OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 8(N)(3)

TO:	Honorable Chairman Oliver G. Gilbert, III and Members, Board of County Commissioners	**DATE:**	May 21, 2024
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving amendments to certain Douglas Road Metrorail Station Transit Oriented Community (TOC) agreements to (1) modify the legal description of the demised premises of Tower 2 to conform to the as built improvements; (2) modify the legal description of the demised premises for Tower 3 to conform to the current site plan and provide for a bifurcation and (3) modify the Easement Agreement to provide for certain additional non-exclusive rights and responsibilities over certain described areas; and authorizing the County Mayor to execute same, exercise all provisions contained therein, and to take all actions to effectuate same

Resolution No. R-445-24

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.

Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum

Date: May 21, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Subject: Amendments to Certain Douglas Road Metrorail Station Transit Oriented Community Agreements to Modify Areas of the Demised Premises of the Tower 2 and Tower 3 Ground Leases and Each of the Respective Memoranda of Leases to Allow for Bifurcation of the Tower 3 Ground Lease before Completion of Construction and to Modify Easement

Executive Summary

This item is requesting to approve the following proposed Douglas Station Transit Oriented Community (TOC) amendments to effectuate the development of Douglas Station, including: (1) the Tower 2 First Amendment revises the legal description of the Demised Premises to conform the legal description to the as built project; (2) the Tower 3 First Amendment revises the legal description of the Demised Premises and permits lease bifurcations before the completion of construction; and (3) the amendment to the easement. These revisions allow and facilitate the completion of a marketable project capable of being sold and financed without any issues of encroachment. This benefits the County as the tenants pay rent that is based on the tenant's gross revenue from the project.

Recommendation

It is recommended that the Board approve the Douglas Station TOC Amendments as further described herein.

Scope

The Douglas Station TOC is within Commission District 7, which is represented by Commissioner Raquel A. Regalado.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute the Douglas Station TOC Amendments, to exercise all provisions contained therein, and to take all actions necessary to effectuate same, including but not limited to ensuring that the land released from the leasehold is free and clear of any leasehold encumbrances, to record memoranda of lease, and to modify the easement as required to conform to the resolution.

Fiscal Impact/Funding Source

There will be no negative fiscal impact to the County with these amendments.

Track Record/Monitor

Javier Bustamante, Assistant Director, Transit Project Management & Support Services Division, Miami-Dade Department of Transportation and Public Works (DTPW).

Background

The Tower 2 Ground Lease, executed in 2019, is between the County, as landlord, and (now) Miami Link Tower 2 Trustee, LLC ("MD2"), as tenant. A short time prior to the execution of the Tower 2 Ground Lease, the County and Adler 13th Floor Douglas Station, LP ("A/13"), an affiliate of MD2, entered into an Easement Agreement dated June 21, 2019 (the "Easement") to grant certain easements to each other to ensure the efficient and orderly development, construction and operation of the Station and the Douglas

TOD. Under the Tower 2 Ground Lease, MD2's predecessor constructed Cascade at Link, a mixed-use project consisting of multifamily units and a retail component. MD2, the County and the other parties to the Easement amended the Easement on April 27, 2023 to add an encroachment easement for the small portion of the Cascade at Link building that was built over the existing leasehold boundary line. The Cascade First Amendment will eliminate the need for the encroachment easement, which will be terminated pursuant to an amendment to the Easement. The Tower Two First Amendment partially terminates the Tower 2 Ground Lease with respect to an area containing approximately 2,931 sq. ft. and adds approximately 2,894 sq. ft. of land to the Tower 2 Demised Premises so that the Demised Premises encompasses the entire Cascade building footprint as constructed. Additionally, the Tower Two First Amendment amends the Memorandum of the Tower 2 Ground Lease to reflect the same. The area being released from the Tower 2 Ground Lease is greater than the area being added to the Tower 2 Ground Lease. The area being added to the Tower 2 Ground Lease will not affect the operation or maintenance of the Douglas Metrorail Station or the Metrorail tracks and related improvements.

The Tower 2 First Amendment will ensure a more successful project (that is larger, financeable, and more marketable), which benefits the County because the tenant pays rent under the Tower 2 Ground Lease that is based on the tenant's gross revenue from the project. The County will not lose access to the Station or the Metrorail improvements as a result of this amendment. The land released to the County will be used for a public purpose, namely the Underline walkway and related improvements, but MD2 will remain responsible for the maintenance of that area and cannot change its use without the County's prior approval. The County will maintain control over the released area, notwithstanding that MD2 will be responsible for maintaining such area.

The Tower 3 Ground Lease was executed in 2021. The County is the Landlord and Miami Douglas Three Owner LLC ("MD3") is the tenant. MD3 has secured site plan approval for the improvements to be constructed under the Tower 3 Lease. The Tower 3 First Amendment partially terminates the Tower 3 Ground Lease with respect to two areas containing, in the aggregate, approximately 13,062 sq. ft., which are currently improved with certain public walkways, sidewalks, and a turn lane that connects US 1 to SW 38th Ave., and adds approximately 12,567 sq. ft. of land to the Tower 3 Demised Premises to facilitate the orderly operation of the improvements to be constructed on the leasehold land under the Tower 3 Ground Lease. The areas being released from the Tower 3 Ground Lease are greater than the areas being added to the Tower 3 Ground Lease. This addition will bring the description of the Demised Premises in line with the as-approved building footprint for such improvements. Additionally, the Tower 3 First Amendment amends the bifurcation provisions of the Tower 3 Ground Lease to permit a bifurcation prior to completion of construction (currently, bifurcation can only be done after construction is completed). This change will facilitate the financing and construction of the improvements since, with this change, the improvements can be constructed in two phases. The land being exchanged under the Tower 3 First Amendment mutually benefits the County and MD3. The Tower 3 First Amendment makes it simpler and more cost effective for MD3 to operate and finance each phase of the MD3 project with the addition of this land. Additionally, the Tower 3 First Amendment ensures a more successful project with multiple phases (that is larger, financeable, and more marketable), which benefits the County because the tenant pays rent under the Tower 3 Ground Lease (and any bifurcated lease under the Tower 3 Ground Lease) based on the tenant's gross revenue from its portion of the project. The County will not lose access to the Station or the Metrorail improvements as a result of this amendment, as covered by the Tower 3 Ground Lease (and the other ground leases). The land released to the County will be used for public purposes including sidewalks, walkways, the roadway connecting US1 and SW 38th Ave., plaza space, and open space, but MD3 will remain responsible for the maintenance of those areas and cannot

change them or their use without the County's prior approval. The amendment ensures County control over the released areas, notwithstanding that MD3 will be responsible for maintaining such areas.

The County and MD3 executed the Tower 3 Ground Lease in 2021. As part of the execution of the Tower 3 Ground Lease, MD3 and the County executed and recorded a memorandum of the Ground Lease on December 9, 2021. The memorandum includes the legal description of the Demised Premises under the Tower 3 Ground Lease, so it must be amended to reflect the Tower 3 First Amendment changes to the legal description. The Amendment to Memorandum of Agreement of Lease amends the Memorandum of the Tower 3 Ground Lease to reflect the release and addition of the areas described in the Tower 3 First Amendment. This must be completed so that the recorded memorandum provides proper constructive notice of the land covered by the Tower 3 Ground Lease.

In 2019, the County and Adler 13th Floor Douglas Station, LP entered into an original easement agreement (the "Original Easement"). The Original Easement includes reciprocal access, roadway, and sidewalk easements. The County also granted A/13 and its successors under the original Link at Douglas Ground Lease (the "Master Lease"), including each tenant under a bifurcated lease, certain other easements, including without limitation, construction and maintenance easements, and utility easements. In 2023, the parties amended the Original Easement with the First Amendment to Easement Agreement to, among other things, add an encroachment easement for a portion of the Tower 2 building that encroached beyond the Tower 2 Demised Premises. Now, the Easement Amendment terminates a no-longer necessary encroachment easement for Tower 2, establishes non-exclusive easements in favor of MD2 and MD3 to maintain and access the improvements constructed in the areas being released from the Tower 2 and Tower 3 Ground Leases, respectively. Under the Easement Amendment, such improvements will be insured, maintained, repaired, and replaced by MD2 and MD3 respectively, at each of its sole cost and expense, and neither MD2 nor MD3 can alter or change the use of such improvements without the County's approval. Additionally, the Easement Amendment establishes non-exclusive easements in favor of MD3 to construct, maintain and use a roadway that currently exists but that will be refurbished as part of the construction of the improvements under the Tower 3 Ground Lease. The roadway will be the sole access point for such improvements to and from SW 37th Ave. Under the Easement Amendment, the roadway will be insured, maintained, repaired, and replaced by MD3, at its sole cost and expense.

The revised easement will ensure the smooth and orderly operation of the Douglas TOC and are all non-exclusive in nature. The County reserves all rights of ownership to the areas that are not in conflict with the easements granted. This ensures County control over the easement areas notwithstanding that the easement areas will be maintained by the applicable ground tenant. The new roadway easement is needed to ensure access for Phase I of the MD3 project to and from SW 37th Ave, including for fire rescue services. There is no other access point, and the roadway already exists from when the MD3 lease area was used as a surface parking lot. The new easements will not affect the County's access to the Metrorail station or rails.

For the foregoing reasons, it is recommended that the Board approves the Douglas Station TOC Amendments.

Jimmy Morales
Chief Operations Officer

MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: May 21, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(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. 8(N)(3)
5-21-24

RESOLUTION NO. R-445-24

RESOLUTION APPROVING AMENDMENTS TO CERTAIN DOUGLAS ROAD METRORAIL STATION TRANSIT ORIENTED COMMUNITY ("TOC") AGREEMENTS TO (1) MODIFY THE LEGAL DESCRIPTION OF THE DEMISED PREMISES OF TOWER 2 TO CONFORM TO THE AS BUILT IMPROVEMENTS; (2) MODIFY THE LEGAL DESCRIPTION OF THE DEMISED PREMISES FOR TOWER 3 TO CONFORM TO THE CURRENT SITE PLAN AND PROVIDE FOR A BIFURCATION AND (3) MODIFY THE EASEMENT AGREEMENT TO PROVIDE FOR CERTAIN ADDITIONAL NON-EXCLUSIVE RIGHTS AND RESPONSIBILITIES OVER CERTAIN DESCRIBED AREAS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME, EXERCISE ALL PROVISIONS CONTAINED THEREIN, AND TO TAKE ALL ACTIONS TO EFFECTUATE SAME

WHEREAS, the County currently leases to Tenant, Miami Link Tower 2 Trustee LLC, a Delaware limited liability company, as trustee under that certain land trust known as the Link T2-2023 Land Trust ("Tower 2 Tenant"), certain property at the Douglas Road Metrorail Station known as Tower 2 ("Tower 2 Lease"); and

WHEREAS, the Tower 2 Tenant completed the construction of its project, but the final constructed project encroached on an adjacent area at Douglas Station, owned by the County, which does not conform with the legal description in the existing Tower 2 lease; and

WHEREAS, the County seeks to amend the Tower 2 lease to revise the legal description by releasing a portion of the demised premises and adding the area of encroachment in order to conform to the existing footprint of the as built structure, as further set forth in the First Amendment to Ground Lease attached hereto as Attachment 1 (the "Tower 2 First Amendment"); and

WHEREAS, the County currently leases to Tenant, Miami Douglas Three Owner LLC, a Delaware limited liability company ("Tower 3 Tenant"), certain property at the Douglas Road Metrorail Station known as Tower 3 ("Tower 3 Lease"); and

WHEREAS, the Tower 3 Tenant has finalized its site plan which requires an amendment to the existing legal description to conform the Tower 3 lease to the planned improvements, and Tenant additionally seeks to include a provision in the lease allowing a bifurcation prior to completion of construction to allow for phasing of the construction project; and

WHEREAS, the County seeks to amend the Tower 3 lease to revise the legal description by releasing a portion of the demised premises and adding an adjoining area to conform the footprint of the project set forth in the site plan to the legal description, and to allow for bifurcation prior to completion of construction, as further set forth in the First Amendment to Ground Lease attached hereto as Attachment 2 (the "Tower 3 First Amendment"); and

WHEREAS, the County has previously conveyed an easement, which was subsequently amended, to (i) Adler 13th Floor Douglas Station, LP, a Florida limited partnership; (ii) Core at Link TIC A, LLC and Core at Link TIC B, LLC, each a Delaware limited liability company; (iii) Miami Link Tower 2 Trustee, LLC, a Delaware limited liability company, as trustee of that certain Florida Land Trust Link T2-2023; and (iv) Miami Douglas Three Owner LLC, a Delaware limited liability company (the "Easement Holders") with respect to property at the Douglas Road Metrorail Station (the "Original Easements"); and

WHEREAS, the County desires to amend the Original Easements to include certain nonexclusive rights and obligations of the Easement Holders in order to allow maintenance and replacement of infrastructure and facilities subject to County approval, as further described in the Second Amendment to Easement Agreement attached as Attachment 3 (the "Easement Amendment"); and

WHEREAS, the Memorandum of Lease Agreements for the Tower 2 and Tower 3 Ground Leases must be amended to reflect, as of record, the changes to the Demised Premises of the respective ground leases; and

WHEREAS, this Board desires administration to take all necessary actions to confirm that title to the areas released from the lease are free and clear of encumbrances, and that the easement revisions incorporate all necessary provisions so that the language of the original and amended easement applies to the second amendment; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, which is incorporated herein by reference,

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

Section 1. This Board approves the Tower 2 First Amendment between Miami-Dade County and the Tower 2 Tenant in substantially the form attached hereto as Attachment 1, and authorizes the County Mayor or County Mayor's designee to execute the same. This Board further authorizes the County Mayor or County Mayor's designee to exercise all provisions set forth in the Tower 2 First Amendment, and to take all actions necessary to effectuate same, including confirmation that all leasehold encumbrances have been cleared, and the recordation of a revised Memorandum of Agreement to reflect same.

Section 2. This Board approves the Tower 3 First Amendment between the County and the Tower 3 Tenant in substantially the form attached hereto as Attachment 2, and authorizes the County Mayor or County Mayor's designee to execute the same. This Board further authorizes

the County Mayor or County Mayor's designee to exercise all provisions set forth in the Tower 3 First Amendment, and to take all actions necessary to effectuate same, including confirmation that all leasehold encumbrances have been cleared, and the recordation of a revised Memorandum of Agreement to reflect same.

Section 3. This Board approves the Easement Amendment in substantially the form attached hereto and authorizes the County Mayor or County Mayor's designee to execute the same. This Board further authorizes the County Mayor or County Mayor's Designee to exercise all provisions set forth in the Easement Amendment, to make any necessary modifications to the Easement Amendment which are favorable to the County in order to conform to the terms of this Resolution and to ensure that the provisions of the original easement apply to the subject revisions, and to take all necessary actions to effectuate same.

Section 4. The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record all documents creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. 974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The foregoing resolution was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	**aye**		
Anthony Rodríguez, Vice Chairman	**aye**		
Marleine Bastien	**aye**	Juan Carlos Bermudez	**aye**
Kevin Marino Cabrera	**absent**	Sen. René García	**aye**
Roberto J. Gonzalez	**aye**	Keon Hardemon	**aye**
Danielle Cohen Higgins	**absent**	Eileen Higgins	**aye**
Kionne L. McGhee	**absent**	Raquel A. Regalado	**aye**
Micky Steinberg	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of May, 2024. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Bruce Libhaber

This instrument prepared by
(and after recording return to):

Michael J. Larson, Esq.
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue, Suite 4400
Miami, Florida, 33131

FIRST AMENDMENT TO GROUND LEASE AND MEMORANDUM OF GROUND LEASE

This FIRST AMENDMENT TO GROUND LEASE AND MEMORANDUM OF GROUND LEASE (this "First Amendment") is made as of _____, 2024 (the "Effective Date"), by and between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, through the Department of Transportation and Public Works ("County"), and **MIAMI LINK TOWER 2 TRUSTEE LLC**, a Delaware limited liability company, as trustee under that certain land trust known as the Link T2-2023 Land Trust ("Tenant").

RECITALS

A. County and Tenant are the current "Landlord" and "Tenant," respectively, under that certain Agreement of Lease (Douglas Road Metrorail Station Tower 2) dated June 24, 2019 (as assigned, the "Ground Lease"), pursuant to which County leases to Tenant and Tenant leases from County the real property more fully described therein (the "Demised Premises"). A Memorandum of Agreement of Lease (Douglas Road Metrorail Station Tower 2) (the "Memorandum"), relating to the Ground Lease was recorded in Official Records Book 31496, Page 760 in the Public Records of Miami-Dade County, Florida.

B. County and Tenant desire to amend the Ground Lease and the Memorandum to reflect the revised legal description of the Demised Premises based on an as-built survey of the Demised Premises. Capitalized terms used herein and not otherwise defined herein shall have the meaning given to such terms in the Ground Lease.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and Tenant agree as follows as of the Effective Date:

1. Demised Premises.

1.1. The Ground Lease is hereby partially terminated solely as to the real property more particularly described in Exhibit A attached hereto (the "Released Parcel") and the Released Parcel shall

no longer be subject to, and is hereby released from, the lien and effect of the Ground Lease and the Memorandum.

1.2. County hereby agrees to lease to Tenant and Tenant hereby agrees to lease from County, the real property more particularly described in Exhibit B attached hereto (the "Expansion Area"). The "Station Land", as described in the Ground Lease, is hereby amended to exclude therefrom any portion of the Expansion Area.

1.3. Accordingly, the legal description of the Demised Premises attached as Exhibit A-1 to the Ground Lease (referred to therein as the "Land") and attached as Exhibit A to the Memorandum (referred to therein as the "Demised Premises"), is hereby deleted in its entirety, and the legal description of the Demised Premises attached to this First Amendment as Exhibit C, which legal description reflects the removal of the Released Parcel and the addition of the Expansion Area, is substituted in lieu thereof as the new Exhibit A-1 to the Ground Lease and the new Exhibit A to the Memorandum. All references in the Ground Lease to the "Land" and in the Memorandum to the "Demised Premises" are hereby accordingly modified to mean and refer to the real property described in Exhibit C attached hereto.

