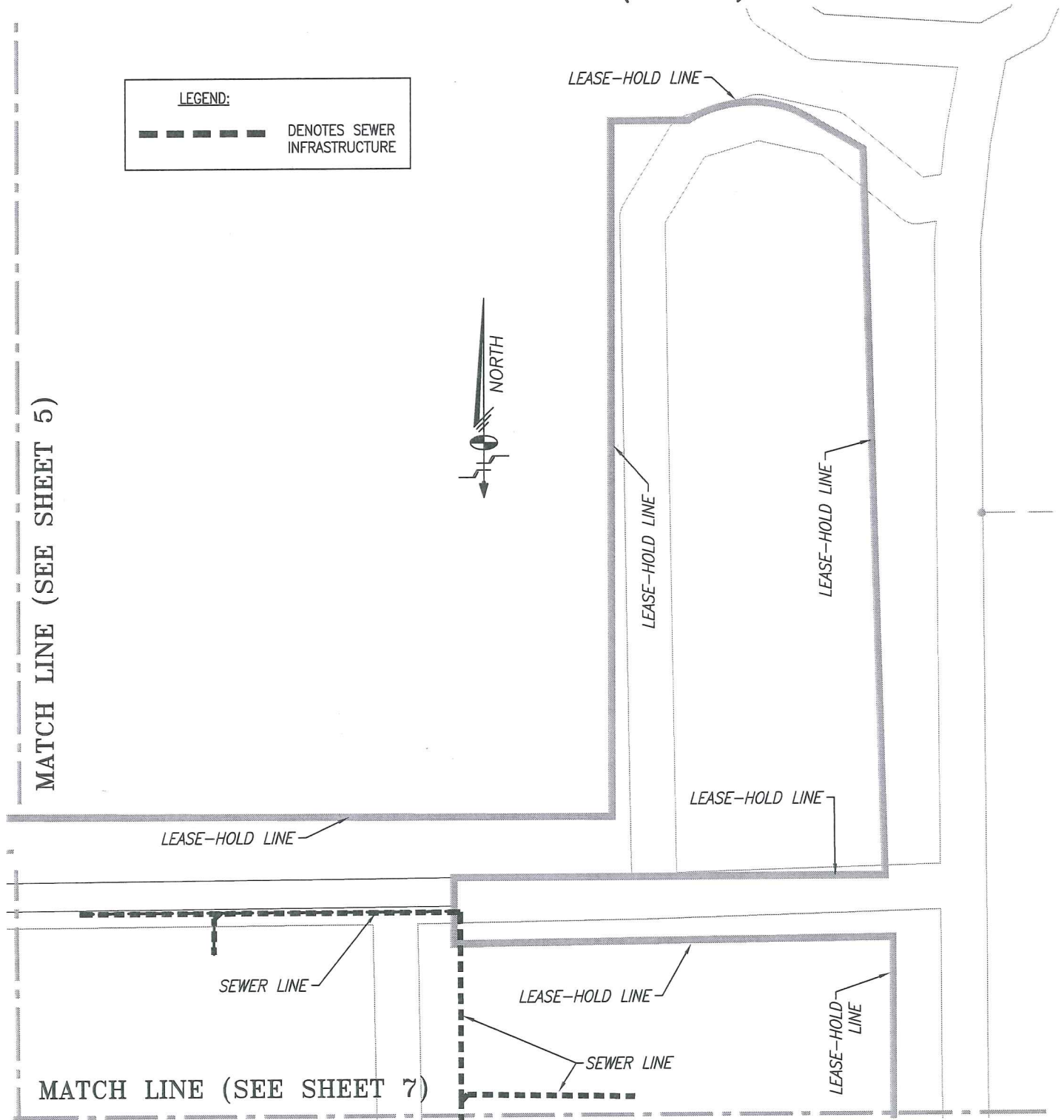
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-4" (SEWER)



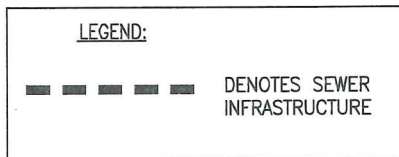
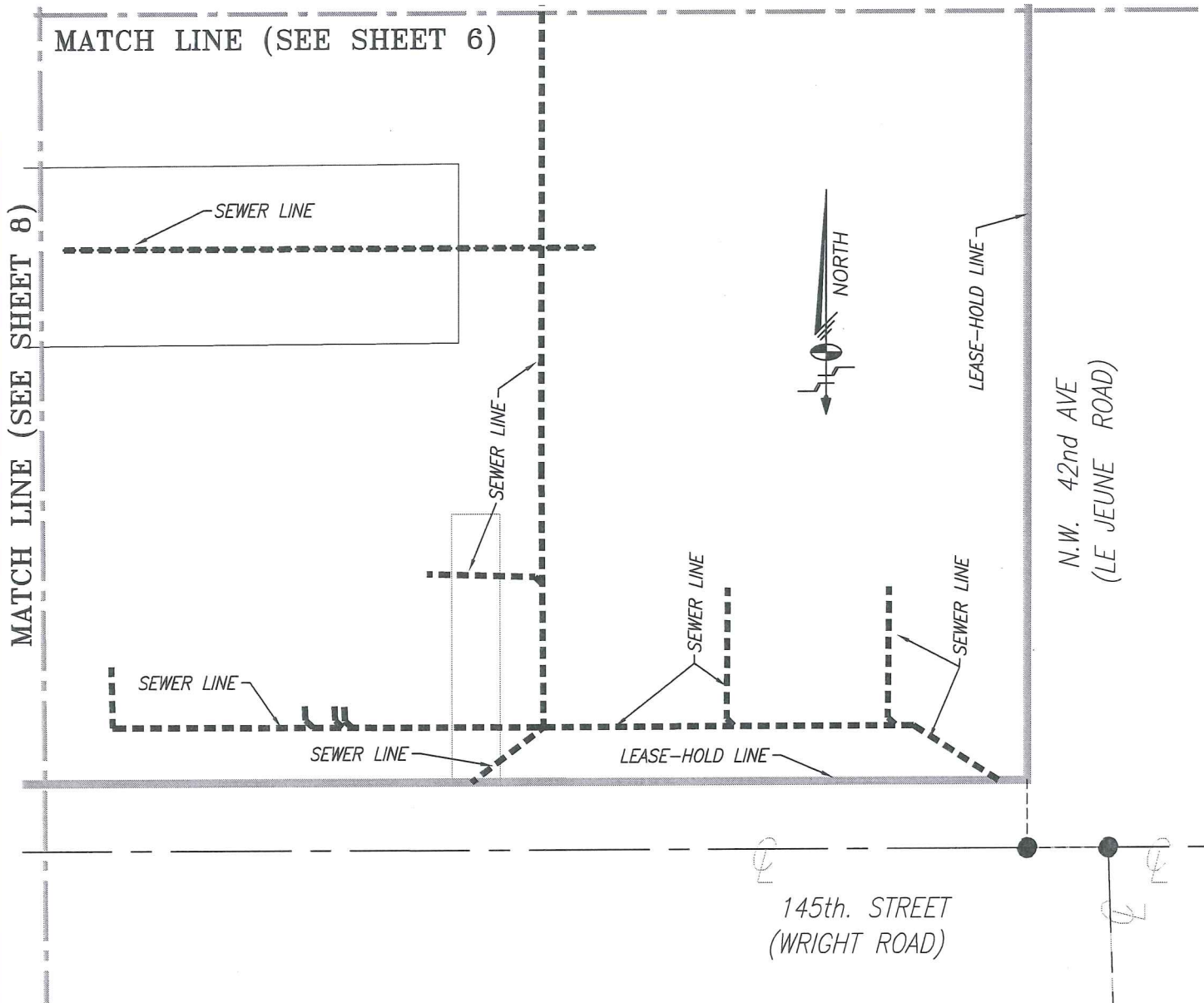
SCALE 1"=100'