2. Landlord Reservations. County and Tenant acknowledge and agree that the Landlord reservations set forth in subsections (A) through (D) of the definition of "Demised Premises" in the Ground Lease apply to the Public Areas of the Demised Premises (as such term has been amended by this First Amendment) located within the Metrorail right of way.

3. No Further Amendments. Except as expressly amended by this First Amendment, the Ground Lease and the Memorandum shall remain in full force and effect and unchanged. This First Amendment may be executed in any number of counterparts, all of which together shall constitute one and the same instrument. The term "Lease" as used in the Ground Lease, is hereby deemed modified to refer to the Ground Lease, as modified by this First Amendment.

4. Authority to Execute. County hereby represents and warrants to Tenant that the individual(s) signing this First Amendment on behalf of County have full power and authority to execute and deliver this First Amendment and bind County. Tenant hereby represents and warrants to County that the individual(s) signing this First Amendment on behalf of Tenant have full power and authority to execute and deliver this First Amendment and bind Tenant.

5. Miscellaneous. This First Amendment shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns. This First Amendment shall be construed according to the laws of the State of Florida. This First Amendment cannot be changed except by an agreement in writing, dated subsequent to the Effective Date, signed by the parties. In case any one or more of the covenants, agreements, terms or provisions contained in this First Amendment shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein shall be in no way affected or prejudiced thereby. This First Amendment may be executed in any number of counterparts, each of such counterparts shall for all purposes be deemed to be an original, and all such counterparts shall together constitute but one and the same First Amendment. The headings of the articles, sections, paragraphs and subdivisions of this First Amendment are for convenience of reference only, are not to be considered a part hereof, and shall not limit or expand or otherwise affect any of the terms hereof. The recitals set forth above and all exhibits attached to this First Amendment are hereby incorporated into this First Amendment by this reference in their entirety.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, the parties have the undersigned have executed this First Amendment to be effective as of the Effective Date.

COUNTY:

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

By: _____
Name:_____
Title: County Mayor or County Mayor's designee

ATTEST:

By: _____
_____, Clerk

_____
Approved as to form and legal sufficiency

Print Name: _____
Title: _____

[*Signature Page to First Amendment to Ground Lease and Memorandum of Ground Lease*]

TENANT:

MIAMI LINK TOWER 2 TRUSTEE LLC, a Delaware limited liability company, as Trustee of that certain Florida Land Trust Link T2-2023

By: Stone Manager Corp., a Delaware corporation, its sole member

By: Arnold S. Lehman
Name: Arnold S. Lehman
Title: Vice President

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 15th day of November, 2023 by means of [✓] physical presence or [ ] online notarization, by Arnold S Lehman, the Vice President of Stone Manager Corp., a Delaware corporation, the sole member of MIAMI LINK TOWER 2 TRUSTEE LLC, a Delaware limited liability company, as Trustee of that certain Florida Land Trust Link T2-2023, on behalf of the company, on behalf of such entities. He/She is personally known to me or produced _____ as identification and did not take an oath.

Print or Stamp Name: Mary Lee
Notary Public, State of New York
Commission No.: 01LE6410295
My Commission Expires: 10.19.2024

MARY LEE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6410295
Qualified in New York County
My Commission Expires 10-19-2024

[*Signature Page to First Amendment to Ground Lease and Memorandum of Ground Lease*]

JOINDER OF MORTGAGEE

SANTANDER BANK, N.A., a national banking association, as Agent for the benefit of the Lenders and as a Lender (as such terms are defined in the Tower 2 Mortgage described below), as the current mortgagee under that certain Leasehold Mortgage and Security Agreement dated as of January 21, 2020, and recorded on January 23, 2020 in Official Records Book 31789, Page 4881, of the Public Records of Miami-Dade County, Florida (as previously or hereafter assigned, modified, amended or restated from time to time, "Tower 2 Mortgage"), hereby consents to the terms, conditions, easements and provisions of the foregoing First Amendment to Ground Lease and Memorandum of Ground Lease (the "First Amendment") and the recordation thereof.

Executed as of the day and year of the Amendment.

SANTANDER BANK, N.A., a national banking association

By: _____
Benjamin Flanders, Senior Vice President

THE STATE OF Florida §

COUNTY OF Miami-Dade §

The foregoing instrument was acknowledged before me this 20th day of December, 2023, by means of [✓] physical presence or [ ] online notarization, by Benjamin Flanders, as Senior Vice President of Santander Bank, N.A., on behalf of said bank. He/She is personally known to me or produced _____ as identification and did not take an oath.

_____
Print or Stamp Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____
Commission No.: _____

REBECCA L. MENDEZ
MY COMMISSION # GG 960202
EXPIRES: April 24, 2024
Bonded Thru Notary Public Underwriters

[*Joinder to First Amendment to Ground Lease and Memorandum of Ground Lease*]

EXHIBIT A

Legal Description of Released Parcel

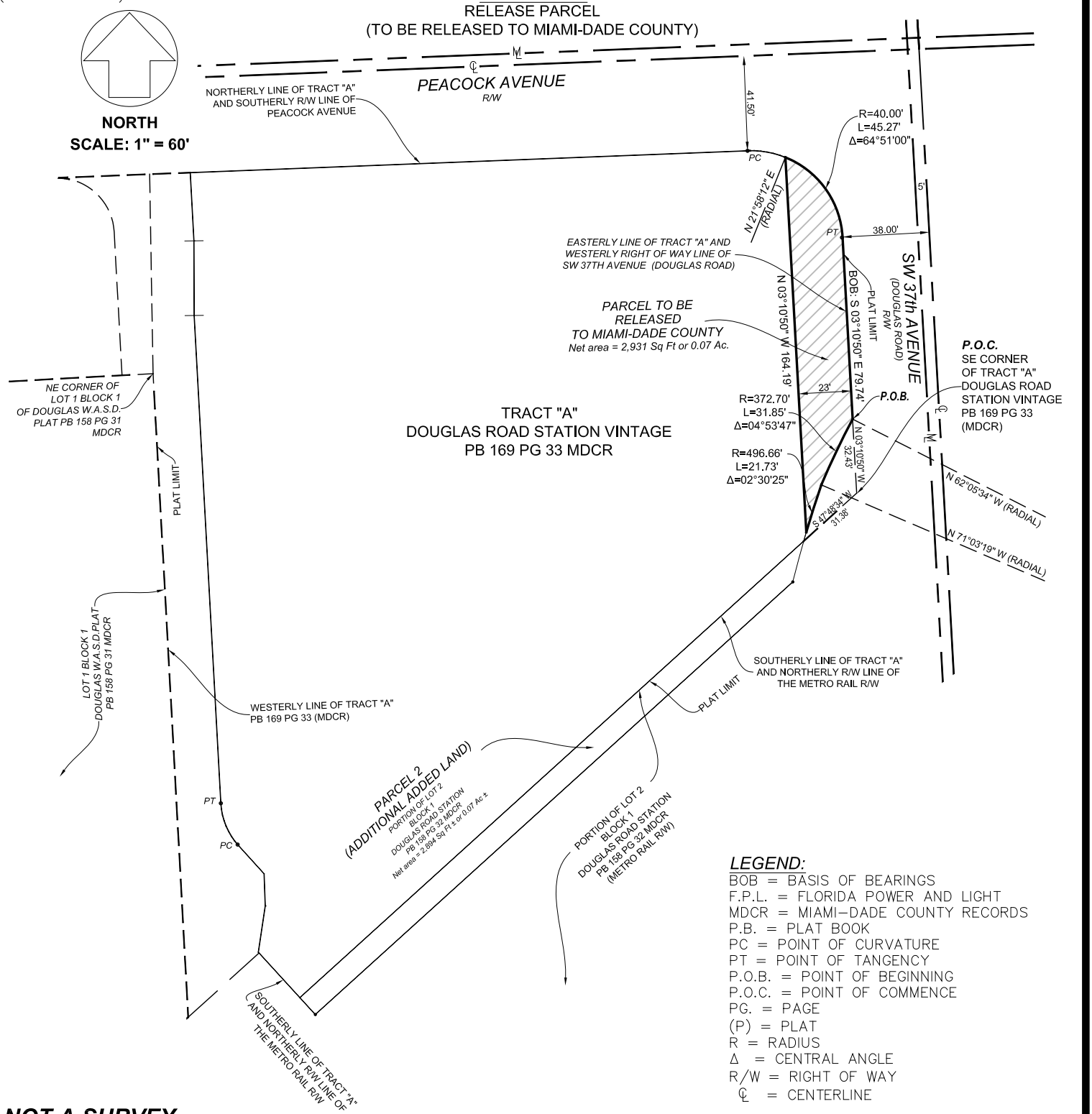
[See attached]

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

SKETCH:

RELEASE PARCEL
(TO BE RELEASED TO MIAMI-DADE COUNTY)



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(PAGE 2 OF 2)

LEGAL DESCRIPTION:

RELEASE PARCEL
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE N03°10' 50" W ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 32.43 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 62°05' 34" W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 372.70 FEET AND CENTRAL ANGLE OF 04°53' 47" FOR 31.85 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 71°03' 19" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 496.66 FEET AND A CENTRAL ANGLE OF 02°30'25" FOR 21.73 FEET; THENCE N 03° 10' 50" W ALONG A LINE 23 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 164.19 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 21°58'12" E FROM THE CENTER OF SAID CURVE, SAID POINT LYING ON THE NORTHERLY LINE OF SAID TRACT A BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE BEING THE NORTHERLY LINE OF SAID TRACT A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE, HAVING A RADIUS OF 40.00 FEET A CENTRAL ANGLE OF 64° 51' 00" FOR AN ARC DISTANCE OF 45.27 TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) AND THE POINT OF TANGENCY; THENCE S 03° 10' 50" E ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 79.74 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 2,931 Sq Ft or 0.07 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33 (MDCR), THE EAST LINE OF TRACT "A" BEARS S 03°10'50" E.
6. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

MIAMI–DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT

MIAMI LINK TOWER 2 TRUSTEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THAT CERTAIN FLORIDA LAND TRUST LINK T2–2023

SANTANDER BANK, N.A., AND ITS SUCCESSORS AND ASSIGNS

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A–0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT B

Legal Description of the Expansion Area

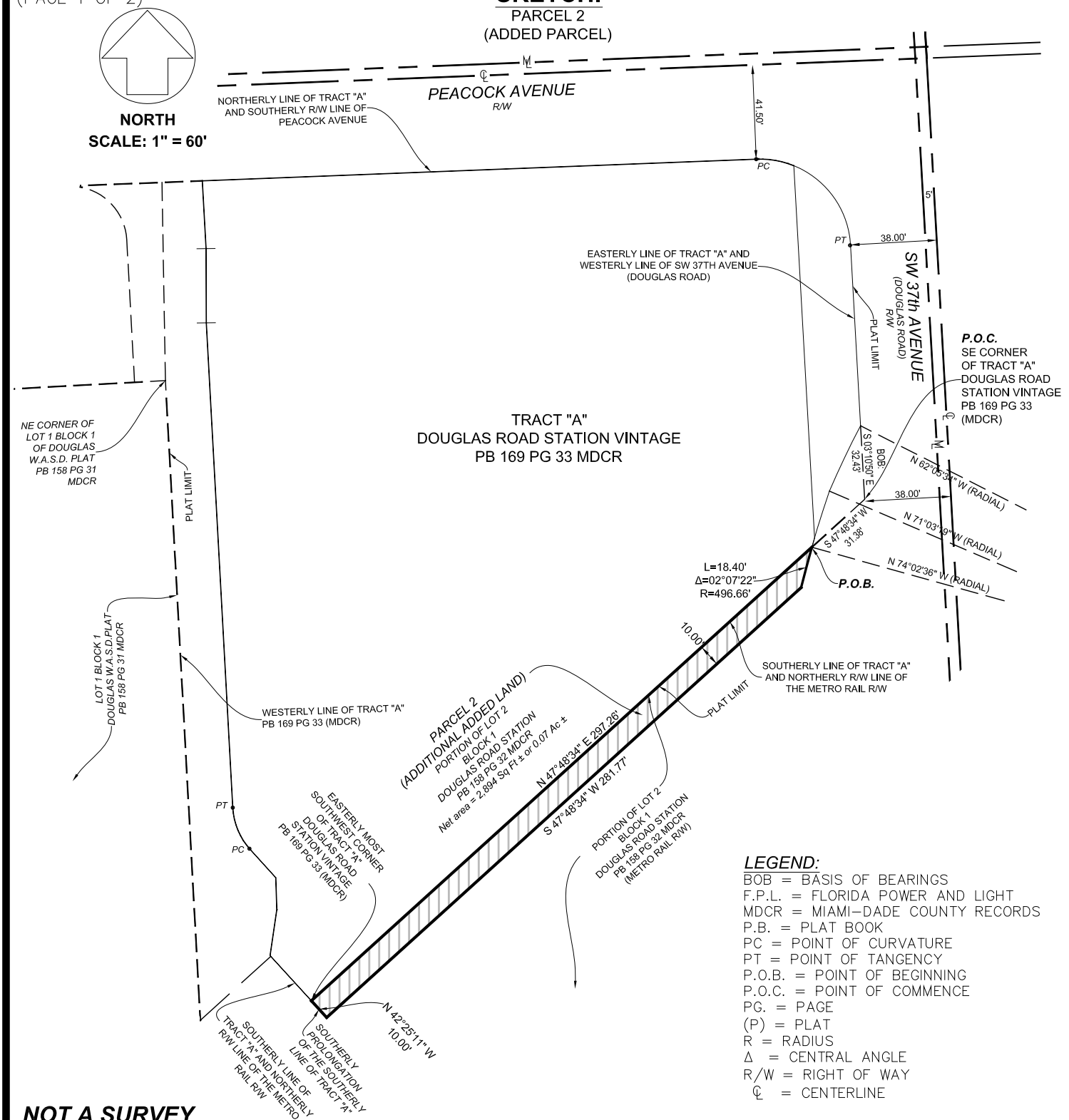
[See attached]

SKETCH AND LEGAL DESCRIPTION

PARCEL 2 (ADDED PARCEL)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(PAGE 1 OF 2)

SKETCH:

PARCEL 2
(ADDED PARCEL)



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

PARCEL 2 (ADDED PARCEL)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(PAGE 2 OF 2)

LEGAL DESCRIPTION:

PARCEL 2
(ADDED PARCEL)

PARCEL 2 (ADDED PARCEL)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S47°48' 34" W ALONG THE SOUTHERLY LINE OF SAID TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 31.38 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 74° 02' 36" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 496.66 FEET A CENTRAL ANGLE OF 02° 07' 22" ENTERING SAID LOT 2 BLOCK 1 OF DOUGLAS ROAD STATION FOR AN ARC DISTANCE OF 18.40 FEET; THENCE S 47° 48' 34" W ALONG A LINE 10 FEET SOUTHEASTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID TRACT A, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 281.77 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A; THENCE N 42° 25' 11" W ALONG THE SOUTHERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A FOR 10.00 FEET TO THE EASTERLY MOST SOUTHWEST CORNER OF SAID TRACT A; THENCE N 47° 48' 34" E ALONG THE SOUTHERLY LINE OF TRACT A BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 297.26 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 2,894 SQ FT OR 0.07 AC.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33 (MDCR), THE EAST LINE OF TRACT "A" BEARS S 03°10'50" E.
6. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT

MIAMI LINK TOWER 2 TRUSTEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THAT CERTAIN FLORIDA LAND TRUST LINK T2-2023

SANTANDER BANK, N.A., AND ITS SUCCESSORS AND ASSIGNS

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT C

Legal Description of Demised Premises

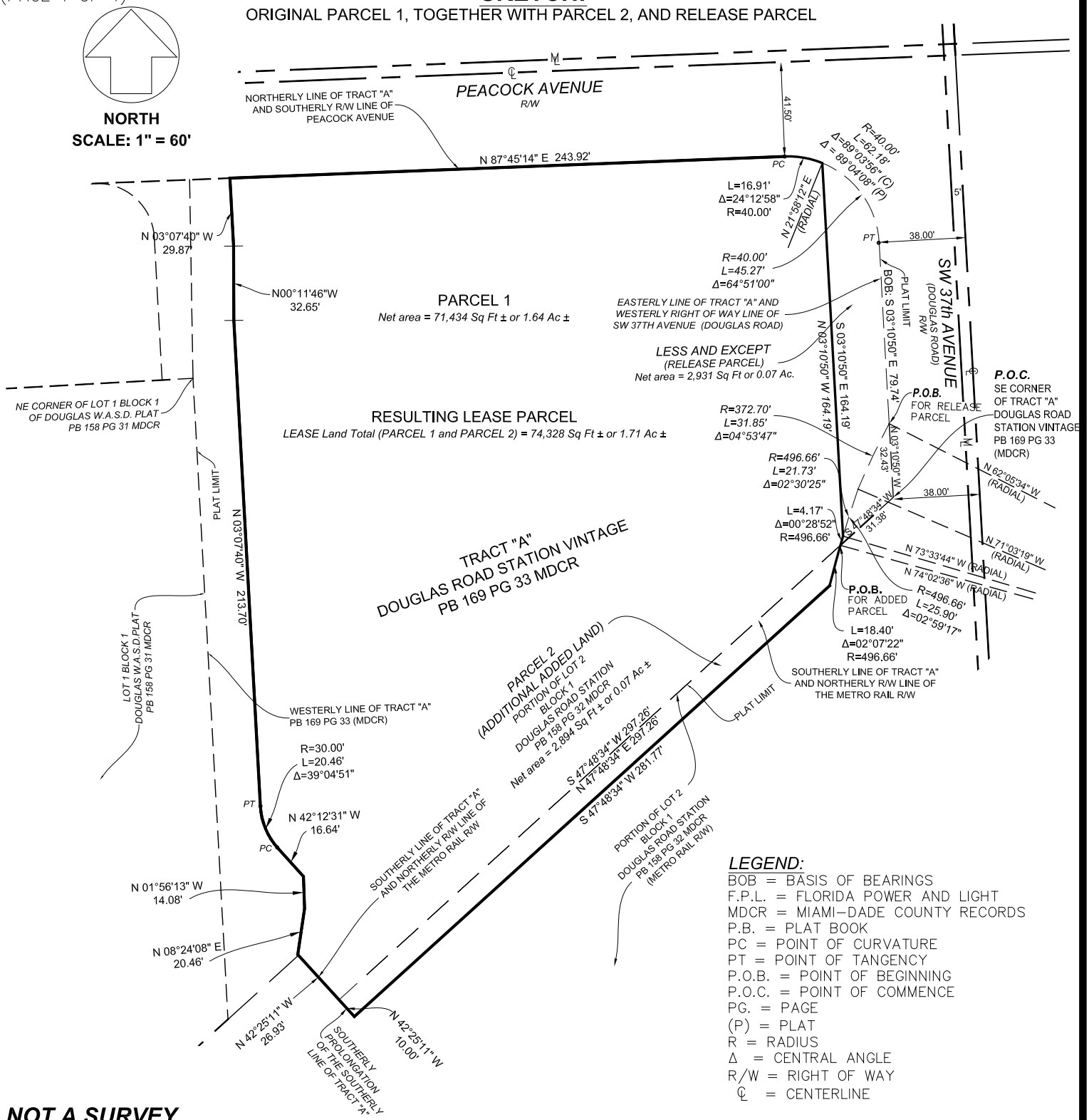
[See attached]

SKETCH AND LEGAL DESCRIPTION

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

SKETCH:

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2, AND RELEASE PARCEL



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
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P.O.B. = POINT OF BEGINNING
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PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: SKETCH
SHEET 1 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEETS 2, 3 AND 4 OF 4)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MDC024

SKETCH AND LEGAL DESCRIPTION

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION:

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL

COMBINED LEGAL DESCRIPTION

(PARCEL 1)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S47°48' 34" W ALONG THE SOUTHERLY LINE OF SAID TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY FOR 31.38 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE CONTINUE S47°48' 34" W ALONG SAID SOUTHERLY LINE OF TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY FOR 297.26 FEET; THENCE N42°25' 11" W ALONG SAID SOUTHERLY LINE OF TRACT A, THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY AND ITS NORTHWESTERLY PROLONGATION THEREOF FOR 26.93 FEET; THENCE N08°24' 08" E FOR 20.46 FEET; THENCE N01°56' 13" W FOR 14.08 FEET; THENCE N42°12' 31" W FOR 16.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 39°04' 51" FOR 20.46 FEET TO THE POINT OF TANGENCY; THENCE N03°07' 40" W FOR 213.70 FEET; THENCE N00°11' 46" W FOR 32.65 FEET; THENCE N03°07' 40" W FOR 29.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AS SHOWN ON SAID PLAT OF " DOUGLAS ROAD STATION VINTAGE;" THENCE N87°45' 14" E ALONG SAID NORTHERLY LINE OF TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE FOR 243.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF TRACT A, THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89°03' 56" (CALCULATED) 89°04' 08" (PLAT) FOR 62.18 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) AND THE POINT OF TANGENCY OF SAID CURVE AS SHOWN ON SAID PLAT OF " DOUGLAS ROAD STATION VINTAGE;" THENCE S03°10' 50" E ALONG SAID EASTERLY LINE OF TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 79.74 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N62°05' 34" W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID EASTERLY LINE OF TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 372.70 FEET AND CENTRAL ANGLE OF 04°53' 47" FOR 31.85 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N71°03' 19" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 496.66 FEET AND A CENTRAL ANGLE OF 02°59' 17" FOR 25.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (PARCEL 2):

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S47°48' 34" W ALONG THE SOUTHERLY LINE OF SAID TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 31.38 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 74° 02' 36" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 496.66 FEET A CENTRAL ANGLE OF 02° 07' 22" ENTERING SAID LOT 2 BLOCK 1 OF DOUGLAS ROAD STATION FOR AN ARC DISTANCE OF 18.40 FEET; THENCE S 47° 48' 34" W ALONG A LINE 10 FEET SOUTHEASTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID TRACT A, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 281.77 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A; THENCE N 42° 25' 11" W ALONG THE SOUTHERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A FOR 10.00 FEET TO THE EASTERLY MOST SOUTHWEST CORNER OF SAID TRACT A; THENCE N 47° 48' 34" E ALONG THE SOUTHERLY LINE OF TRACT A BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 297.26 FEET TO THE POINT OF BEGINNING

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL
SHEET 2 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEET 1, 3 AND 4 OF 4)

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION (CONTINUE):

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL

LESS AND EXCEPT (RELEASE PARCEL)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE N03°10' 50" W ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 32.43 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 62°05' 34" W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 372.70 FEET AND CENTRAL ANGLE OF 04°53' 47" FOR 31.85 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 71°03' 19" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 496.66 FEET AND A CENTRAL ANGLE OF 02°30'25" FOR 21.73 FEET; THENCE N 03° 10' 50" W ALONG A LINE 23 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 164.19 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 21°58'12" E FROM THE CENTER OF SAID CURVE, SAID POINT LYING ON THE NORTHERLY LINE OF SAID TRACT A BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE BEING THE NORTHERLY LINE OF SAID TRACT A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE, HAVING A RADIUS OF 40.00 FEET A CENTRAL ANGLE OF 64° 51' 00" FOR AN ARC DISTANCE OF 45.27 TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) AND THE POINT OF TANGENCY; THENCE S 03° 10' 50" E ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 79.74 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 74,328 SQ FT OR 1.71 AC.

ALSO BEING DESCRIBED AS:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL (CONT)
SHEET 3 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEETS 1, 2 AND 4 OF 4)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION (CONTINUED):

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S47°48' 34" W ALONG THE SOUTHERLY LINE OF SAID TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 31.38 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 74° 02' 36" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 496.66 FEET A CENTRAL ANGLE OF 02° 07' 22" ENTERING SAID LOT 2 BLOCK 1 OF DOUGLAS ROAD STATION FOR AN ARC DISTANCE OF 18.40 FEET; THENCE S 47° 48' 34" W ALONG A LINE 10 FEET SOUTHEASTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID TRACT A, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 281.77 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A; THENCE N 42° 25' 11" W ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A FOR 10.00 FEET TO THE EASTERLY MOST SOUTHWEST CORNER OF SAID TRACT A; THENCE CONTINUE N42° 25' 11" W ALONG SAID SOUTHERLY LINE OF TRACT A, THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY AND ITS NORTHWESTERLY PROLONGATION THEREOF FOR 26.93 FEET; THENCE N08° 24' 08" E FOR 20.46 FEET; THENCE N01°56' 13" W FOR 14.08 FEET; THENCE N42°12' 31" W FOR 16.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 39°04' 51" FOR 20.46 FEET TO THE POINT OF TANGENCY; THENCE N03°07' 40" W FOR 213.70 FEET; THENCE N00°11' 46" W FOR 32.65 FEET; THENCE N03°07' 40" W FOR 29.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AS SHOWN ON SAID PLAT OF " DOUGLAS ROAD STATION VINTAGE;" THENCE N87°45' 14" E ALONG SAID NORTHERLY LINE OF TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE FOR 243.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF TRACT A, THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 24° 12' 58" FOR 16.91 FEET TO THE POINT OF INTERSECTION WITH A LINE 23.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT A SAID EASTERLY LINE BEING THE WESTERLY RIGHT OF WAY LINE OF SW 37TH AVENUE (DOUGLAS ROAD), THENCE S 03° 10' 50" E ALONG SAID LINE BEING 23.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT A SAID EASTERLY LINE BEING THE WESTERLY RIGHT OF WAY LINE OF SW 37TH AVENUE (DOUGLAS ROAD) FOR 164.19 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 73° 33' 44' W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 496.66 FEET, A CENTRAL ANGLE OF 00° 28' 52" FOR AN ARC DISTANCE OF 4.17 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 74,328 SQ FT OR 1.71 AC.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33 (MDCR), THE EAST LINE OF TRACT "A" BEARS S 03°10'50" E.
6. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

MIAMI–DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT

MIAMI LINK TOWER 2 TRUSTEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THAT CERTAIN FLORIDA LAND TRUST LINK T2–2023

SANTANDER BANK, N.A., AND ITS SUCCESSORS AND ASSIGNS

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A–0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL (CONT)
SHEET 4 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEETS 1, 2 AND 3 OF 4)

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

FIRST AMENDMENT TO AGREEMENT OF LEASE (DOUGLAS ROAD METRORAIL STATION TOWER 3)

THIS FIRST AMENDMENT TO AGREEMENT OF LEASE (this "**First Amendment**") is dated as of _____ ___, 2024 (the "**Amendment Effective Date**") and is entered into by and between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida through the Department of Transportation and public works ("**Landlord**"), and **MIAMI DOUGLAS THREE OWNER LLC**, a Delaware limited liability company ("**Tenant**"), with reference to the following facts:

A. Landlord and Tenant are the current "Landlord" and "Tenant," respectively, under that certain Agreement of Lease (Douglas Road Metrorail Station Tower 3) dated as of December 7, 2021 (the "**Lease**"), as evidenced of record by that certain Memorandum of Agreement of Lease (Douglas Road Metrorail Station Tower 3) dated as of December 7, 2021 and recorded on December 9, 2021 in Official Records Book 32894, Page 1436 of the Public Records of Miami-Dade County (the "**Memorandum**"), pursuant to which Landlord leases unto Tenant, and Tenant leases from Landlord, those certain premises more specifically described in the Lease.

B. Landlord and Tenant desire to modify and amend the Lease as more particularly set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt whereof and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **Scope of First Amendment; Defined Terms; Incorporation of Recitals**. Except as expressly provided in this First Amendment, the Lease shall remain in full force and effect in all respects and the term "Lease" shall mean the Lease as modified by this First Amendment. Capitalized terms used but not otherwise defined in this First Amendment have the respective meanings given to them in the Lease. The preamble and recitals set forth above and each of the exhibits attached to this First Amendment are hereby incorporated into this First Amendment by this reference in their entirety.

2. **Bifurcation of Lease**.

(a) The first sentence of Section 17.2 of the Lease is hereby amended and restated in its entirety as follows:

"Tenant, at Tenant's option, may effectuate a transfer of a portion of its rights hereunder pursuant to Section 17.1 through up to two (2) separate partial assignments and bifurcations of this Lease from time to time to facilitate the ownership and operation of the various components of this Phase of the Project into multiple (but no more than three (3)) separate and distinct Phases, subject to the terms and conditions hereof."

(b) The phrase "Provided that Landlord's approval is obtained as contemplated above," is hereby deleted from Section 17.2(a) of the Lease.

(c) The following is added as a new Section 17.2(g) of the Lease:

"(g) If Tenant exercises its right to bifurcate this Lease pursuant to this Section 17.2, then Tenant agrees that the Ownership and Control Condition shall be satisfied until Completion of Construction. Upon Completion of Construction the Ownership and Control Condition shall automatically terminate and be of no further force and effect. As used herein, "Ownership and Control Condition" means 13th Floor Investments or an Affiliate of 13th Floor Investments directly or indirectly owns at least ten percent (10%) of Tenant, and 13th Floor Investments or an Affiliate of 13th Floor Investments is responsible for the day-to-day management and development of the Demised Premises (by contract or otherwise). The condition set forth in this Section 17.2(g) shall be applicable to this Lease only and shall not be incorporated into any Bifurcated Lease."

3. **Demised Premises**.

(a) The Lease is hereby partially terminated solely as to the real property more particularly described in Exhibit A attached hereto (the "**Released Parcel**") and the Released Parcel shall no longer be subject to, and is hereby released from, the lien and effect of the Lease and the Memorandum.

(b) Landlord hereby agrees to lease to Tenant and Tenant hereby agrees to lease from Landlord, the real property more particularly described in Exhibit B attached hereto (the "**Expansion Area**"). The "Station Land", as described in the Lease, is hereby amended to exclude therefrom any portion of the Expansion Area.

(c) Accordingly, the legal description of the Demised Premises attached as Exhibit A-1 to the Lease (referred to therein as the "Land") is hereby deleted in its entirety, and the legal description of the Demised Premises attached to this First Amendment as Exhibit C, which legal description reflects the removal of the Released Parcel and the addition of the Expansion Area, is substituted in lieu thereof as the new Exhibit A-1 to the Lease. All references in the Lease to the "Land" are hereby accordingly modified to mean and refer to the real property described in Exhibit C attached hereto.

4. **Landlord Reservations**. Landlord and Tenant acknowledge and agree that the Landlord reservations set forth in subsections (A) through (D) of the definition of "Demised Premises" in the Lease apply to the Public Areas of the Demised Premises (as such term has been amended by this First Amendment) located within the Metrorail right of way.

5. **Amendment to Memorandum**. Simultaneously with the execution and delivery of this First Amendment, the parties will execute and deliver an amendment to the Memorandum in the form attached hereto as Exhibit D, which amendment will be recorded in the Public Records of Miami-Dade County, Florida by Tenant at its sole cost.

6. **Broker**. In connection with this First Amendment, Landlord and Tenant hereby represent and agree that no real estate broker or other person is entitled to claim a commission as a result of the execution and delivery of this First Amendment.

7. **Ratification**. As amended hereby the Lease is hereby ratified and shall remain in full force and effect. As of the Amendment Effective Date, Landlord and Tenant each represents and confirms to the other that, to the actual knowledge of such party, there exists no breach or condition that constitutes, or with the passing of time or the giving of notice, or both, would constitute a default by any party under the Lease and that the Lease, except as modified hereby, is in full force and effect with no defenses or offsets thereto.

8. **Governing Law**. This First Amendment shall be construed and governed by the laws of the State of Florida.

9. **Authority**. This First Amendment shall be binding upon and inure to the benefit of the parties, their respective heirs, legal representatives, successors and assigns. Each party hereto warrants that the person signing below on such party's behalf is authorized to do so and to bind such party to the terms of this First Amendment.

10. **Attorneys' Fees**. In the event of any litigation or other legal proceeding between the parties arising under this First Amendment, the non-prevailing party shall be responsible for all costs and expenses of the prevailing party, including attorneys' fees and court costs, at both trial and appellate levels.

11. **Entire Agreement; No Amendment**. This First Amendment constitutes the entire agreement and understanding between the parties with respect to the subject of this amendment and shall supersede all prior written and oral agreements concerning this subject matter. This First Amendment may not be amended, modified or otherwise changed in any respect whatsoever except by a writing duly executed by authorized representatives of Landlord and Tenant.

12. **Severability**. If any provision of this First Amendment or the application thereof to any person or circumstances shall be invalid or unenforceable to any extent, the remainder of this First Amendment and the application of such provision to other persons or circumstances, other than those to which it is held invalid, shall not be affected and shall be enforced to the furthest extent permitted by law.

13. **Counterparts**. This First Amendment may be executed in counterparts and in facsimile or by PDF, and such counterparts together shall constitute but one original of the First Amendment. Each counterpart shall be equally admissible in evidence, and each original shall fully bind each party who has executed it.

14. **Agreement to Perform Necessary Acts**. Each party agrees that upon demand, it shall promptly perform all further acts and execute, acknowledge, and deliver all further instructions, instruments and documents which may be reasonably necessary or useful to carry out the provisions of this First Amendment.

15. **Captions and Headings**. The titles or headings of the various paragraphs hereof are intended solely for convenience of reference and are not intended and shall not be deemed to modify, explain or place any construction upon any of the provisions of this First Amendment.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the undersigned have duly executed this First Amendment as of the Amendment Effective Date.