SHEET 6 OF 8 SHEETS

	Schwabke - Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288		REVISIONS						
	ORDER NO. <u>210671</u> DATE: <u>AUGUST 15, 2019</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION: MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> </table>						

SKETCH

EXHIBIT "A-4" (SEWER)



SCALE 1"=100'

SHEET 7 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No.(954)435-7010 FAX No. (954)438-3288
 ORDER NO. 210671
 DATE: AUGUST 15, 2019
 THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

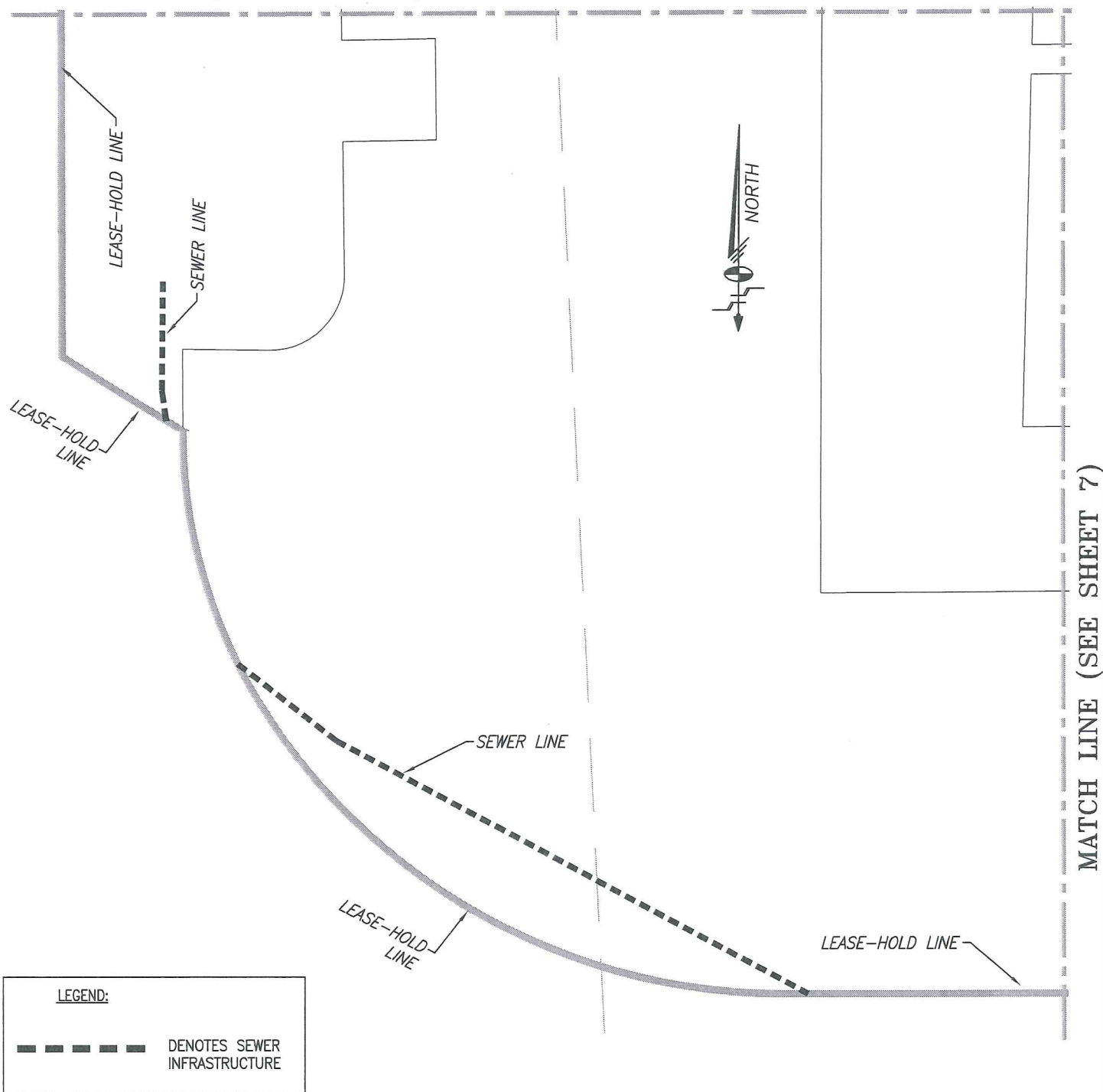
MARK STEVEN JOHNSON, PRINCIPAL
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-4" (SEWER)

MATCH LINE (SEE SHEET 6)



SCALE 1"=100'

SHEET 8 OF 8 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

PREPARED UNDER MY SUPERVISION:

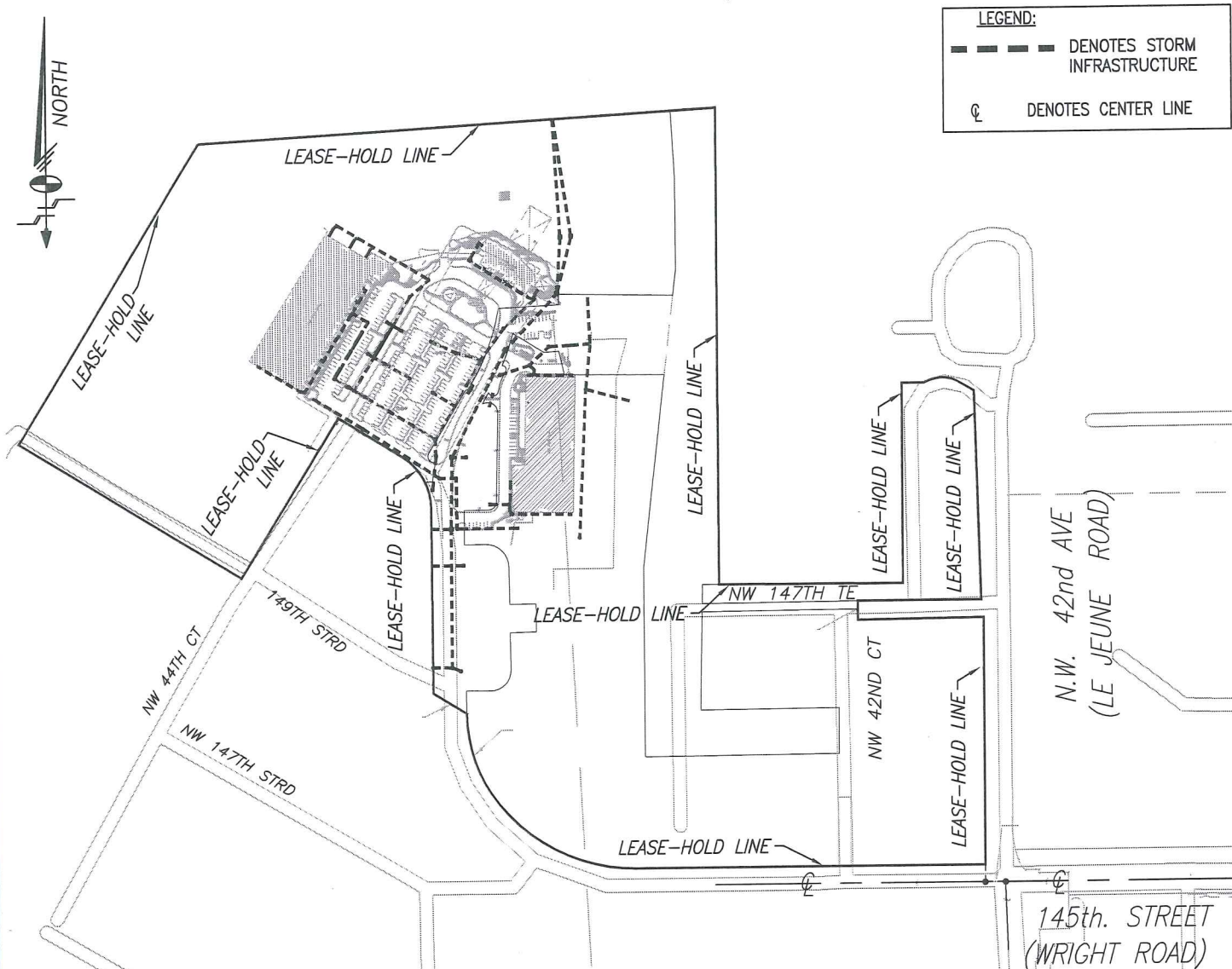
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-5" (STORM)



LOCATION SKETCH

PORTIONS OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND
SECTION 17, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=400'

NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) ORDERED BY: AA ACQUISITIONS

SHEET 1 OF 2 SHEETS



Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288
ORDER NO. 210671
DATE: AUGUST 15, 2019
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

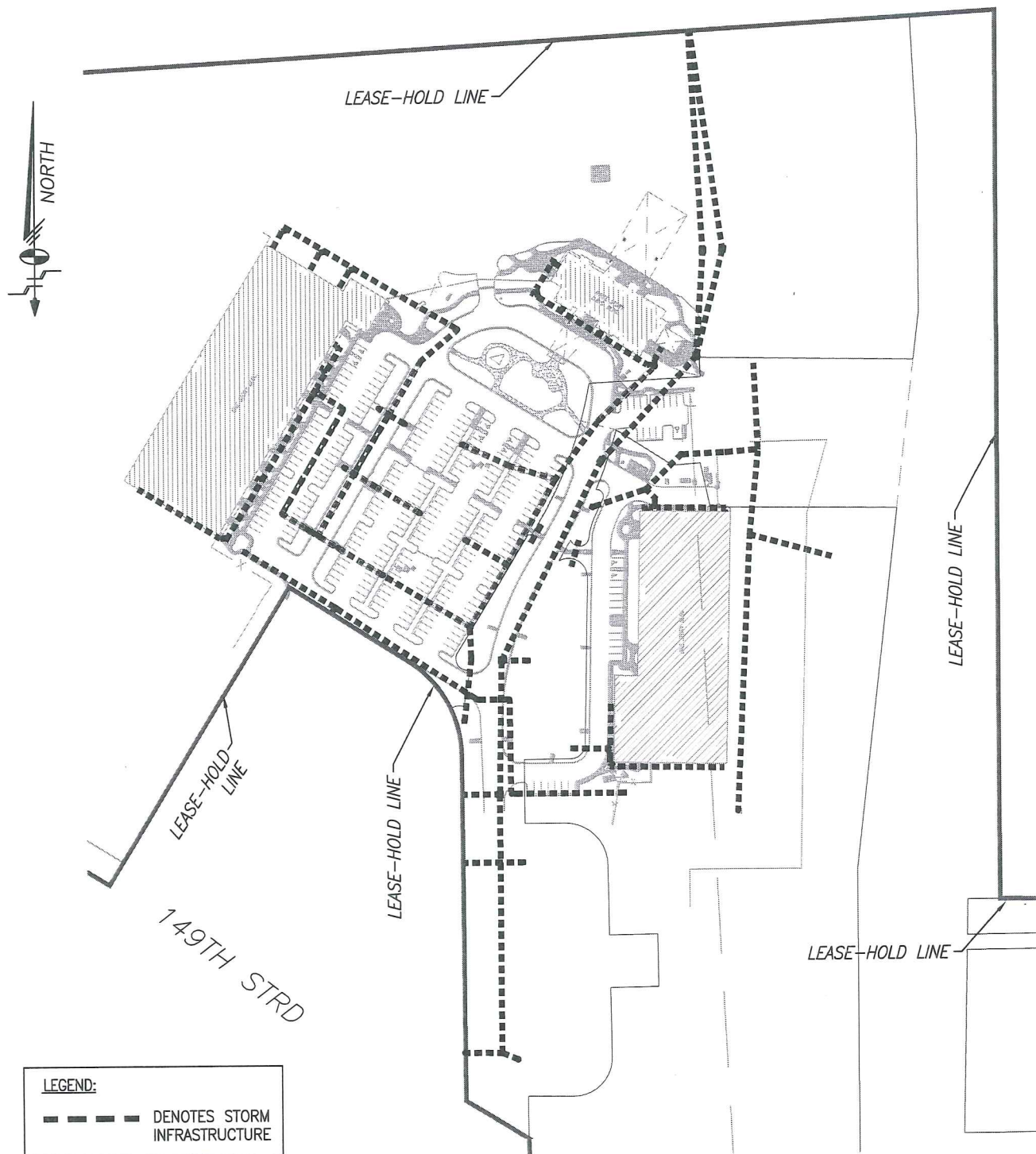
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH

EXHIBIT "A-5" (STORM)



LEGEND:

--- DENOTES STORM
INFRASTRUCTURE

SCALE 1"=200'

SHEET 2 OF 2 SHEETS



Schwebke - Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 15, 2019

PREPARED UNDER MY SUPERVISION:

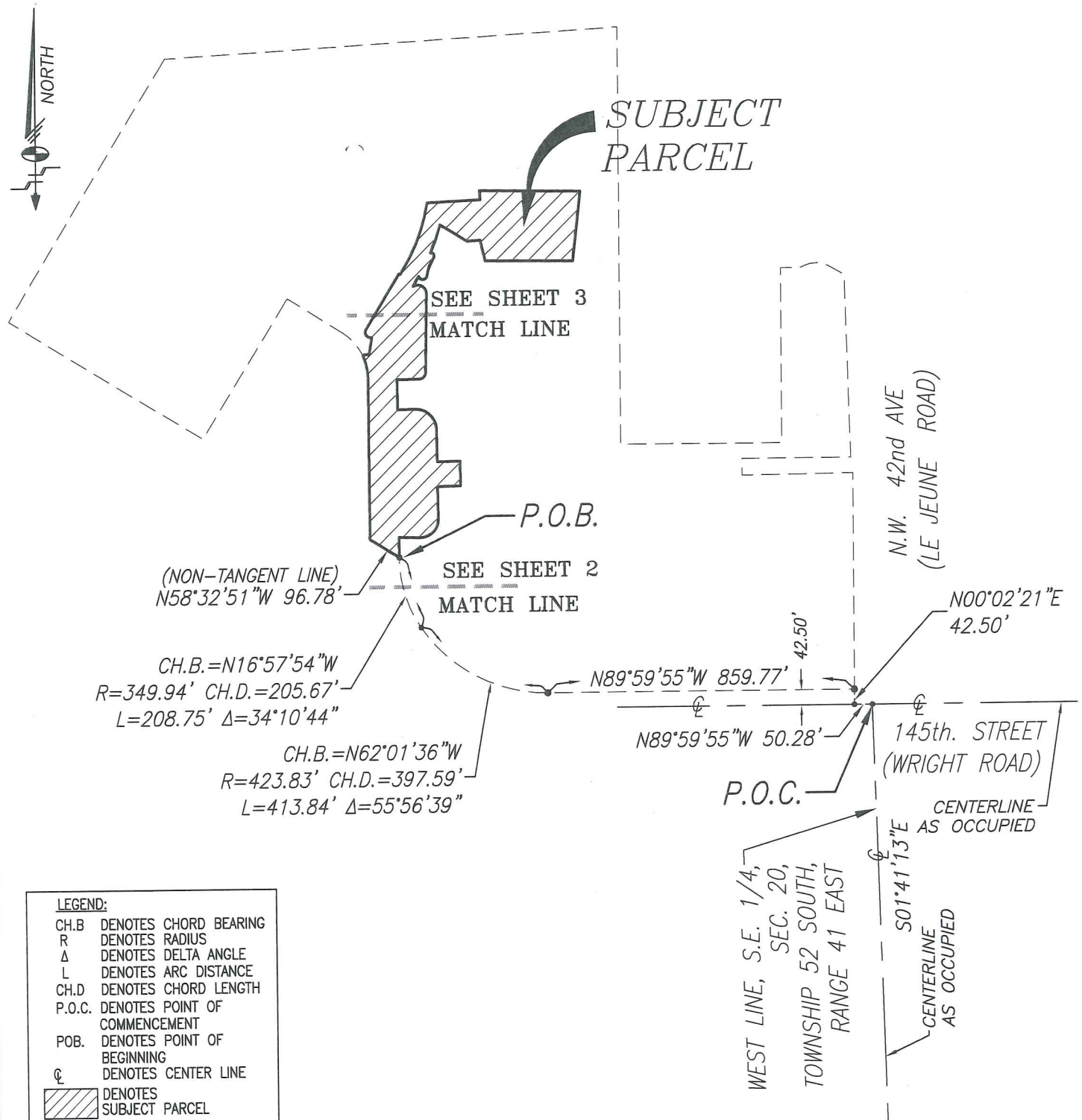
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-6"



SCALE 1"=400'

SHEET 1 OF 6 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 14, 2019

THIS IS NOT A " BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-47

PREPARED UNDER MY SUPERVISION:

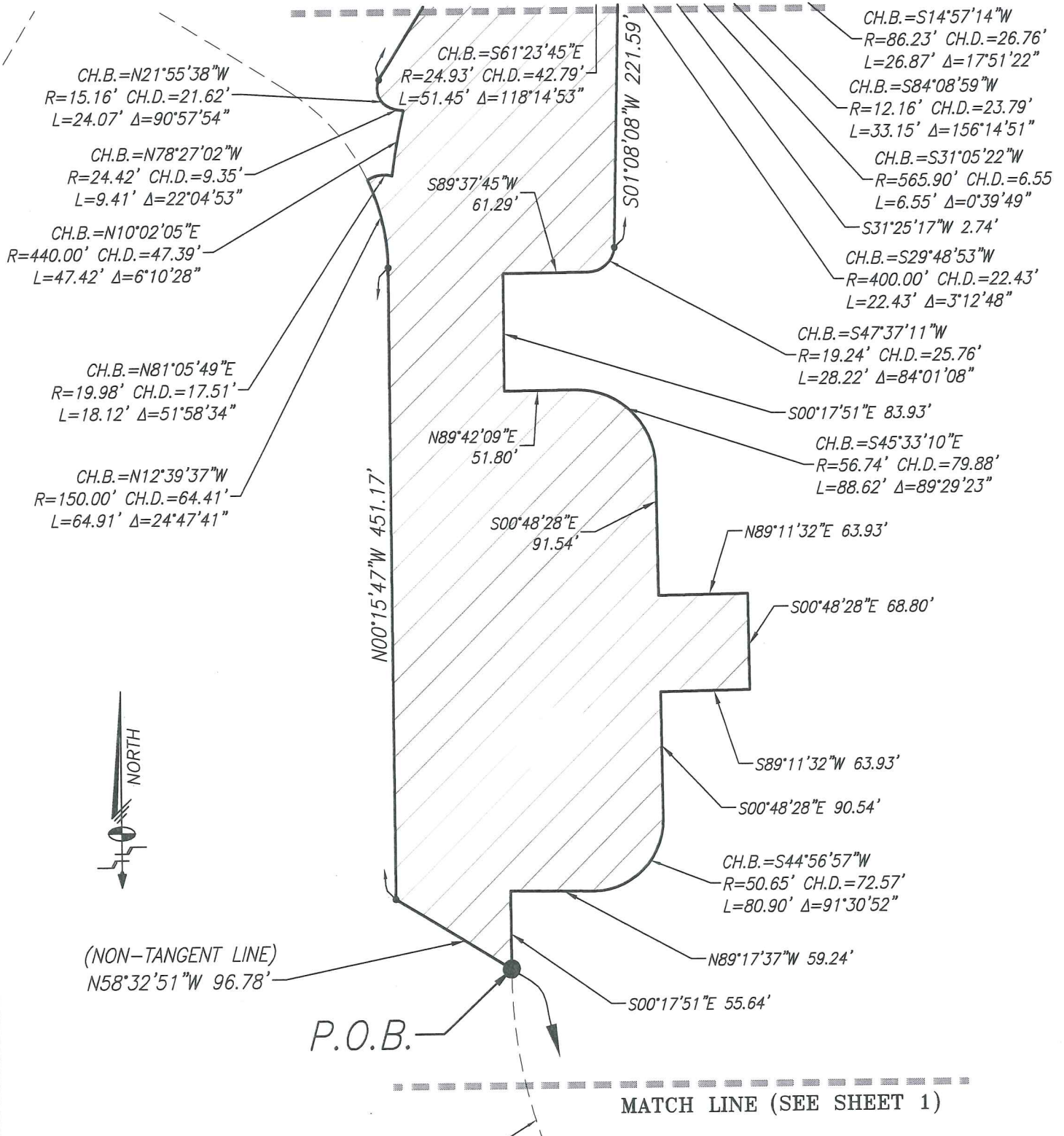
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-6"