LANDLORD:

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

By: _____
Name: _____
Title: County Mayor or County Mayor's designee

ATTEST:

By: _____
_____, Clerk

_____
Approved as to form and legal sufficiency
Print Name: _____
Title: Assistant County Attorney

TENANT:

MIAMI DOUGLAS THREE OWNER LLC,
a Delaware limited liability company

By: _____
Name: Christopher Cassella
Title: Managing Director, Vice President

EXHIBIT A

Legal Description of Released Parcel

[See attached]

SKETCH AND LEGAL DESCRIPTION

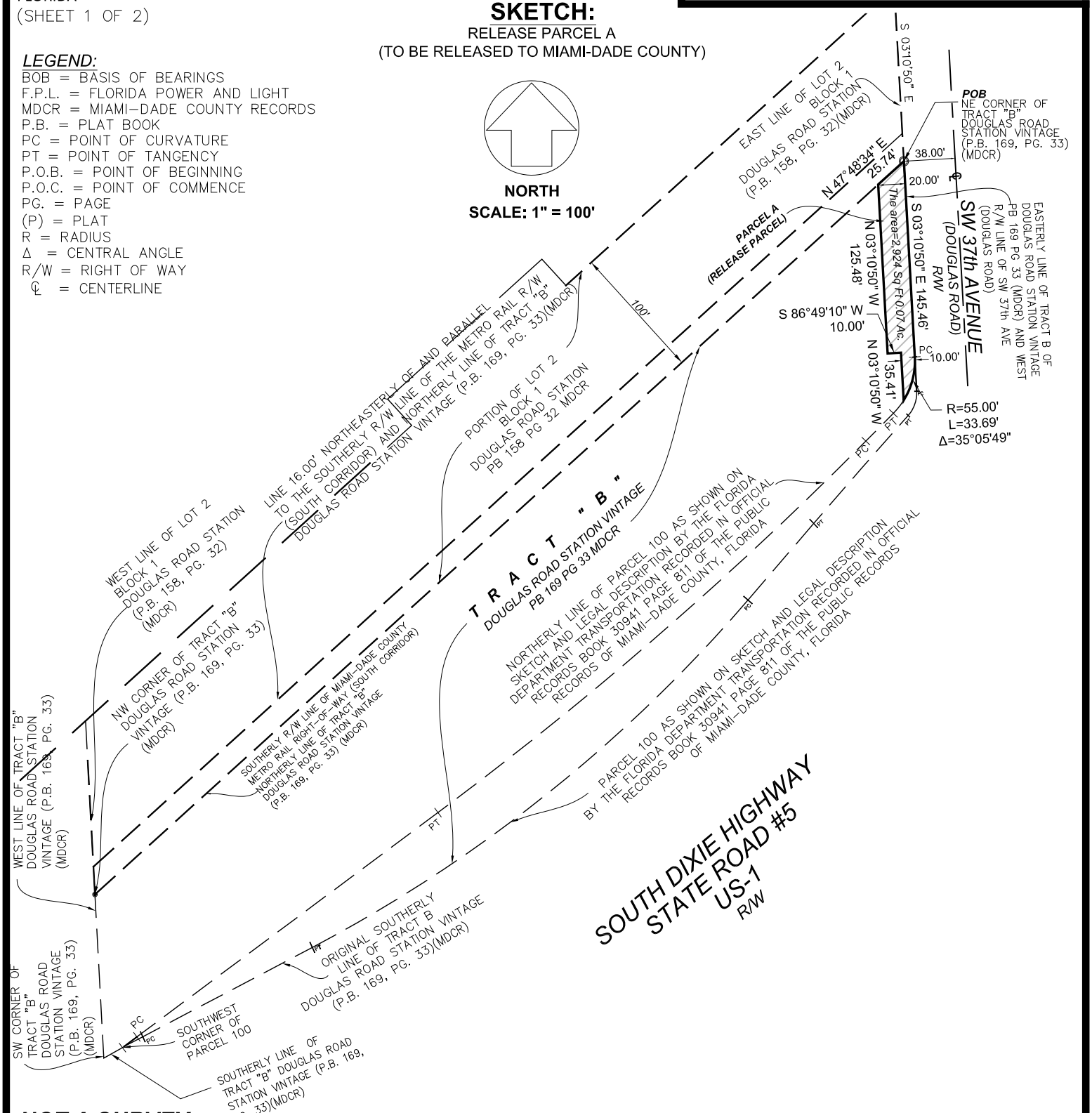
RELEASE PARCEL A (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

RELEASE PARCEL A
(TO BE RELEASED TO MIAMI-DADE COUNTY)

LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI–DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE



NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A–0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MB-5535

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL A (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

RELEASE PARCEL A
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL A (LESS AND EXCEPT)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49", FOR AN ARC DISTANCE OF 33.69 FEET; THENCE N 03°10'50" W ALONG A LINE 10 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 35.41 FEET; THENCE S 86°49'10" W PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE N 03°10'50" W PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 125.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47°48'34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 25.74 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 2,924 Sq Ft 0.07 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI–DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A–0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
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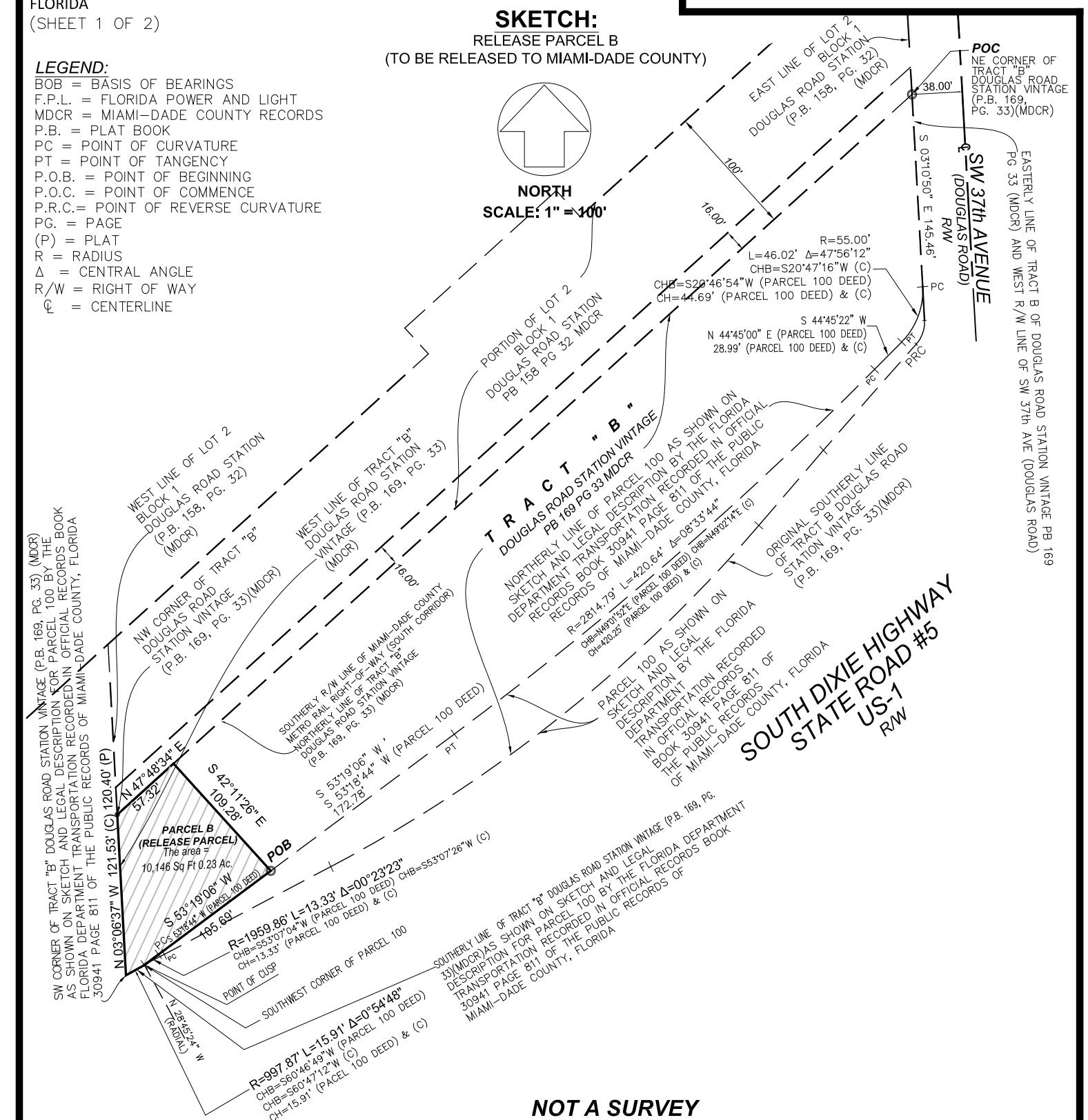
JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL B (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

RELEASE PARCEL B
(TO BE RELEASED TO MIAMI-DADE COUNTY)



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.R.C.= POINT OF REVERSE CURVATURE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveyIng.com

MDC087

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL B (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

RELEASE PARCEL B
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL B (LESS AND EXCEPT)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; (THE NEXT SIX COURSES RUN ALONG THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47° 56' 12" FOR AN ARC DISTANCE OF 46.02 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44" FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 172.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE NORTHERLY LINE OF PARCEL 100 S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 105.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF CUSP AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100, BEING A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST BEARING N 28°45'24" W FROM ITS RADIUS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 HAVING A RADIUS OF 997.87 FEET A CENTRAL ANGLE OF 00°54'48", FOR AN ARC DISTANCE OF 15.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION OF PARCEL 100; THENCE N 03°06'37" W ALONG THE WEST LINE OF SAID TRACT B FOR 121.53 FEET (120.40 FEET AS SHOWN ON SAID PLAT OF "DOUGLAS ROAD STATION VINTAGE") TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE NORTHERLY LINE OF SAID TRACT B, ALSO BEING THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) FOR 57.32 FEET; THENCE S 42°11'26" E PERPENDICULAR TO THE LAST COURSE FOR 109.28 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 10,138 Sq Ft 0.23 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

MDC5038

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT B

Legal Description of the Expansion Area

[See attached]

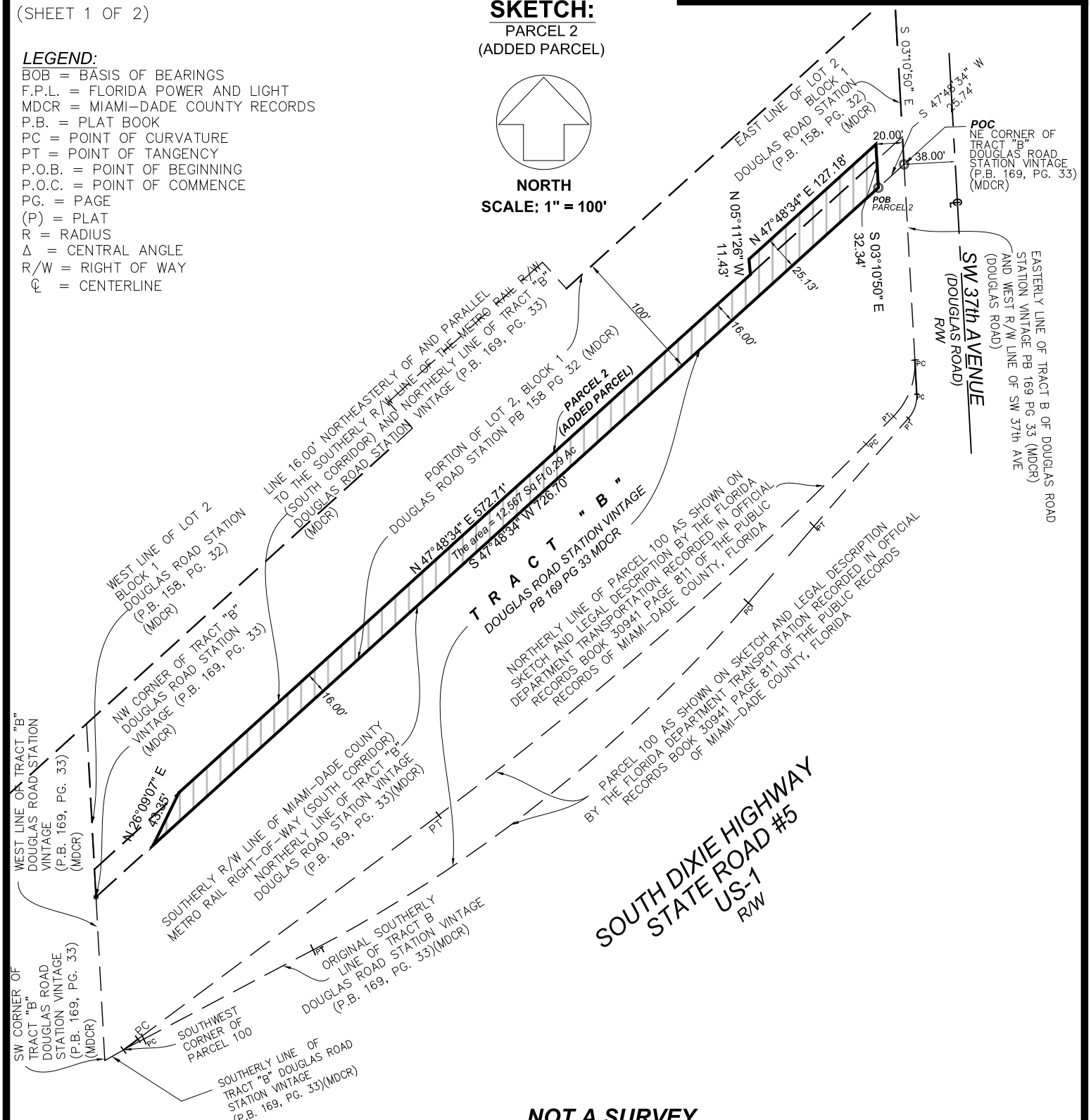
SKETCH AND LEGAL DESCRIPTION

PARCEL 2 (ADDED PARCEL)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

PARCEL 2
(ADDED PARCEL)

NORTH
SCALE: 1" = 100'



LEGEND:

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NOT A SURVEY

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SKETCH AND LEGAL DESCRIPTION

PARCEL 2 (ADDED PARCEL)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

PARCEL 2
(ADDED PARCEL)

PARCEL 2 (ADDED PARCEL)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 47° 48' 34" W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B FOR 25.74 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 47° 48' 34" W ALONG THE PREVIOUSLY DESCRIBED LINE FOR 726.70 FEET; THENCE N 26° 09' 07" E FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 32.34 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 12,567 Sq Ft 0.29 Ac

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
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3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MBCC041

EXHIBIT C

Legal Description of the Demised Premises

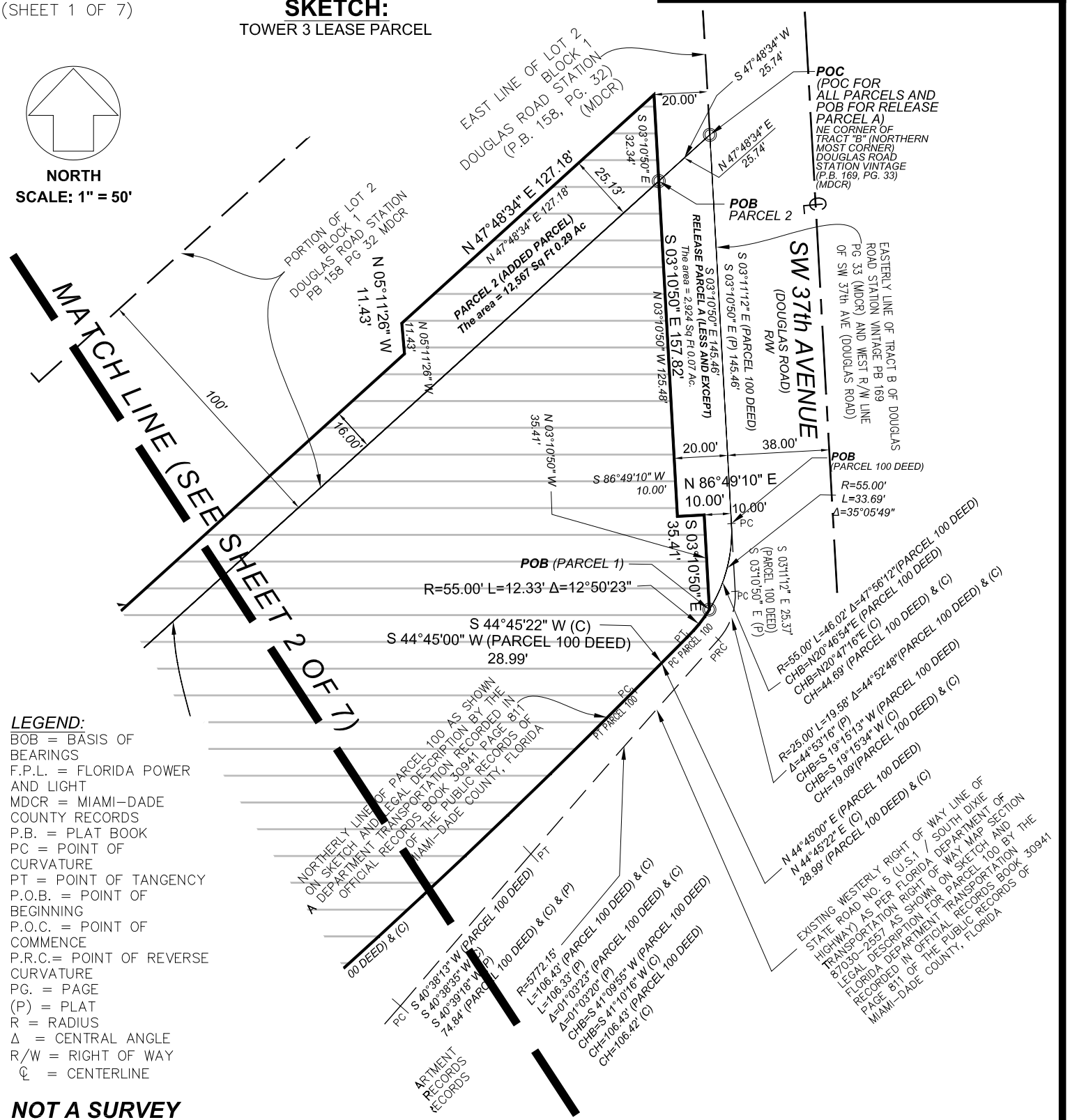
[See attached]

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 7)

SKETCH:

TOWER 3 LEASE PARCEL



LEGEND:

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NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 2,3,4,5,6 AND 7 OF 7)

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 7)

SKETCH (CONTINUED):

TOWER 3 LEASE PARCEL

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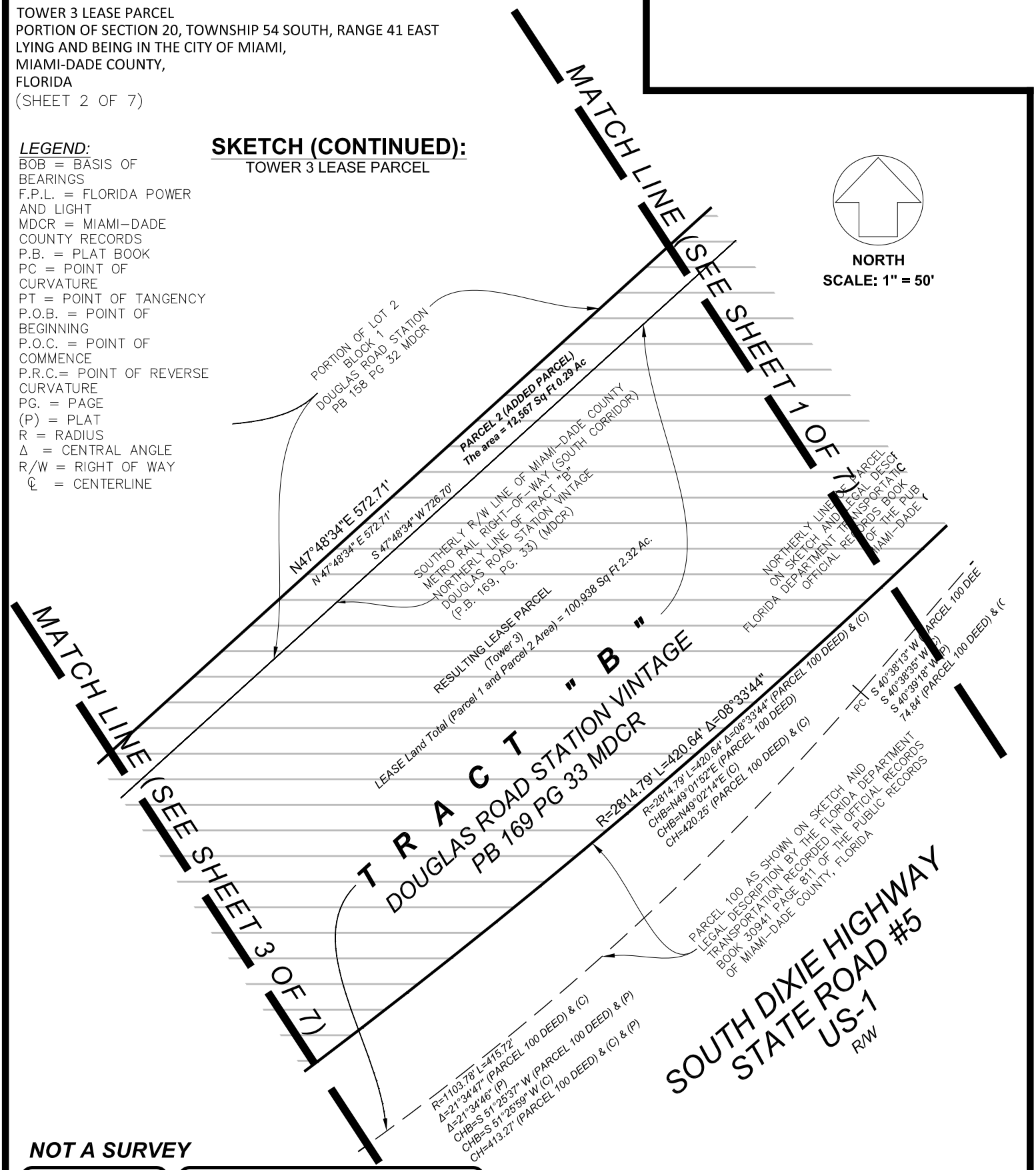

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JOB #: 231037620
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CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

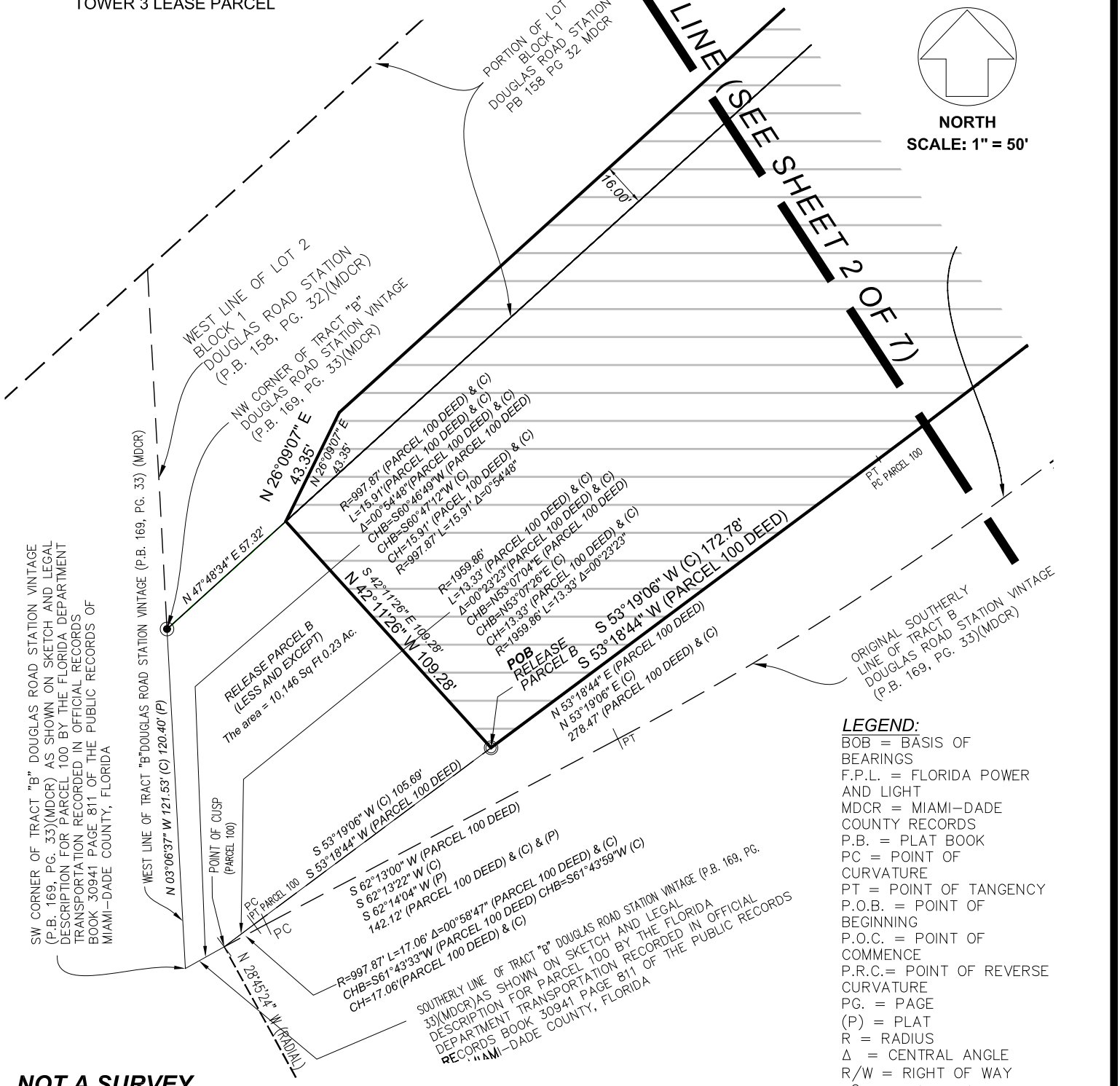
MEC044

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 3 OF 7)

SKETCH (CONTINUED):

TOWER 3 LEASE PARCEL



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DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 3 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,4,5,6 AND 7 OF 7)

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 4 OF 7)

LEGAL DESCRIPTION:

TOWER 3 LEASE PARCEL

TOWER 3 LEASE PARCEL

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH :

PARCEL 2

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 47° 48' 34" W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B FOR 25.74 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 47° 48' 34" W ALONG THE PREVIOUSLY DESCRIBED LINE FOR 726.70 FEET; THENCE N 26° 09' 07" E FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B ; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF THE MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 32.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

RELEASE PARCEL A

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49" FOR AN ARC DISTANCE OF 33.69 FEET; THENCE N 03°10'50" W ALONG A LINE 10 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 35.41 FEET ; THENCE S 86°49'10" W PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE N 03°10'50" W PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 125.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47°48'34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 25.74 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 4 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,5,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MSC5046

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

LESS AND EXCEPT :

RELEASE PARCEL B

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; (THE NEXT SIX COURSES RUN ALONG THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47° 56' 12" FOR AN ARC DISTANCE OF 46.02 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44" FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 172.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 105.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF CUSP AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100, BEING A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST BEARING N 28°45'24" W FROM ITS RADIUS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 HAVING A RADIUS OF 997.87 FEET A CENTRAL ANGLE OF 00°54'48", FOR AN ARC DISTANCE OF 15.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION OF PARCEL 100; THENCE N 03°06'37" W ALONG THE WEST LINE OF SAID TRACT B FOR 121.53 FEET (120.40 FEET AS SHOWN ON SAID PLAT OF "DOUGLAS ROAD STATION VINTAGE") TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE NORTHERLY LINE OF SAID TRACT B, ALSO BEING THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) FOR 57.32 FEET; THENCE S 42°11'26" E PERPENDICULAR TO THE LAST COURSE FOR 109.28 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 5 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
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SURVEYOR'S CERTIFICATE:

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MSC5457

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 6 OF 7)

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

LESS AND EXCEPT :

THAT PORTION CONVEYED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, IN COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30941, PAGE 811, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 100

A PORTION OF TRACT B, OF DOUGLAS ROAD STATION VINTAGE, AS RECORDED IN PLAT BOOK 169, AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF TRACT B, OF SAID DOUGLAS ROAD STATION VINTAGE; THENCE S 03°11'12" E, ALONG THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO THE POINT OF BEGINNING; THENCE S 03°11'12" E, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 25.37 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 19.09 FEET WHICH BEARS S 19°15'13" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°52'48", FOR AN ARC DISTANCE OF 19.58 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S.1 / SOUTH DIXIE HIGHWAY) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 87030-2557; SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE WITH A 5,772.15 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD LENGTH OF 106.43 FEET WHICH BEARS S 41°09'55" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°03'23", FOR AN ARC DISTANCE OF 106.43 FEET TO A POINT OF TANGENCY; THENCE S 40°38'13" W FOR A DISTANCE OF 74.84 FEET TO A POINT OF CURVATURE OF A 1,103.78 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 413.27 FEET WHICH BEARS S 51°25'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°34'47", FOR AN ARC DISTANCE OF 415.72 FEET TO A POINT OF TANGENCY; THENCE S 62°13'00" W FOR A DISTANCE OF 142.12 FEET TO A POINT OF CURVATURE OF A 997.87 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 17.06 FEET WHICH BEARS S 61°43'33" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°58'47", FOR AN ARC DISTANCE OF 17.06 FEET TO A POINT OF CUSP WITH A 1,959.86 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD LENGTH OF 13.33 FEET WHICH BEARS N 53°07'04" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF TANGENCY; THENCE N 53°18'44" E FOR A DISTANCE OF 278.47 FEET TO A POINT OF CURVATURE OF A 2,814.79 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 420.25 FEET WHICH BEARS N 49°01'52" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°33'44", FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE N 44°45'00" E FOR A DISTANCE OF 28.99 FEET TO THE POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 44.69 FEET WHICH BEARS N 20°46'54" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°56'12", FOR AN ARC DISTANCE OF 46.02 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 6 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,5 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 7 OF 7)

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

ALSO BEING DESCRIBED AS :

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49", FOR AN ARC DISTANCE OF 33.69 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (THE NEXT FOUR COURSES RUN ALONG THE NORTHERLY LINE OF SAID PARCEL 100) THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 12° 50' 23" FOR AN ARC DISTANCE OF 12.33 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44", FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53° 19' 06" W (S 53° 18' 44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 172.78 FEET; THENCE N 42° 11' 26" W FOR 109.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 26° 09' 07" E DEPARTING SAID TRACT B AND ENTERING SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY BEING A PORTION OF SAID LOT 2 FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 157.82 FEET; THENCE N 86° 49' 10" E PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 10 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03° 10' 50" E PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 35.41 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 100,938 SQ FT 2.32 AC

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 7 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,5, AND 6 OF 7)

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT D

Form of Amendment to Memorandum

[See attached]

Prepared by and
upon recording return to:

Michael Larson, Esq.
c/o Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, FL 33131

AMENDMENT TO MEMORANDUM OF AGREEMENT OF LEASE

THIS AMENDMENT TO MEMORANDUM OF AGREEMENT OF LEASE (this "Amendment to Memorandum"), is made as of the ___ day of _____, 2023, between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida through the Department of Transportation and Public Works (the "County"), and **MIAMI DOUGLAS THREE OWNER LLC**, a Delaware limited liability company ("Tenant").

RECITALS:

Recital 1. County and Tenant executed that certain Agreement of Lease (Douglas Road Metrorail Station Tower 3) dated as of December 7, 2021 (the "Ground Lease"), under which County leases to Tenant the premises more fully described therein. All capitalized terms used herein shall have the meanings ascribed to such terms in the Ground Lease.

Recital 2. The Ground Lease is memorialized of record by that certain Memorandum of Agreement of Lease (Douglas Road Metrorail Station Tower 3) dated as of December 7, 2021 (the "Memorandum") and recorded December 9, 2021 in Official Records Book 32894, Page 1436 in the Public Records of Miami-Dade County, Florida.

Recital 3. County and Tenant have executed that certain First Amendment to Agreement of Lease dated as of the date hereof (the "Amendment"), which among other things, amends the legal description of the Land.

Recital 4. County and Tenant desire to enter into and record this Amendment to Memorandum in order that third parties will have notice of the revised legal description of the Land.

AGREEMENT

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, and intending to be legally bound hereby, County and Tenant agree as follows:

1. Recitals Incorporated. The foregoing recitals are incorporated by reference into this Section as if set forth in this Section in full.

2. Legal Description of the Land.

(a) The Amendment partially terminated the Ground Lease solely as to the real property more particularly described in Exhibit A attached hereto (the "Released Parcel") and, as such, the Released Parcel shall no longer be subject to, and is hereby released from, the lien and effect of the Ground Lease and the Memorandum.

(b) Pursuant to the Amendment, County agreed to lease to Tenant and Tenant agreed to lease from Landlord, the real property more particularly described in Exhibit B attached hereto (the "Expansion Area").

(c) Accordingly, Exhibit A of the Memorandum is hereby deleted in its entirety and replaced with Exhibit C attached to this Amendment to Memorandum, which legal description reflects the removal of the Released Parcel and the addition of the Expansion Area to the description of the Demised Premises. All references in the Memorandum to the "Demised Premises" are hereby accordingly modified to mean and refer to the real property described in Exhibit C attached hereto.

3. Binding Effect. This Amendment to Memorandum amends the Memorandum and is binding and inures to the benefit of the parties thereto and their respective successors and assigns. Except as modified by this Amendment to Memorandum, the Memorandum remains in full force and effect and unmodified. Nothing herein shall be deemed or construed to change the terms of the Ground Lease and the Ground Lease shall govern in the event of a conflict between the Ground Lease and this Amendment to Memorandum.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment to Memorandum as of the day and year first written above.

COUNTY:

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

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
[_____], Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Name: _____
Title: _____

Tenant's Signature Page Follows

TENANT:

MIAMI DOUGLAS THREE OWNER LLC, a Delaware limited liability company

By:_____
Name:_____
Title:_____

STATE OF _____
)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by means of [ ] physical presence or [ ] online notarization, by _____, the _____ of MIAMI LINK TOWER THREE OWNER LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or produced _____ as identification and did not take an oath.

_____
Print or Stamp Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

Exhibit A
Exhibit B
Exhibit C

Prepared by and
upon recording return to:

Michael Larson, Esq.
c/o Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, FL 33131

AMENDMENT TO MEMORANDUM OF AGREEMENT OF LEASE

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1. Recitals Incorporated. The foregoing recitals are incorporated by reference into this Section as if set forth in this Section in full.

2. Legal Description of the Land.

(a) The Amendment partially terminated the Ground Lease solely as to the real property more particularly described in Exhibit A attached hereto (the "Released Parcel") and, as such, the Released Parcel shall no longer be subject to, and is hereby released from, the lien and effect of the Ground Lease and the Memorandum.

(b) Pursuant to the Amendment, County agreed to lease to Tenant and Tenant agreed to lease from Landlord, the real property more particularly described in Exhibit B attached hereto (the "Expansion Area").

(c) Accordingly, Exhibit A of the Memorandum is hereby deleted in its entirety and replaced with Exhibit C attached to this Amendment to Memorandum, which legal description reflects the removal of the Released Parcel and the addition of the Expansion Area to the description of the Demised Premises. All references in the Memorandum to the "Demised Premises" are hereby accordingly modified to mean and refer to the real property described in Exhibit C attached hereto.

3. Binding Effect. This Amendment to Memorandum amends the Memorandum and is binding and inures to the benefit of the parties thereto and their respective successors and assigns. Except as modified by this Amendment to Memorandum, the Memorandum remains in full force and effect and unmodified. Nothing herein shall be deemed or construed to change the terms of the Ground Lease and the Ground Lease shall govern in the event of a conflict between the Ground Lease and this Amendment to Memorandum.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment to Memorandum as of the day and year first written above.

COUNTY:

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

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
_____, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Name: _____
Title: _____

Tenant's Signature Page Follows

TENANT:

MIAMI DOUGLAS THREE OWNER LLC, a Delaware limited liability company

By: _____
Name: Christopher Cassella
Title: Managing Director, Vice President

STATE OF MA
)
) SS:
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me this 16th day of Jan, 2024 by Christopher Cassella, the Managing Director, Vice President of MIAMI LINK TOWER THREE OWNER LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or produced _____ as identification.