MATCH LINE (SEE SHEET 3)



SCALE 1"=100'

SHEET 2 OF 6 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

PREPARED UNDER MY SUPERVISION:

DATE: AUGUST 14, 2019

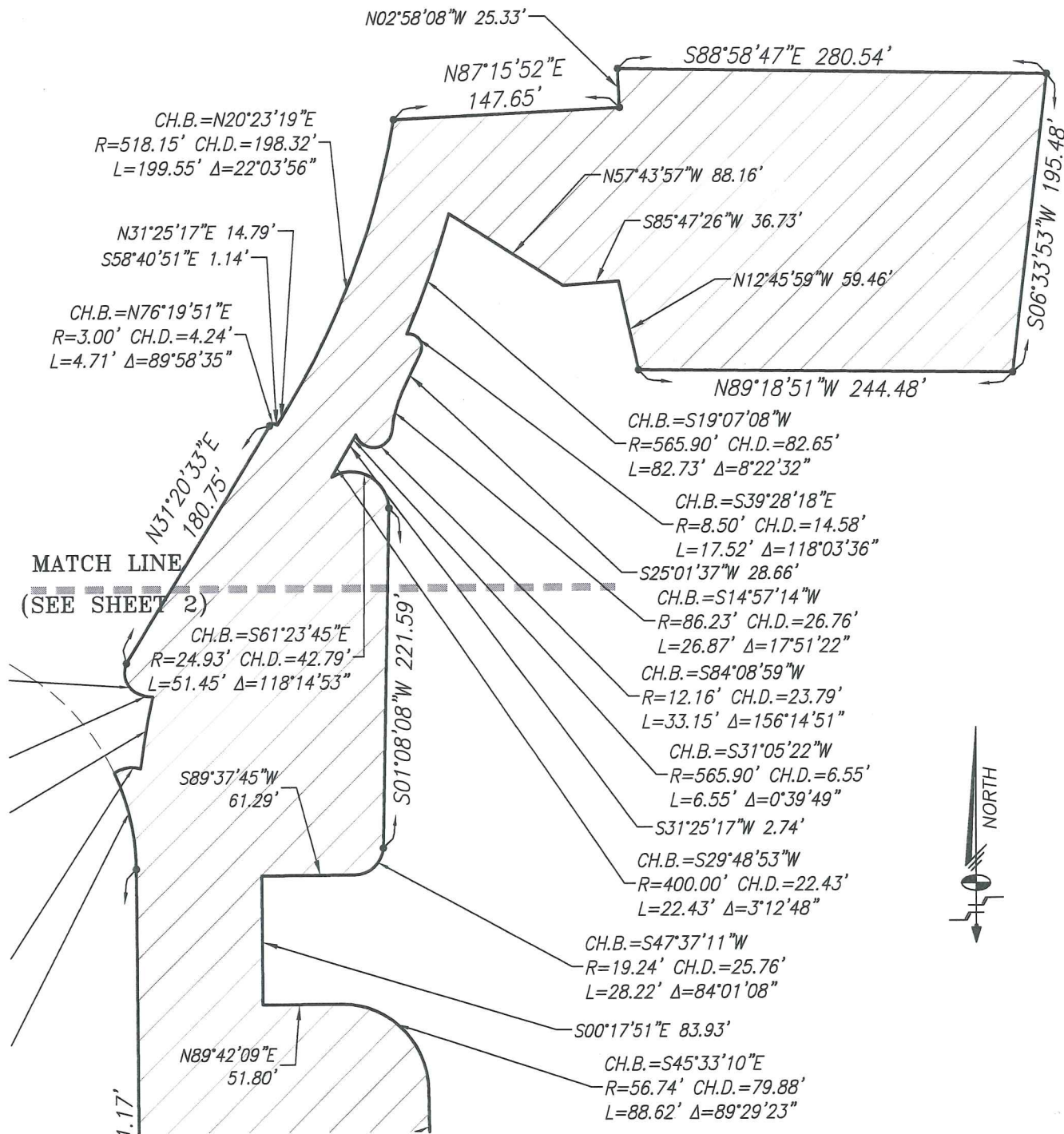
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-8

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A-6"



SCALE 1"=100'

SHEET 3 OF 6 SHEETS



Schwebke-Shishkin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 14, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-6"

LEGAL DESCRIPTION:

A PORTION OF LAND LYING WITHIN THE COMBINED PROPERTIES OF THE OPA-LOCKA AIRPORT AND BEING A PORTION OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF WRIGHT ROAD (N.W. 145TH STREET), AS OCCUPIED, AND THE CENTERLINE OF LE JEUNE ROAD, AS OCCUPIED, SAID CENTERLINE OF LE JEUNE ROAD ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20; THENCE RUN NORTH 89 DEGREES 59 MINUTES 55 SECOND WEST, ALONG THE CENTERLINE OF WRIGHT ROAD (N.W. 145TH STREET), AS OCCUPIED, FOR A DISTANCE OF 50.28 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 02 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 42.50 FEET; THENCE RUN NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 859.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 423.83 FEET, A CENTRAL ANGLE OF 55 DEGREES 56 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 62 DEGREES 01 MINUTES 36 SECONDS WEST THROUGH A CHORD LENGTH OF 397.59 FEET, FOR AN ARC DISTANCE OF 413.84 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 349.94 FEET, A CENTRAL ANGLE OF 34 DEGREES 10 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 16 DEGREES 57 MINUTES 54 SECONDS WEST THROUGH A CHORD LENGTH OF 205.67 FEET, FOR AN ARC DISTANCE OF 208.75 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE, ALSO BEING THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 58 DEGREES 32 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 96.78 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 15 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 451.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 47 MINUTES 41 SECONDS, A CHORD BEARING OF NORTH 12 DEGREES 39 MINUTES 37 SECONDS WEST, THROUGH A CHORD LENGTH OF 64.41 FEET, FOR AN ARC DISTANCE OF 64.91 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.98 FEET, A CENTRAL ANGLE OF 51°58'34", A CHORD LENGTH OF 17.51 FEET, ALONG A CHORD BEARING OF NORTH 81°05'49" EAST, FOR AN ARC DISTANCE OF 18.12 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 06°10'28", A CHORD LENGTH OF 47.39 FEET, ALONG A CHORD BEARING OF NORTH 10°02'05" EAST, FOR AN ARC DISTANCE OF 47.42 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.42 FEET, A CENTRAL ANGLE OF 22°04'53", A CHORD LENGTH OF 9.35 FEET, ALONG A CHORD BEARING OF NORTH 78°27'02" WEST, FOR AN ARC DISTANCE OF 9.41 FEET TO A POINT OF COMPOUND CURVATURE WITH OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.16 FEET, A CENTRAL ANGLE OF 90°57'54", A CHORD LENGTH OF 21.62 FEET, ALONG

SHEET 4 OF 6 SHEETS



Schwebke-Shishkin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 14, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-6"