_____
Print or Stamp Name: David T. Carpio
Notary Public, State of MA
Commission No.: _____
My Commission Expires: 11/16/2029

DAVID T. CARPIO
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 16, 2029

EXHIBIT A

Legal Description of Released Parcel

[See attached]

SKETCH AND LEGAL DESCRIPTION

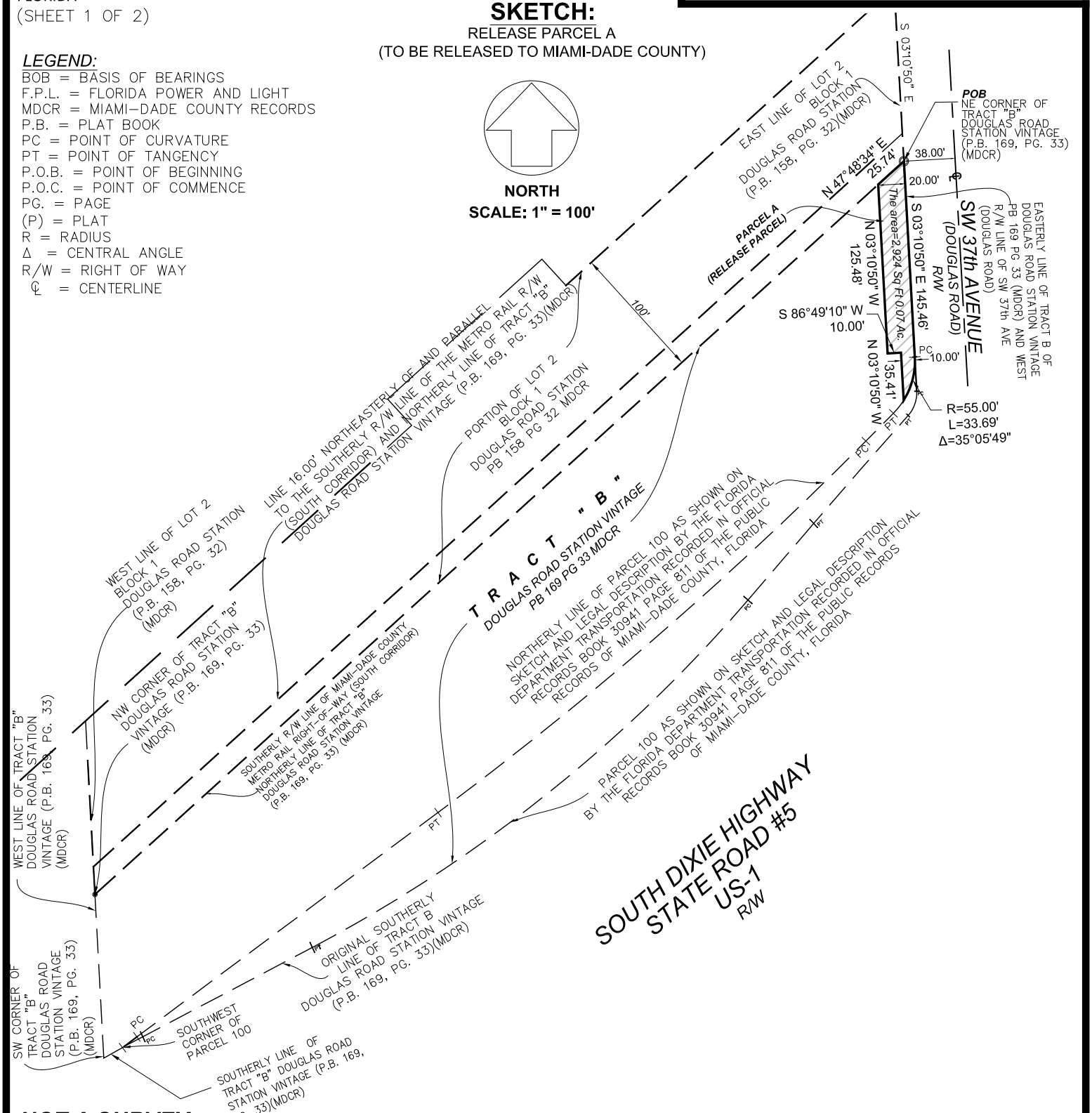
RELEASE PARCEL A (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

RELEASE PARCEL A
(TO BE RELEASED TO MIAMI-DADE COUNTY)

LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI–DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE



NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A–0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MB56660

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL A (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

RELEASE PARCEL A
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL A (LESS AND EXCEPT)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49", FOR AN ARC DISTANCE OF 33.69 FEET; THENCE N 03°10'50" W ALONG A LINE 10 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 35.41 FEET; THENCE S 86°49'10" W PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE N 03°10'50" W PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 125.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47°48'34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 25.74 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 2,924 Sq Ft 0.07 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

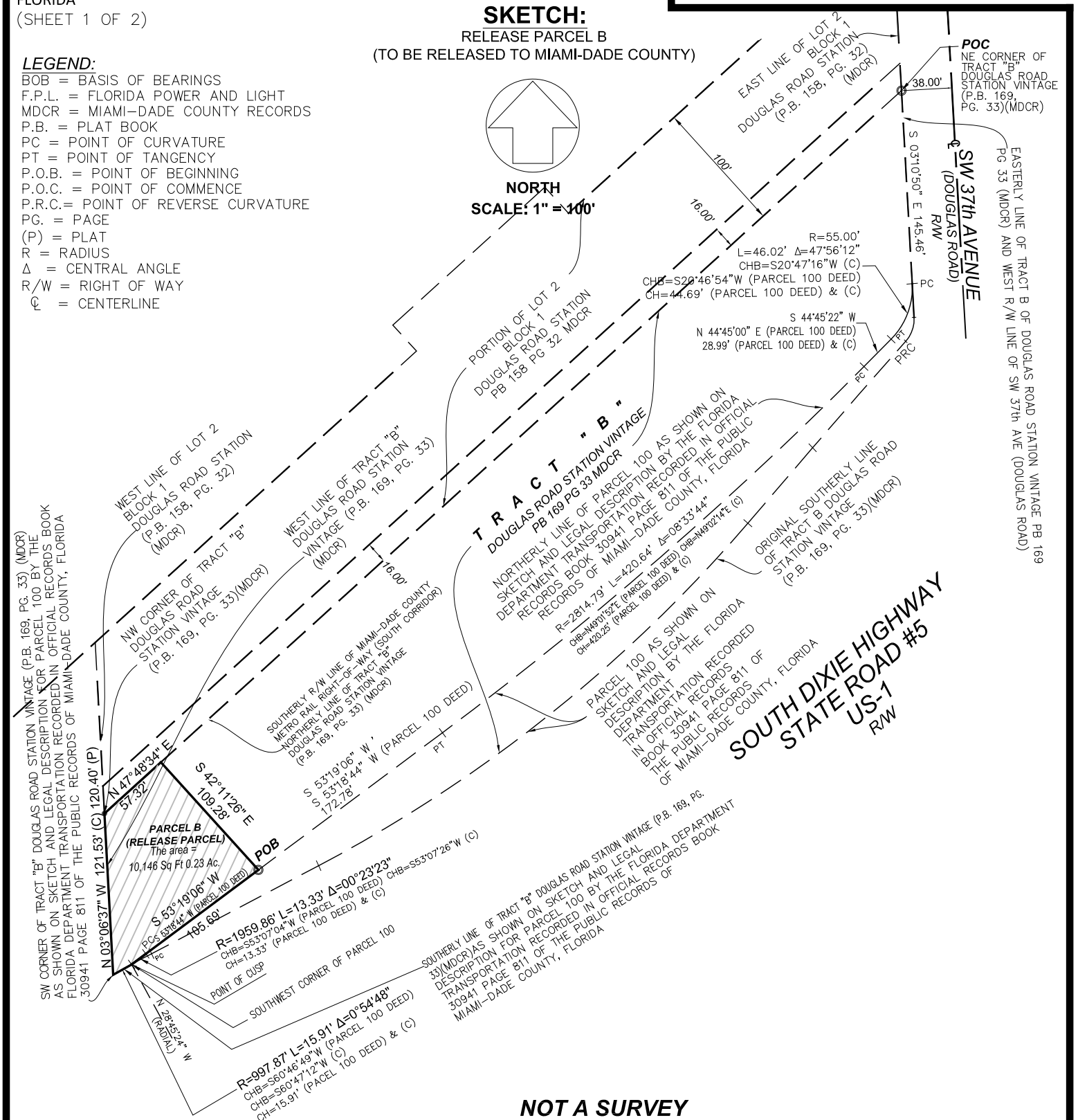
MDC561

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL B (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

RELEASE PARCEL B
(TO BE RELEASED TO MIAMI-DADE COUNTY)



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.R.C.= POINT OF REVERSE CURVATURE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveyIng.com

MDC0062

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL B (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

RELEASE PARCEL B
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL B (LESS AND EXCEPT)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; (THE NEXT SIX COURSES RUN ALONG THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47° 56' 12" FOR AN ARC DISTANCE OF 46.02 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44" FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 172.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE NORTHERLY LINE OF PARCEL 100 S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 105.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF CUSP AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100, BEING A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST BEARING N 28°45'24" W FROM ITS RADIUS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 HAVING A RADIUS OF 997.87 FEET A CENTRAL ANGLE OF 00°54'48", FOR AN ARC DISTANCE OF 15.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION OF PARCEL 100; THENCE N 03°06'37" W ALONG THE WEST LINE OF SAID TRACT B FOR 121.53 FEET (120.40 FEET AS SHOWN ON SAID PLAT OF "DOUGLAS ROAD STATION VINTAGE") TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE NORTHERLY LINE OF SAID TRACT B, ALSO BEING THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) FOR 57.32 FEET; THENCE S 42°11'26" E PERPENDICULAR TO THE LAST COURSE FOR 109.28 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 10,138 Sq Ft 0.23 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI–DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A–0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

MDC5663

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT B

Legal Description of the Expansion Area

[See attached]

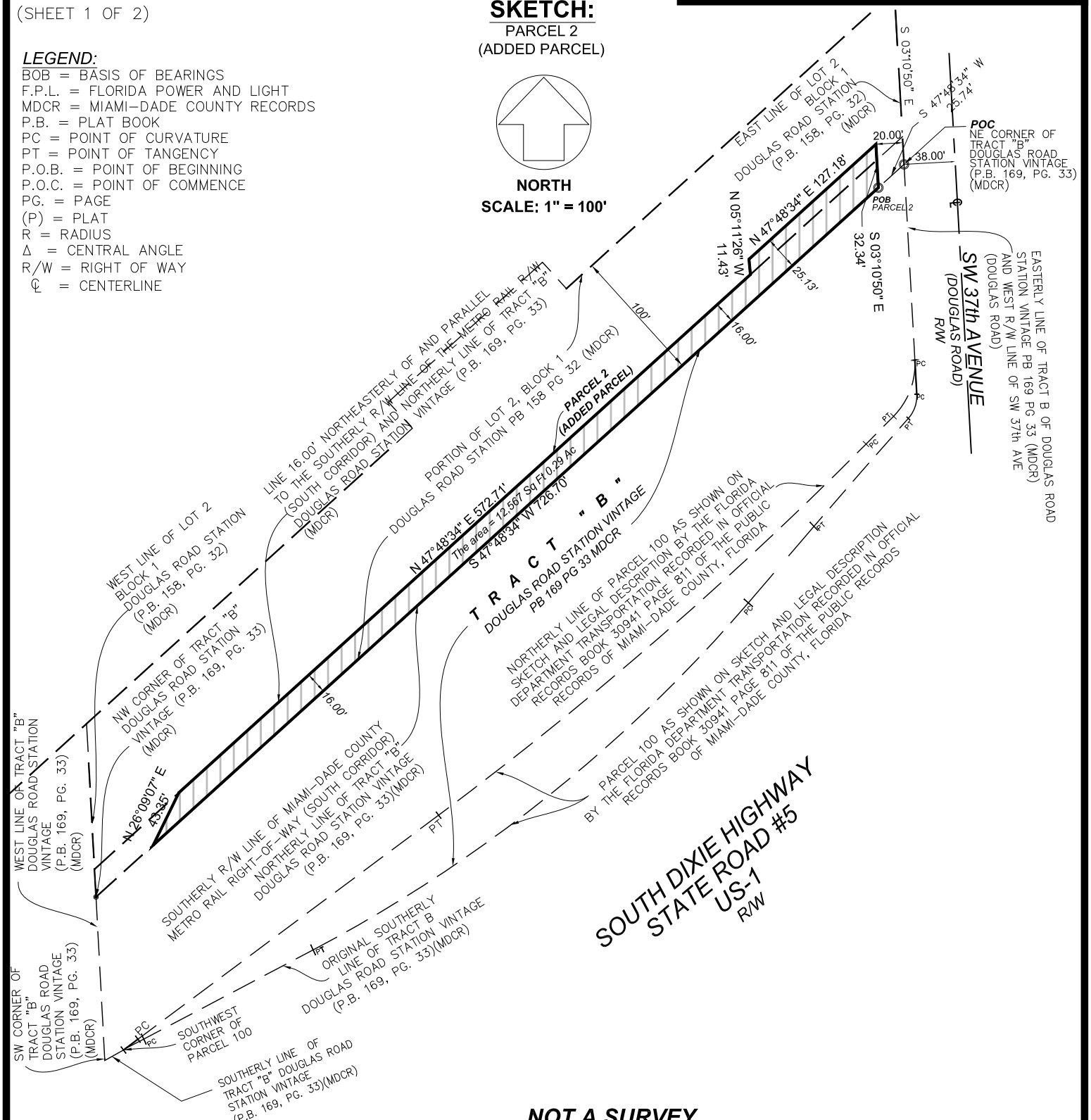
SKETCH AND LEGAL DESCRIPTION

PARCEL 2 (ADDED PARCEL)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

PARCEL 2
(ADDED PARCEL)

NORTH
SCALE: 1" = 100'



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
PG. = PAGE
(P) = PLAT
R = RADIUS
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R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SKETCH AND LEGAL DESCRIPTION

PARCEL 2 (ADDED PARCEL)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

PARCEL 2
(ADDED PARCEL)

PARCEL 2 (ADDED PARCEL)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 47° 48' 34" W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B FOR 25.74 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 47° 48' 34" W ALONG THE PREVIOUSLY DESCRIBED LINE FOR 726.70 FEET; THENCE N 26° 09' 07" E FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 32.34 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 12,567 Sq Ft 0.29 Ac

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

MB-5666

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT C

Legal Description of the Demised Premises

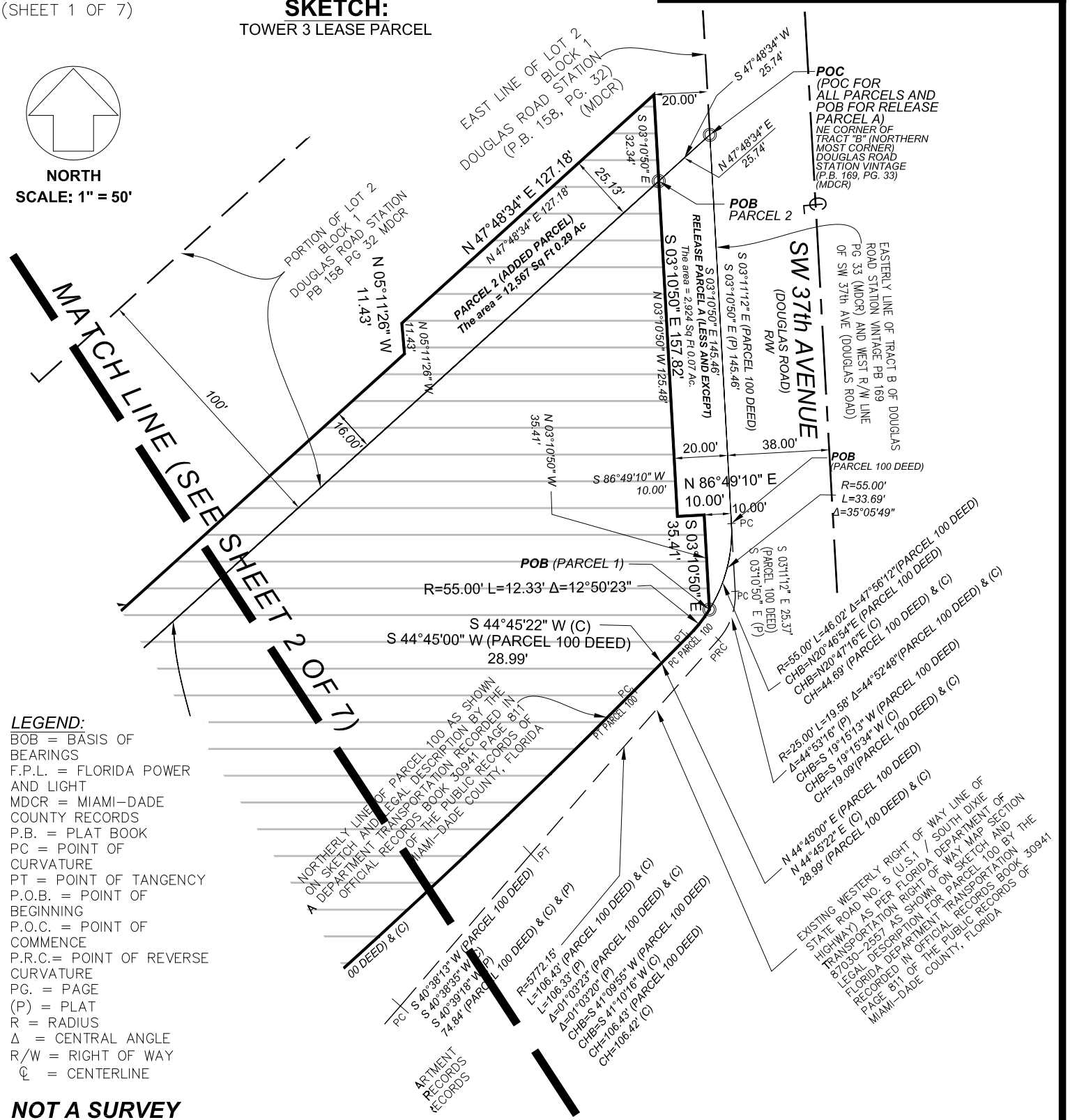
[See attached]

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 7)

SKETCH:

TOWER 3 LEASE PARCEL



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.R.C.= POINT OF REVERSE CURVATURE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 2,3,4,5,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 7)

SKETCH (CONTINUED):

TOWER 3 LEASE PARCEL

LEGEND:

BOB = BASIS OF BEARINGS
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JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

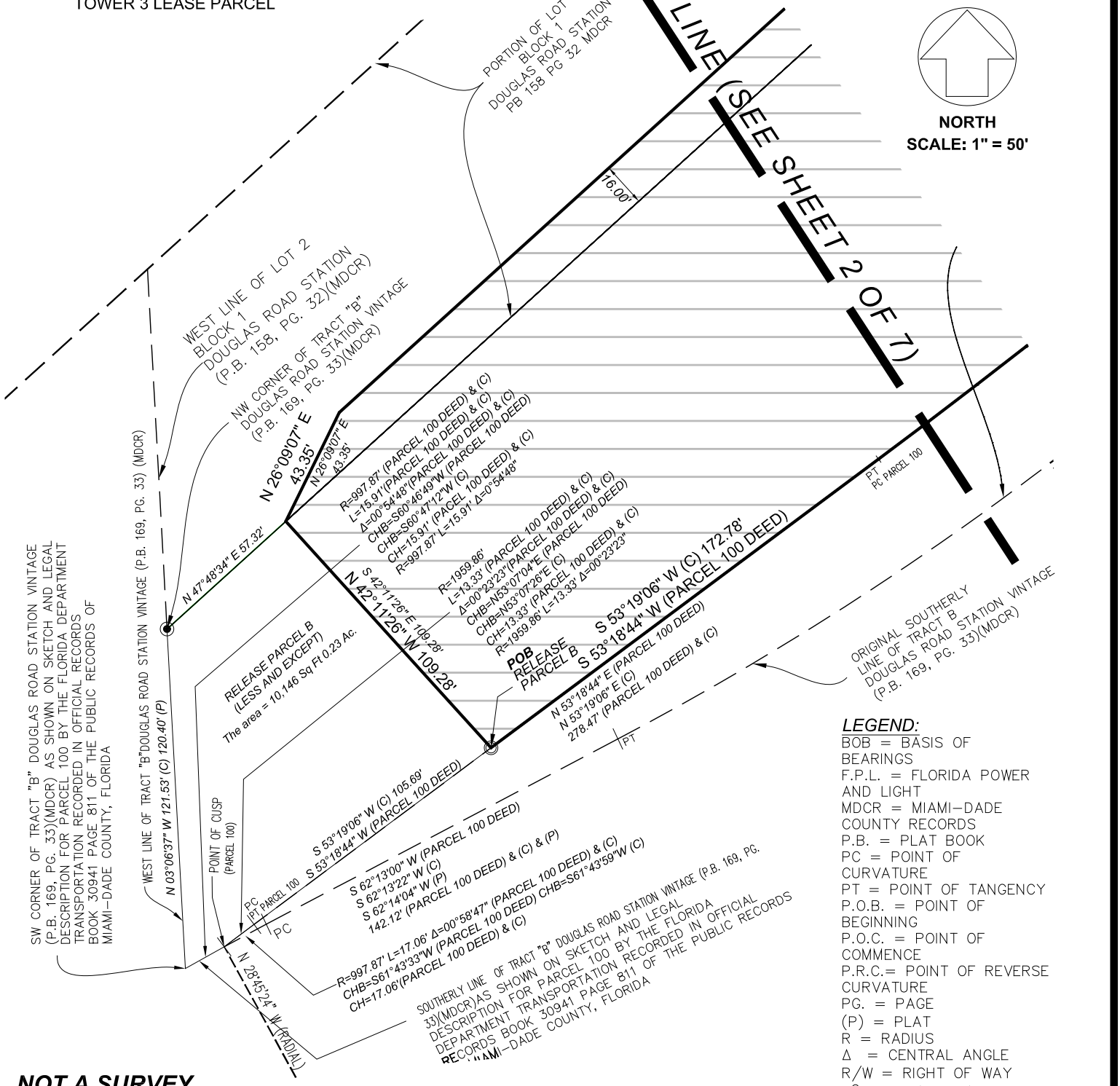
MDC069

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 3 OF 7)

SKETCH (CONTINUED):

TOWER 3 LEASE PARCEL



LEGEND:

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 4 OF 7)

LEGAL DESCRIPTION:

TOWER 3 LEASE PARCEL

TOWER 3 LEASE PARCEL

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH :

PARCEL 2

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 47° 48' 34" W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B FOR 25.74 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 47° 48' 34" W ALONG THE PREVIOUSLY DESCRIBED LINE FOR 726.70 FEET; THENCE N 26° 09' 07" E FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B ; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF THE MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 32.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

RELEASE PARCEL A

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49" FOR AN ARC DISTANCE OF 33.69 FEET; THENCE N 03°10'50" W ALONG A LINE 10 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 35.41 FEET ; THENCE S 86°49'10" W PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE N 03°10'50" W PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 125.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47°48'34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 25.74 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 4 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,5,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MSC5671

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

LESS AND EXCEPT :

RELEASE PARCEL B

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; (THE NEXT SIX COURSES RUN ALONG THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47° 56' 12" FOR AN ARC DISTANCE OF 46.02 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44" FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 172.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 105.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF CUSP AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100, BEING A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST BEARING N 28°45'24" W FROM ITS RADIUS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 HAVING A RADIUS OF 997.87 FEET A CENTRAL ANGLE OF 00°54'48", FOR AN ARC DISTANCE OF 15.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION OF PARCEL 100; THENCE N 03°06'37" W ALONG THE WEST LINE OF SAID TRACT B FOR 121.53 FEET (120.40 FEET AS SHOWN ON SAID PLAT OF "DOUGLAS ROAD STATION VINTAGE") TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE NORTHERLY LINE OF SAID TRACT B, ALSO BEING THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) FOR 57.32 FEET; THENCE S 42°11'26" E PERPENDICULAR TO THE LAST COURSE FOR 109.28 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 5 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MSC572

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 6 OF 7)

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

LESS AND EXCEPT :

THAT PORTION CONVEYED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, IN COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30941, PAGE 811, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 100

A PORTION OF TRACT B, OF DOUGLAS ROAD STATION VINTAGE, AS RECORDED IN PLAT BOOK 169, AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF TRACT B, OF SAID DOUGLAS ROAD STATION VINTAGE; THENCE S 03°11'12" E, ALONG THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO THE POINT OF BEGINNING; THENCE S 03°11'12" E, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 25.37 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 19.09 FEET WHICH BEARS S 19°15'13" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°52'48", FOR AN ARC DISTANCE OF 19.58 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S.1 / SOUTH DIXIE HIGHWAY) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 87030-2557; SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE WITH A 5,772.15 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD LENGTH OF 106.43 FEET WHICH BEARS S 41°09'55" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°03'23", FOR AN ARC DISTANCE OF 106.43 FEET TO A POINT OF TANGENCY; THENCE S 40°38'13" W FOR A DISTANCE OF 74.84 FEET TO A POINT OF CURVATURE OF A 1,103.78 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 413.27 FEET WHICH BEARS S 51°25'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°34'47", FOR AN ARC DISTANCE OF 415.72 FEET TO A POINT OF TANGENCY; THENCE S 62°13'00" W FOR A DISTANCE OF 142.12 FEET TO A POINT OF CURVATURE OF A 997.87 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 17.06 FEET WHICH BEARS S 61°43'33" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°58'47", FOR AN ARC DISTANCE OF 17.06 FEET TO A POINT OF CUSP WITH A 1,959.86 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD LENGTH OF 13.33 FEET WHICH BEARS N 53°07'04" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF TANGENCY; THENCE N 53°18'44" E FOR A DISTANCE OF 278.47 FEET TO A POINT OF CURVATURE OF A 2,814.79 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 420.25 FEET WHICH BEARS N 49°01'52" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°33'44", FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE N 44°45'00" E FOR A DISTANCE OF 28.99 FEET TO THE POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 44.69 FEET WHICH BEARS N 20°46'54" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°56'12", FOR AN ARC DISTANCE OF 46.02 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 6 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,5 AND 7 OF 7)

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 7 OF 7)

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

ALSO BEING DESCRIBED AS :

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49", FOR AN ARC DISTANCE OF 33.69 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (THE NEXT FOUR COURSES RUN ALONG THE NORTHERLY LINE OF SAID PARCEL 100) THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 12° 50' 23" FOR AN ARC DISTANCE OF 12.33 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44", FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53° 19' 06" W (S 53° 18' 44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 172.78 FEET; THENCE N 42° 11' 26" W FOR 109.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 26° 09' 07" E DEPARTING SAID TRACT B AND ENTERING SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY BEING A PORTION OF SAID LOT 2 FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 157.82 FEET; THENCE N 86° 49' 10" E PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 10 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03° 10' 50" E PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 35.41 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 100,938 SQ FT 2.32 AC

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 7 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,5, AND 6 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Sulte 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MDC074

This instrument prepared by, or under the supervision of (and after recording, return to):

Michael Larson, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, Suite 4400
Miami, Florida 33131

(Reserved for Clerk of Court)

SECOND AMENDMENT TO EASEMENT AGREEMENT
(Link at Douglas Station)

THIS SECOND AMENDMENT TO EASEMENT AGREEMENT (this "Amendment") is made as of _____ ____, 2024 (the "Amendment Effective Date") by and among (i) MIAMI-DADE COUNTY, a political subdivision of the State of Florida, through the Department of Transportation and Public Works and the Water and Sewer Department ("County"), (ii) ADLER 13TH FLOOR DOUGLAS STATION, LP, a Florida limited partnership ("Master Tenant"), (iii) CORE AT LINK TIC A, LLC and CORE AT LINK TIC B, LLC, each a Delaware limited liability company (collectively, "Tower 1 Tenant"), (iv) MIAMI LINK TOWER 2 TRUSTEE, LLC, a Delaware limited liability company, as Trustee of that certain Florida Land Trust Link T2-2023 ("Tower 2 Tenant"), and (v) MIAMI DOUGLAS THREE OWNER LLC, a Delaware limited liability company ("Tower 3 Tenant"). The term "Party" or "Parties" means, individually or collectively, County, Master Tenant, Tower 1 Tenant, Tower 2 Tenant, and Tower 3 Tenant, as the context requires.

R E C I T A L S:

A. The Parties, or their predecessors-in-title, entered into that certain Easement Agreement (Link at Douglas Station) dated as of June 21, 2019 and re-recorded January 24, 2020 in Official Records Book 31791, Page 516 of the Public Records of Miami-Dade County (the "Original Easement Agreement"), as amended by that certain First Amendment to Easement Agreement (Link at Douglas Station) dated as of April 27, 2023 and recorded May 4, 2023 in Official Records Book 33692, Page 2657 of the Public Records of Miami-Dade County, Florida (the "First Amendment", together with the Original Easement Agreement, the "Agreement").

B. As of the date hereof, the real property leased by Tower 2 Tenant under the Tower 2 Lease was amended and Tower 2 Tenant now leases from Landlord the real property more particularly described on Replacement Exhibit A-2 attached hereto. As part of such amendment to the description of the Tower 2 Parcel, certain real property was released from the effect of the Tower 2 Lease, which real property is more particularly described in Exhibit A attached hereto (the "Tower 2 Released Premises"), and certain real property was added to the premises under the Tower 2 Lease.

C. In addition, as of the date hereof, the real property leased by Tower 3 Tenant under the Tower 3 Lease was amended and Tower 3 Tenant now leases from Landlord the real property more particularly described on Replacement Exhibit A-3 attached hereto. As part of such amendment to the description of the Tower 3 Parcel, certain real property was released from the effect of the Tower 3 Lease,

which real property is more particularly described in Exhibit B attached hereto (the "Tower 3 Released Premises"), and certain real property was added to the premises under the Tower 3 Lease.

D. In connection with the amendments to the Tower 2 Lease and the Tower 3 Lease, each of the Parties desire to further amend the Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree that the foregoing recitals are true and correct and further agree as follows:

1. Scope of Amendment; Defined Terms; Incorporation of Recitals and Exhibits. Except as expressly provided in this Amendment, the Agreement shall remain in full force and effect in all respects and the term "Agreement" shall mean the Agreement as amended by this Amendment. Capitalized terms used but not otherwise defined in this Amendment (including the recitals above) have the respective meanings given to them in the Agreement. The preamble and recitals set forth above and all exhibits attached to this Amendment are hereby incorporated into this Amendment by this reference in their entirety.

2. Exhibits and Defined Terms.

(a) Exhibit A-2 (Legal Description of Tower 2 Parcel) attached to the First Amendment is hereby deleted in its entirety and replaced with Replacement Exhibit A-2 attached hereto.

(b) Exhibit A-3 (Legal Description of Tower 3 Parcel) attached to the First Amendment is hereby deleted in its entirety and replaced with Replacement Exhibit A-3 attached hereto.

(c) The terms "Master Ground Lease", "Tower 1 Lease", "Tower 2 Lease", and "Tower 3 Lease", as used in the Agreement, shall mean and refer to and include any amendments, modifications, extensions, restatements, or supplements thereto from time to time.

(d) The terms "Leasehold Land", "Tower 1 Land", "Tower 2 Land", and "Tower 3 Land", as used in the Agreement, shall mean and refer to the real property leased to the tenant under Master Ground Lease or the applicable Bifurcated Lease from time to time.

(e) Any bifurcated lease created pursuant to the terms of the Tower 3 Lease shall be deemed a "Bifurcated Lease" and any improvements constructed under any such bifurcated lease shall be deemed part of the Master Ground Lease Improvements for all purposes under the Agreement.

(f) The definition of "Easement Areas" set forth in the Agreement is hereby amended to add the areas where the Tower 2 General Easement Area, the Tower 3 General Easement Area, and Tower 3 Roadway Easement Area are located.

(g) The definition of the "Station Land", as used in the Agreement, is hereby amended to include the Tower 2 General Easement Area and the Tower 3 General Easement Area.

3. Termination of Tower 2 Encroachment Easement.

(a) Section 2 of the First Amendment is hereby deleted in its entirety and is of no further force and effect.

(b) Exhibit B of the First Amendment is hereby deleted in its entirety.

4. Tower 2 General Easement. County hereby grants to Tower 2 Tenant and its Easement

Beneficiaries, for the benefit of the Tower 2 Parcel, the following easements (collectively, the "Tower 2 General Easement"): (i) a perpetual, non-exclusive easement to operate, repair, maintain, and replace the roadways, curbs, curb cuts, sidewalks, walkways, plaza areas, and related or similar improvements that are now or hereinafter located (the "Tower 2 Easement Improvements") on, over, under and across the Tower 2 Released Premises, and (ii) a perpetual, non-exclusive access and ingress and egress easement over, through and across the Tower 2 Easement Improvements and the Tower 2 Released Premises to afford pedestrian access to and from the improvements located on the Tower 2 Parcel and the other portions of the Project and any public streets or sidewalks. The Tower 2 Released Premises is also referred to herein as the "Tower 2 General Easement Area". The Tower 2 General Easement Area and the Tower 2 Easement Improvements shall be insured, maintained, and repaired by Tower 2 Tenant as if the Tower 2 General Easement Area was part of the "Demised Premises" under the Tower 2 Lease. Tower 2 Tenant shall not alter or modify the Tower 2 Easement Improvements or change the use thereof without County's prior approval. Any such alterations or modifications or change in use of the Tower 2 Easement Improvements approved by County shall be performed or completed at the sole cost and expense of Tower 2 Tenant.

5. Tower 3 General Easement. County hereby grants to Tower 3 Tenant and its Easement Beneficiaries, for the benefit of the Tower 3 Parcel, the following easements (collectively, the "Tower 3 Easement"): (i) a perpetual, non-exclusive easement to operate, repair, maintain, construct, and replace the driveways, roadways, curbs, curb cuts, sidewalks, walkways, plaza areas, and related or similar improvements that are now or hereinafter located (the "Tower 3 Easement Improvements") on, over, under and across the Tower 3 Released Premises, and (ii) a perpetual, non-exclusive access and ingress and egress easement over, through and across the Tower 3 Easement Improvements and the Tower 3 Released Premises to afford vehicular and pedestrian access to and from the improvements located on the Tower 3 Parcel and the other portions of the Project and any public streets or sidewalks. The Tower 3 Released Premises is also referred to herein as the "Tower 3 General Easement Area". The Tower 3 General Easement Area and the Tower 3 Easement Improvements shall be constructed, insured, maintained, and repaired by Tower 3 Tenant as if the Tower 3 General Easement Area was part of the "Demised Premises" under the Tower 3 Lease. With respect to any Tower 3 Easement Improvements that have not been constructed as of the Amendment Effective Date, County review and approval of the plans and specifications therefor shall be completed as part of the site plan approval process for the improvements to be constructed under the Tower 3 Lease (or a Bifurcated Lease created pursuant to the Tower 3 Lease, as applicable). After a Tower 3 Easement Improvement is constructed, Tower 3 Tenant shall not alter or modify such Tower 3 Easement Improvement or change the use thereof without County's prior approval. Any such alterations or modifications or change in use of the Tower 3 Easement Improvements approved by County shall be performed or completed at the sole cost and expense of Tower 3 Tenant.

6. Tower 3 Roadway Easement. County, Master Tenant, and Tower 2 Tenant hereby grant to Tower 3 Tenant and its Easement Beneficiaries, for the benefit of the Tower 3 Parcel, with respect to the portion of the Land they own or lease (collectively, the "Tower 3 Roadway Easement"): (i) a perpetual, non-exclusive easement to operate, repair, maintain, construct, and replace the driveways, roadways, curbs, and curb cuts that are now or hereinafter located (the "Tower 3 Roadway Easement Improvements") on, over, under and across the real property more particularly described in Exhibit C attached hereto (the "Tower 3 Roadway Easement Area"), and (ii) a perpetual, non-exclusive access and ingress and egress easement over, through and across the Tower 3 Roadway Easement Improvements and the Tower 3 Roadway Easement Area to afford vehicular and pedestrian access to and from the improvements located on the Tower 3 Parcel and the other portions of the Project and any public streets or sidewalks. Tower 3 Tenant shall be responsible for the performance of all maintenance, repairs and replacements with respect to the Tower 3 Roadway Easement Improvements in order to keep the same in a good condition and state of repair and in accordance with all applicable governmental laws, codes, and ordinances. Upon completion of the permanent Tower 3 Roadway Easement Improvements, upon request by County, Master Tenant, Tower 2 Tenant, or Tower 3 Tenant, the Parties shall record in the Public Records of Miami-Dade County,

Florida an amendment to this Agreement identifying the metes and bounds, as-built location of the Tower 3 Roadway Easement Area and releasing the original easement area from the Agreement. The Tower 3 Roadway Easement shall include access by Tower 3 Tenant and its employees, agents, contractors, and subcontractors to portions of the Leasehold Land and the Station Land, as needed, to maintain, repair and replace the Tower 3 Roadway Easement Improvements as required herein.