LEGAL DESCRIPTION:(continuation)

A CHORD BEARING OF NORTH 21°55'38" WEST, FOR AN ARC DISTANCE OF 24.07 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 31°20'33" EAST FOR A DISTANCE OF 180.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3.00 FEET, A CENTRAL ANGLE OF 89°58'35", A CHORD LENGTH OF 4.24 FEET, ALONG A CHORD BEARING OF NORTH 76°19'51" EAST, FOR AN ARC DISTANCE OF 4.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 58°40'51" EAST FOR A DISTANCE OF 1.14 FEET TO A POINT; THENCE RUN NORTH 31°25'17" EAST FOR A DISTANCE OF 14.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 518.15 FEET, A CENTRAL ANGLE OF 22°03'56", A CHORD LENGTH OF 198.32 FEET, ALONG A CHORD BEARING OF NORTH 20°23'19" EAST, FOR AN ARC DISTANCE OF 199.55 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 87°15'52" EAST FOR A DISTANCE OF 147.65 FEET TO A POINT; THENCE RUN NORTH 02°58'08" WEST FOR A DISTANCE OF 25.33 FEET TO A POINT; THENCE RUN SOUTH 88°58'47" EAST FOR A DISTANCE OF 280.54 FEET TO A POINT; THENCE RUN SOUTH 06°33'53" WEST FOR A DISTANCE OF 195.48 FEET TO A POINT; THENCE RUN NORTH 89°18'51" WEST FOR A DISTANCE OF 244.48 FEET TO A POINT; THENCE RUN NORTH 12°45'59" WEST FOR A DISTANCE OF 59.46 FEET TO A POINT; THENCE RUN SOUTH 85°47'26" WEST FOR A DISTANCE OF 36.73 FEET TO A POINT; THENCE RUN NORTH 57°43'57" WEST FOR A DISTANCE OF 88.16 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 565.90 FEET, A CENTRAL ANGLE OF 08°22'32", A CHORD LENGTH OF 82.65 FEET, ALONG A CHORD BEARING OF SOUTH 19°07'08" WEST, FOR AN ARC DISTANCE OF 82.73 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 118°03'36", A CHORD LENGTH OF 14.58 FEET, ALONG A CHORD BEARING OF SOUTH 39°28'18" EAST, FOR AN ARC DISTANCE OF 17.52 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 25°01'37" WEST FOR A DISTANCE OF 28.66 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.23 FEET, A CENTRAL ANGLE OF 17°51'22", A CHORD LENGTH OF 26.76 FEET, ALONG A CHORD BEARING OF SOUTH 14°57'14" WEST, FOR AN ARC DISTANCE OF 26.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 12.16 FEET, A CENTRAL ANGLE OF 156°14'51", A CHORD LENGTH OF 23.79 FEET, ALONG A CHORD BEARING OF SOUTH 84°08'59" WEST, FOR AN ARC DISTANCE OF 33.15 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 565.90 FEET, A CENTRAL ANGLE OF 00°39'49", A CHORD LENGTH OF 6.55 FEET, ALONG A CHORD BEARING OF SOUTH 31°05'22" WEST, FOR AN ARC DISTANCE OF 6.55 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 31°25'17" WEST FOR A DISTANCE OF 2.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 03°12'48", A CHORD LENGTH OF 22.43 FEET, ALONG A CHORD BEARING OF SOUTH 29°48'53" WEST, FOR AN ARC DISTANCE OF 22.43 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.93 FEET, A CENTRAL ANGLE OF 118°14'53", A CHORD LENGTH OF 42.79 FEET, ALONG A CHORD BEARING OF SOUTH 61°23'45" EAST, FOR AN ARC DISTANCE OF 51.45 FEET TO A POINT OF

SHEET 5 OF 6 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 210671

DATE: AUGUST 14, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A-6"

LEGAL DESCRIPTION:(continuation)

NON-TANGENCY; THENCE RUN SOUTH 01°08'08" WEST FOR A DISTANCE OF 221.59 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.24 FEET, A CENTRAL ANGLE OF 84°01'08", A CHORD LENGTH OF 25.76 FEET, ALONG A CHORD BEARING OF SOUTH 47°37'11" WEST, FOR AN ARC DISTANCE OF 28.22 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°37'45" WEST FOR A DISTANCE OF 61.29 FEET TO A POINT; THENCE RUN SOUTH 00°17'51" EAST FOR A DISTANCE OF 83.93 FEET TO A POINT; THENCE RUN NORTH 89°42'09" EAST FOR A DISTANCE OF 51.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 56.74 FEET, A CENTRAL ANGLE OF 89°29'23", A CHORD LENGTH OF 79.88 FEET, ALONG A CHORD BEARING OF SOUTH 45°33'10" EAST, FOR AN ARC DISTANCE OF 88.62 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°48'28" EAST FOR A DISTANCE OF 91.54 FEET TO A POINT; THENCE RUN NORTH 89°11'32" EAST FOR A DISTANCE OF 63.93 FEET TO A POINT; THENCE RUN SOUTH 00°48'28" EAST FOR A DISTANCE OF 68.80 FEET TO A POINT; THENCE RUN SOUTH 89°11'32" WEST FOR A DISTANCE OF 63.93 FEET TO A POINT; THENCE RUN SOUTH 00°48'28" EAST FOR A DISTANCE OF 90.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.65 FEET, A CENTRAL ANGLE OF 91°30'52", A CHORD LENGTH OF 72.57 FEET, ALONG A CHORD BEARING OF SOUTH 44°56'57" WEST, FOR AN ARC DISTANCE OF 80.90 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°17'37" WEST FOR A DISTANCE OF 59.24 FEET TO A POINT; THENCE RUN SOUTH 00°17'51" EAST FOR A DISTANCE OF 55.64 FEET TO THE **POINT OF BEGINNING**; CONTAINING 196,019 SQUARE FEET MORE OR LESS OR 4.500 ACRES MORE OR LESS.

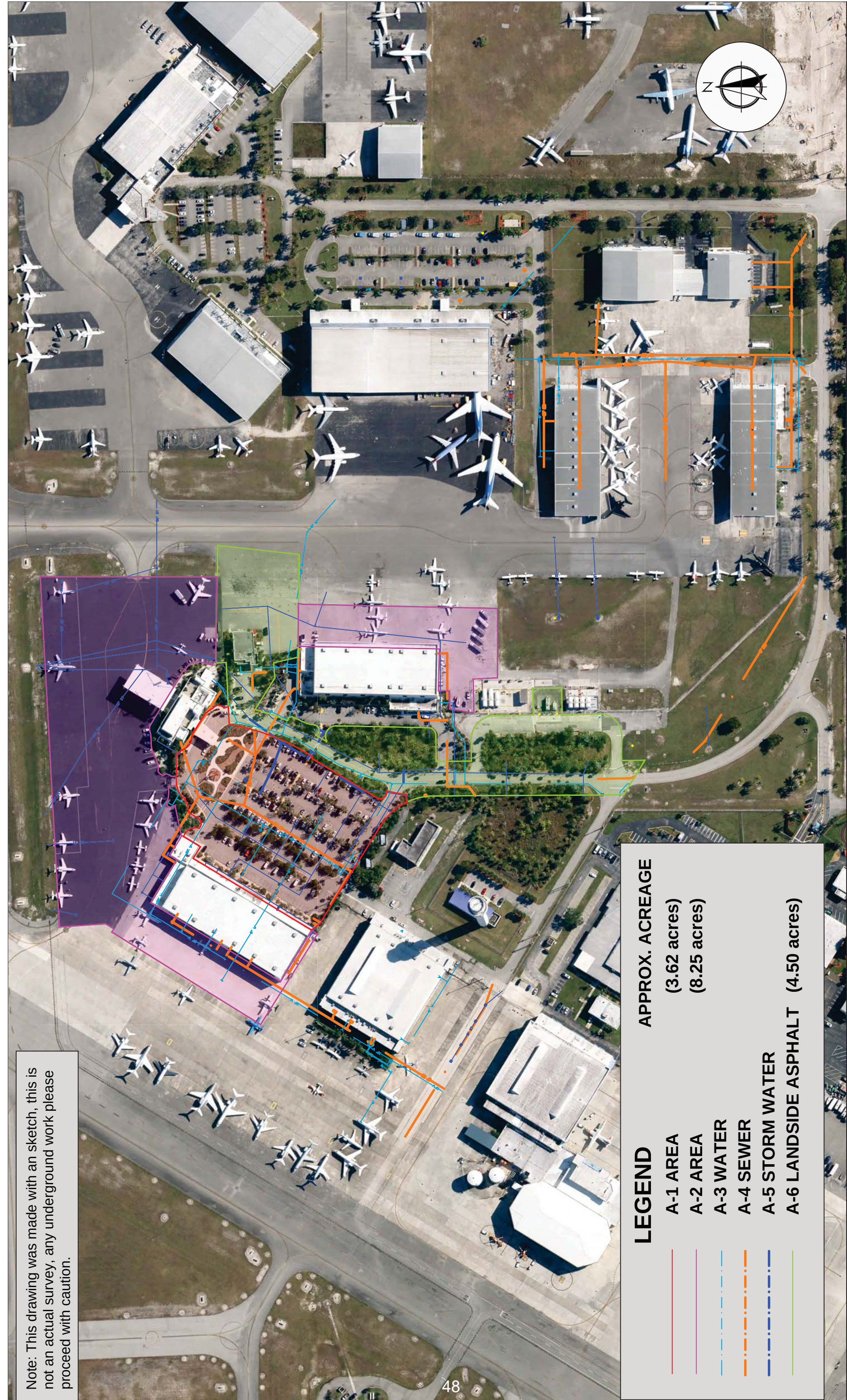
NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (S01°41'13"E) ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 4) ORDERED BY: AA ACQUISITIONS

SHEET 6 OF 6 SHEETS

	Schwebke - Shiskin & Associates, Inc.		REVISIONS
	LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025		
	PHONE No.(954)435-7010	FAX No. (954)438-3288	
	ORDER NO. 210671	PREPARED UNDER MY SUPERVISION:	
	DATE: AUGUST 14, 2019		
	THIS IS NOT A " BOUNDARY SURVEY"	MARK STEVEN JOHNSON, PRINCIPAL	
	CERTIFICATE OF AUTHORIZATION No. LB-87	FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	

Note: This drawing was made with an sketch, this is not an actual survey, any underground work please proceed with caution.



LEGEND

A-1 AREA

A-2 AREA

A-3 WATER

A-4 SEWER

A-5 STORM WATER

A-6 LANDSIDE ASPHALT

APPROX. ACREAGE

(3.62 acres)

(8.25 acres)

MIAMI-OPA LOCKA EXECUTIVE AIRPORT - 2019 - SUMMARY OF CRITICAL PARCELS - EXHIBIT A-7
(Comprised of: Lease Areas A-1, A-2 and A-6. And Utility infrastructure A-3, A-4 and A-5.)

PROJECT FILE OFF Summary of Critical Parcels
DATE: May 7th, 2020

SCALE: N.T.S.

DRAWING: E.N.

TECHNICAL SUPPORT DIVISION

48

EXHIBIT 'B'

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("License") is made and entered into as of this ____ day of _____ 2020 ("**Effective Date**"), by and between **MIAMI-DADE COUNTY, FLORIDA ("Licensor" or "County")**, on the one hand, and AA Acquisitions, LLC, a Florida Limited Liability Company and Atlantic Aviation – Opa-Locka LLC, a Delaware Limited Liability Company, on the other hand (collectively, "**Licensees**")

WHEREAS, Licensor owns Miami-Opa locka Executive Airport ("OPF" or the "Airport") and operates it through its Aviation Department ("MDAD");

WHEREAS, Licensor and AA Acquisitions, LLC entered into the Original Lease on March 22, 2007 by Resolution R-310-07, as amended by that certain First Amendment to Amended and Restated Development Lease Agreement by Resolution No. R-922-07 dated July 24, 2007 (the "First Amendment"), as amended by that certain Second Amendment to Amended and Restated Development Lease Agreement by Resolution No. R-1236-09 dated December 29, 2009 (the "Second Amendment"), and as amended by that certain Third Amendment to Amended and Restated Development Lease Agreement by Resolution No. R-650-15 (the "Third Amendment") dated August 4, 2015. The Original Lease and the above-described Amendments are referred to collectively herein as the "the Lease"; and

WHEREAS, AA Acquisitions, LLC assigned a portion of the Lease to Atlantic Aviation – Opa-Locka LLC on September 27, 2017, and Atlantic Aviation – Opa-Locka LLC is subject to all requirements and obligations of the Lease;

WHEREAS, contemporaneously herewith, Licensor and Licensees are executing a Fourth Amendment to the Lease ("Fourth Amendment") to remove from the leased Premises the improvements and land areas shown in Exhibits A1 through A6 to the Fourth Amendment, as summarized on Exhibit A7 to the Fourth Amendment (the "Critical Parcels"), with this instant License Agreement being attached to the Fourth Amendment as Exhibit B thereto;

WHEREAS, Licensees desires to license the Critical Parcels from Licensor, and Licensor desires to license the Critical Parcels to Licensees;

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Licensor hereby grants to Licensees a License for the Critical Parcels for a term concurrent with the Lease and any existing or future amendments thereof, to utilize the Critical Parcels

and to exercise the rights set forth in the Lease, in conjunction with Licensees' duty to fulfill the obligations under the Lease, including the existing rent obligations based on the square footage of each of Licensees' portion of the Lease prior to the removal of the Critical Parcels.

2. The County shall not collect additional rent for the Licensees' use of the Critical Parcels; provided, however, that if the Federal Aviation Administration (the "FAA") later determines that Licensor must collect additional fair market rent for the Critical Parcels, then in such event, notwithstanding the deletion of the Critical Parcels from the Premises, Miami-Dade County shall collect from Licensees, and Licensees shall pay on a prospective basis, additional rent for use of the Critical Parcels at rates consistent with the methodology for fair market value ("FMV") set forth in the Lease subsection 4.01.
3. Licensees shall maintain, consistent with the requirements of the Lease, and at their sole cost and expense, the Critical Parcels, excepting only water and sewer facilities conveyed to the Miami-Dade County Water and Sewer Department.
4. Licensees must comply with the insurance and indemnity provisions of the Lease and all applicable FAA, Federal, County, and State requirements, which are incorporated herein by reference.
5. There is hereby reserved to the County, its successors and assigns, for the use and benefit of the County and the public, a right of flight for the passage of aircraft in the air space above the surface of the Critical Parcels, together with the right to cause in such airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said air space or landing at, taking off from or operating at OPF. Licensees expressly agree for themselves, their successors and assigns to restrict the height of structures, objects of natural growth and other obstructions to be located as authorized herein on the Critical Parcels to such a height that complies with FAA Regulations, including but not limited to Part 77, and with the Code of Metropolitan Miami-Dade County, whichever is more restrictive, as same may be amended from time to time.
6. Licensees expressly agree for themselves, their successors and assigns, to prevent any use of the Critical Parcels that would interfere with or adversely affect the operation or

maintenance of the Airport by Licensor, or otherwise constitute an Airport hazard. In the event of any such interference, Licensor shall send written notice to Licensees specifying in detail the alleged interference caused by Licensees for Licensees to cure.

7. This License shall not be assigned or sublet/sublicensed in whole or in part by Licensees without the written consent of the Licensor, which consent shall not be unreasonably withheld, conditioned or delayed.
8. All notices required or permitted to be given under the terms and provisions of this License by any party to the other shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, to the parties as follows:

As to the County or Department:

Director
Miami-Dade County Aviation Department
Post Office Box 025504
Miami, FL 33102-5504

As to Licensees:

AA Acquisition LLC
Attn: Eric Greenwald
15000 NW 44th Ave
Opa locka, Florida 33054

Atlantic Aviation – Opa-Locka LLC
C/O Atlantic Aviation FBO Inc.
5201 Tennyson Parkway, Suite 150
Plano, TX, 75024
Attn: Mr. Louis T. Pepper, President and CEO

or to such other address or representatives of the parties as may hereafter be provided by the parties in writing. Notices by registered or certified mail shall be deemed received on the delivery date indicated by the U.S. Postal Service on the return receipt. Hand delivered notices shall be deemed received when presented to the local management representative of the Licensee or to the office of the Director of the Department.

9. Licensees shall indemnify and hold Licensor harmless from any and all claims, liability, losses and causes of actions which may arise out of the granting of this License or the use and activities of Licensees, their employees, agents, contractors, or invitees under this License, unless such claim, liability, loss or cause of action is occasioned by the

negligence of the County and/or its employees. Licensees shall pay all claims and losses of any nature whatsoever in connection therewith, and shall defend, using attorneys acceptable to the County, all suits in the name of the County, when applicable, including appellate proceedings, and shall pay all costs, judgments and attorneys' fees which may issue thereon.

10. The parties shall be governed by the rights and obligations spelled out in the Lease.

11. This License is subject to review and approval by the FAA.

IN WITNESS WHEREOF, the Lessor has caused these presents to be executed by its Mayor or designee, and Licensees have accepted the same under the conditions stated herein, as of the date first above written.

LESSOR:

MIAMI-DADE COUNTY, a political subdivision
of the State of Florida

ATTEST: Harvey Ruvin, Clerk

By: _____
Mayor or Mayor's Designee

By: _____
Deputy Clerk

AA Acquisitions, LLC, a Florida Limited
Liability Company

By:  _____

Atlantic Aviation – Opa-Locka LLC, a Delaware
limited liability company

By: _____

negligence of the County and/or its employees. Licensees shall pay all claims and losses of any nature whatsoever in connection therewith, and shall defend, using attorneys acceptable to the County, all suits in the name of the County, when applicable, including appellate proceedings, and shall pay all costs, judgments and attorneys' fees which may issue thereon.

10. The parties shall be governed by the rights and obligations spelled out in the Lease.

11. This License is subject to review and approval by the FAA.

IN WITNESS WHEREOF, the Licensor has caused these presents to be executed by its Mayor or designee, and Licensees have accepted the same under the conditions stated herein, as of the date first above written.

LESSOR:

MIAMI-DADE COUNTY, a political subdivision
of the State of Florida

ATTEST: Harvey Ruvin, Clerk

By: _____
Mayor or Mayor's Designee

By: _____
Deputy Clerk

AA Acquisitions, LLC, a Florida Limited
Liability Company

By: _____

Atlantic Aviation – Opa-Locka LLC, a Delaware
Limited Liability Company

By:  _____
Louis T. Pepper, President and CEO
September 17, 2020



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 14(A)(3)

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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. 14(A)(3)
10-6-20

RESOLUTION NO. R-1048-20

RESOLUTION RELATING TO MIAMI-OPA LOCKA EXECUTIVE AIRPORT; APPROVING FOURTH AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND AA ACQUISITIONS, LLC TO AMEND THE LEASE PREMISES TO REMOVE CERTAIN PARCELS DEVELOPED USING GENERAL OBLIGATION BOND FUNDS AND TO GRANT A LICENSE FOR THE USE OF SAID PARCELS TO AA ACQUISITIONS, LLC AND ITS ASSIGNEE, ATLANTIC AVIATION – OPA-LOCKA LLC; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE SAME, TO EXERCISE ALL RIGHTS CONFERRED THEREIN AND TO PERFORM ALL ACTS NECESSARY TO EFFECTUATE SAME; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO PROVIDE SAME TO THE PROPERTY APPRAISER IN ACCORDANCE WITH RESOLUTION NO. R-791-14

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum and documents, copies of which are incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Incorporates and approves the foregoing recitals and the accompanying Mayor’s memorandum as if fully set forth herein.

Section 2. Approves the Fourth Amendment to the Amended and Restated Development Lease Agreement (the “Fourth Amendment”) between Miami-Dade County and AA Acquisitions, LLC (“AA”) in substantially the form attached to the accompanying Mayor’s memorandum, to amend the Lease Premises to remove certain parcels developed using general obligation bond funds and to grant to AA and its assignee, Atlantic Aviation – Opa-Locka LLC, a

license for the use of said parcels (the “License”), a copy of which license is attached as Exhibit B to the Fourth Amendment.

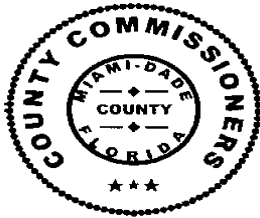
Section 3. Authorizes the County Mayor or County Mayor’s Designee to execute the Fourth Amendment and the License on behalf of Miami-Dade County and to exercise all rights contained therein, and to perform all acts necessary to effectuate same.

Section 4. Directs the County Mayor or County Mayor’s designee to provide the Fourth Amendment to the Property Appraiser in accordance with Resolution No. R-791-14, and to appoint staff to monitor compliance with the terms of the Fourth Amendment.

The foregoing resolution was offered by Commissioner **Barbara J. Jordan** , who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose “Pepe” Diaz	absent	Sally A. Heyman	aye
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	absent
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to read "RCZ", is written over a horizontal line.

Ryan C. Zagare