7. Ratification; Governing Law; Entire Agreement. As amended hereby the Agreement is hereby ratified and shall remain in full force and effect. This Amendment shall be construed and governed by the laws of the State of Florida. This Amendment constitutes the entire agreement and understanding between the Parties with respect to the subject of this Amendment and shall supersede all prior written and oral agreements concerning this subject matter.

8. Successors and Assigns; Authority. This Amendment shall be binding upon and inure to the benefit of the Parties, their respective heirs, legal representatives, successors and assigns. Each Party hereto warrants that the person signing below on such Party's behalf is authorized to do so and to bind such party to the terms of this Amendment. In addition, the Parties agree that this Agreement shall inure to the benefit of, and be binding upon the successor and assigns of each of the Parties. References in this Agreement to (i) "County" shall mean and refer to the owner from time to time of the Station Land or the WASD Land (as such terms are defined in the Agreement), as applicable, (ii) "Master Tenant" shall mean and refer to the owner from time to time of the leasehold estate under the Master Ground Lease (as defined in the Agreement), (iii) "Tower 1 Tenant " shall mean and refer to the owner from time to time of the leasehold estate under the Tower 1 Lease (as defined in the Agreement), (iv) "Tower 2 Tenant " shall mean and refer to the owner from time to time of the leasehold estate under the Tower 2 Lease (as defined in the Agreement), and (v) "Tower 3 Tenant" shall mean and refer to the owner from time to time of the leasehold estate under the Tower 3 Lease (as defined in the Agreement).

9. Estoppel. As of the Amendment Effective Date, each of the Parties represents and confirms to the other Parties that, to the actual knowledge of such Party, there exists no breach or condition that constitutes, or with the passing of time or the giving of notice, or both, would constitute a default by any Party under the Agreement and that the Agreement, except as modified hereby, is in full force and effect with no defenses or offsets thereto.

10. Counterparts. This Amendment may be executed in counterparts and in facsimile or by PDF, and such counterparts together shall constitute but one original of the Amendment. Each counterpart shall be equally admissible in evidence, and each original shall fully bind each Party who has executed it.

11. Conflicts. County shall not grant any party any rights or interests in and to the Easement Areas that conflict, interfere or are inconsistent with the easements and rights granted in the Agreement, as amended by this Amendment.

[Signatures on following pages]

IN WITNESS WHEREOF, the undersigned, as Landlord under the Tower 1 Lease, the Tower 2 Lease, and the Tower 3 Lease, and as owner of fee simple title to the Leasehold Land, the Station Land, and the WASD Land, has caused this Amendment to be duly executed as of the Amendment Effective Date.

WITNESSES:

Signed in the presence of the following witnesses:

_____
Print Name: _____

_____
Print Name: _____

COUNTY:

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

By: _____
Name: _____
Title: County Mayor or County Mayor's designee

ATTEST:

By: _____
_____, Clerk

_____
Approved as to form and legal sufficiency
Print Name: _____
Title: Assistant County Attorney

[Signatures Continue on the Following Pages]

WITNESSES:

Print Name: Rodrigo Bonvin

Print Name: Eric Martinez

MASTER TENANT:

ADLER 13TH FLOOR DOUGLAS STATION, LP, a Florida limited partnership

By: Alder 13th Floor Douglas Station GP, LLC, a Florida limited liability company, its general partner

By: _____
Name: Arnaud Karsenti
Title: Vice President

STATE OF Florida)
) SS:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 9 day of January, 2023 by Arnaud Karsenti as Vice President of Adler 13th Floor Douglas Station GP, LLC, a Florida limited liability company, which is the general partner of ADLER 13TH FLOOR DOUGLAS STATION, LP, a Florida limited partnership, on behalf of the company and the partnership. He is personally known to me or produced _____ as identification and did not take an oath.

Notary: _____
Print Name: Juliana Varona
NOTARY PUBLIC, STATE OF Florida
My commission expires 3/23/2027

[NOTARIAL SEAL]

NOTARY PUBLIC Expires 3/23/2027 Juliana Varona My Commission HH 377835 STATE OF FLORIDA

[Signatures Continue on the Following Pages]

WITNESSES:

Print Name: ROBERTO BONVIN

Print Name: Eric Martinez

TOWER 1 TENANT:

CORE AT LINK TIC A, LLC, a Delaware limited liability company

By: _____
Name: Arnaud Karsenti
Title: Authorized Signatory

STATE OF Florida)
) SS:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9 day of January, 2025 by Arnaud Karsenti, as Authorized Signatory of CORE AT LINK TIC A, LLC, a Delaware limited liability company, on behalf of the company. He personally appeared before me, [✓] is personally known to me or [ ] has produced Driver's License #_____, as identification.

Notary: _____
Print Name: JULIANA VARONA
Notary Public, State of Florida
My commission expires: 3/28/2027

[NOTARIAL SEAL]

NOTARY PUBLIC
Expires
3/23/2027
Juliana Varona
My Commission
HH 377835
STATE OF FLORIDA

WITNESSES (as to each entity):

Print Name: Elsa Gunburg Benudiz

Print Name: Anela Thanb

TOWER 1 TENANT:

CORE AT LINK TIC B, LLC,
a Delaware limited liability company

By: 1624 Wilcox Ave Limited Partnership,
a Georgia limited partnership, its Sole Member

By: Princeton Leasing Limited Liability Company, a New York limited liability company, its General Partner

By: California Manager Corp.,
a California corporation, its Manager

By: Arnold S. Lehman
Name: Arnold S. Lehman
Title: Vice President

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 15th day of November, 2023 by Arnold S. Lehman, as Vice President of California Manager Corp., a California corporation, the Manager of Princeton Leasing Limited Liability Company, a New York limited liability company, the General Partner of 1624 Wilcox Ave Limited Partnership, a Georgia limited partnership, the Sole Member of CORE AT LINK TIC B, LLC, a Delaware limited liability company, on behalf of the company. He personally appeared before me, [✓] is personally known to me or [ ] has produced Driver's License #_____, as identification.

Notary: _____
Print Name: Mary Lee
Notary Public, State of New York
My commission expires: 10.19.2024

MARY LEE
Notary Public-State of New York
No. 01LE6410295
Qualified in New York County
Commission Expires 10-19-2024

[NOTARIAL SEAL]

[Signatures Continue on the Following Page]

WITNESSES:

Print Name: Elissa Gardner Blandin

Print Name: Anita Thanh

TOWER 2 TENANT:

MIAMI LINK TOWER 2 TRUSTEE LLC, a Delaware limited liability company, as Trustee of that certain Florida Land Trust Link T2-2023

By: Stone Manager Corp., a Delaware corporation, its sole member

By: Arnold S Lehman
Name: Arnold S. Lehman
Title: Vice President

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 15th day of November, 2023 by Arnold S. Lehman, as Vice President of Stone Manager Corp., a Delaware corporation, the sole member of MIAMI LINK TOWER 2 TRUSTEE LLC, a Delaware limited liability company, as Trustee of that certain Florida Land Trust Link T2-2023, on behalf of such entites. He personally appeared before me, [✓] is personally known to me or [ ] has produced Driver's License #_____, as identification.

Notary:
Print Name: Mary Lee
Notary Public, State of New York
My commission expires: 10.19.2024

MARY LEE
Notary Public-State of New York
No. 01LE6410295
Qualified in New York County
Commission Expires 10-19-2024

[NOTARIAL SEAL]

WITNESSES:

Print Name: Ryan Kallin

Print Name: Josh Corcoran

TOWER 3 TENANT:

MIAMI DOUGLAS THREE OWNER LLC, a Delaware limited liability company

By: _____
Name: Christopher Cassella
Title: Managing Director, Vice President

STATE OF MA)
) SS:
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me this 16th day of January, 2024 by Christopher Cassella, as Managing Director, Vice President of Miami Douglas Three Owner LLC, a Delaware limited liability company, on behalf of the company. He personally appeared before me, [✓] is personally known to me or [ ] has produced _____ as identification.

Notary: _____
Print Name: David T. Carpio
Notary Public, State of MA
My commission expires: 11/16/2029

[NOTARIAL SEAL]

DAVID T. CARPIO
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 16, 2029

[Signatures Continue on the Following Page]

CONSENT BY MORTGAGEE

THIS CONSENT BY MORTGAGEE is made effective as of the Amendment Effective Date by SANTANDER BANK, N.A., a national banking association, in its capacity as agent for itself and certain other lenders under the Tower 1 Mortgage ("Tower 1 Mortgagee").

Tower 1 Mortgagee is the current holder of that certain Amended and Restated Leasehold Mortgage and Security Agreement and Notice of Future Advance dated as of December 5, 2022 and recorded December 7, 2022 in Official Records Book 33492, Page 4852 of the Public Records of Miami-Dade County, Florida (as amended, supplemented, modified, assigned or amended and restated from time to time, the "Tower 1 Mortgage"). The Tower 1 Mortgage encumbers the leasehold estate in the Tower 1 Land and the improvement located thereon. Capitalized terms used but not otherwise defined in this Consent by Mortgagee have the respective meanings given to them in the foregoing Amendment.

Tower 1 Mortgagee, as the holder of the Tower 1 Mortgage and certain related loan documents described therein, hereby consents to the terms, conditions and provisions of the Amendment and agrees that the Tower 1 Mortgage shall be subject and subordinate to the foregoing Amendment.

IN WITNESS WHEREOF, this Consent by Mortgagee has been executed as of the Amendment Effective Date.

SANTANDER BANK, N.A.

By: _____
Name: Benjamin Flanders
Title: Senior Vice President

STATE OF Florida)
) SS:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 20th day of December, 2023 by Benjamin Flanders, Senior Vice President of Santander Bank, N.A., on behalf of the national banking association. He/She is personally known to me or produced _____ as identification and did not take an oath.

Notary: _____
Print Name:
NOTARY PUBLIC, STATE OF Florida
My commission expires _____

[NOTARIAL SEAL]

REBECCA L. MENDEZ
MY COMMISSION # GG 960202
EXPIRES: April 24, 2024
Bonded Thru Notary Public Underwriters

CONSENT BY MORTGAGEE

THIS CONSENT BY MORTGAGEE is made effective as of the Amendment Effective Date by SANTANDER BANK, N.A., a national banking association, in its capacity as agent for itself and certain other lenders under the Tower 2 Mortgage ("Tower 2 Mortgagee").

Tower 2 Mortgagee is the current holder of that certain Leasehold Mortgage and Security Agreement and Notice of Future Advance dated as of January 21, 2020 and recorded January 23, 2020 in Official Records Book 31789, Page 4881 of the Public Records of Miami-Dade County, Florida (as amended, supplemented, modified, assigned or amended and restated from time to time, the "Tower 2 Mortgage"). The Tower 2 Mortgage encumbers the leasehold estate in the Tower 2 Land and the improvement located thereon. Capitalized terms used but not otherwise defined in this Consent by Mortgagee have the respective meanings given to them in the foregoing Amendment.

Tower 2 Mortgagee, as the holder of the Tower 2 Mortgage and certain related loan documents described therein, hereby consents to the terms, conditions and provisions of the Amendment and agrees that the Tower 2 Mortgage shall be subject and subordinate to the foregoing Amendment.

IN WITNESS WHEREOF, this Consent by Mortgagee has been executed as of the Amendment Effective Date.

SANTANDER BANK, N.A.

By: _____
Name: Benjamin Flanders
Title: Senior Vice President

STATE OF Florida)
) SS:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 20th day of December, 2023 by Benjamin Flanders, as Senior Vice President of Santander Bank, N.A., on behalf of the national banking association. He/She is personally known to me or produced _____ as identification and did not take an oath.

Notary: _____
Print Name:
NOTARY PUBLIC, STATE OF Florida
My commission expires _____

[NOTARIAL SEAL]

REBECCA L. MENDEZ
MY COMMISSION # GG 960202
EXPIRES: April 24, 2024
Bonded Thru Notary Public Underwriters

REPLACEMENT EXHIBIT A-2

Legal Description of Tower 2 Parcel

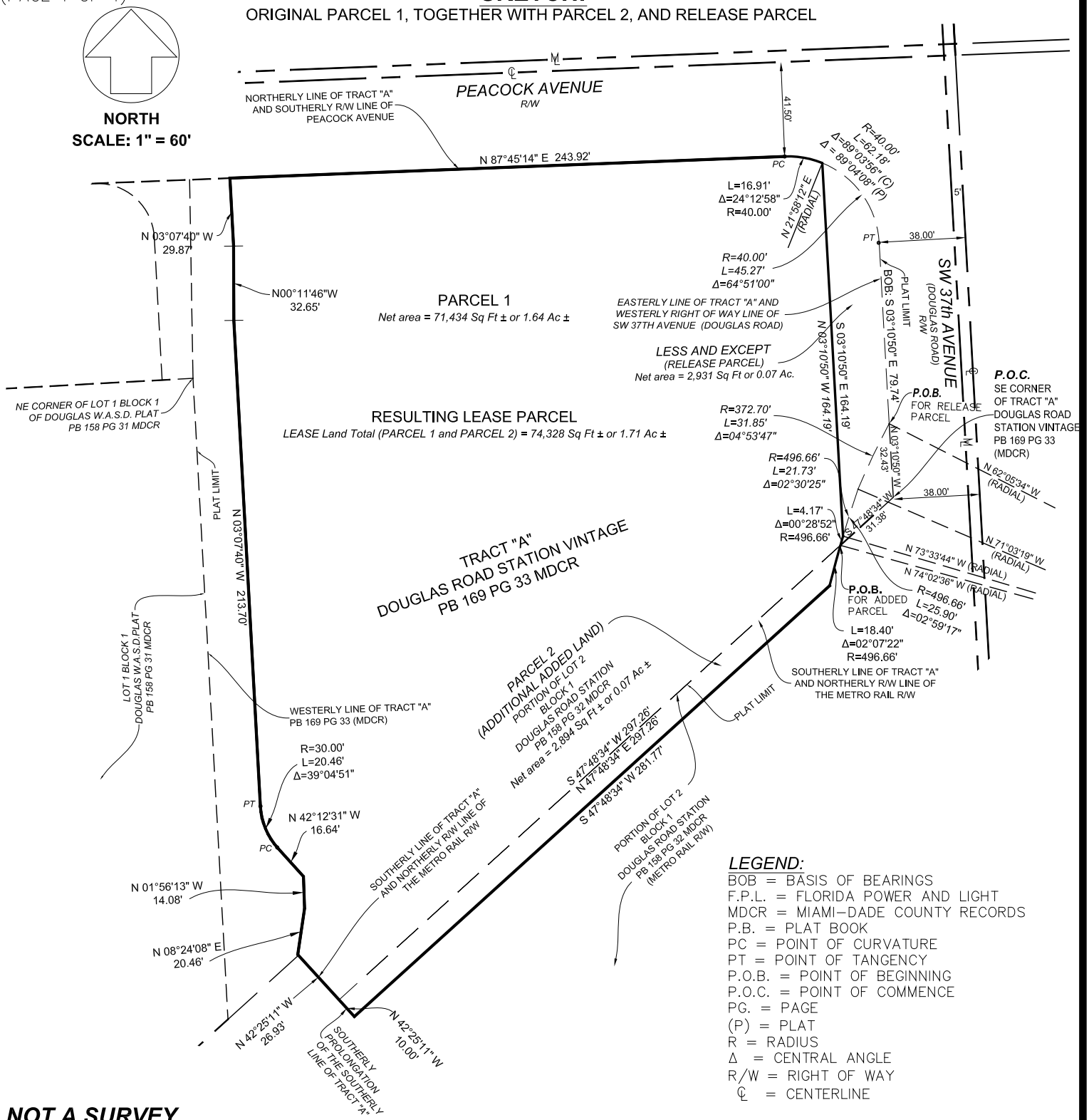
[See attached]

SKETCH AND LEGAL DESCRIPTION

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

SKETCH:

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2, AND RELEASE PARCEL



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: SKETCH
SHEET 1 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEETS 2, 3 AND 4 OF 4)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION:

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL

COMBINED LEGAL DESCRIPTION

(PARCEL 1)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S47°48' 34" W ALONG THE SOUTHERLY LINE OF SAID TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY FOR 31.38 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE CONTINUE S47°48' 34" W ALONG SAID SOUTHERLY LINE OF TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY FOR 297.26 FEET; THENCE N42°25' 11" W ALONG SAID SOUTHERLY LINE OF TRACT A, THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY AND ITS NORTHWESTERLY PROLONGATION THEREOF FOR 26.93 FEET; THENCE N08°24' 08" E FOR 20.46 FEET; THENCE N01°56' 13" W FOR 14.08 FEET; THENCE N42°12' 31" W FOR 16.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 39°04' 51" FOR 20.46 FEET TO THE POINT OF TANGENCY; THENCE N03°07' 40" W FOR 213.70 FEET; THENCE N00°11' 46" W FOR 32.65 FEET; THENCE N03°07' 40" W FOR 29.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AS SHOWN ON SAID PLAT OF " DOUGLAS ROAD STATION VINTAGE;" THENCE N87°45' 14" E ALONG SAID NORTHERLY LINE OF TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE FOR 243.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF TRACT A, THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89°03' 56" (CALCULATED) 89°04' 08" (PLAT) FOR 62.18 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) AND THE POINT OF TANGENCY OF SAID CURVE AS SHOWN ON SAID PLAT OF " DOUGLAS ROAD STATION VINTAGE;" THENCE S03°10' 50" E ALONG SAID EASTERLY LINE OF TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 79.74 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N62°05' 34" W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID EASTERLY LINE OF TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 372.70 FEET AND CENTRAL ANGLE OF 04°53' 47" FOR 31.85 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N71°03' 19" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 496.66 FEET AND A CENTRAL ANGLE OF 02°59' 17" FOR 25.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (PARCEL 2):

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S47°48' 34" W ALONG THE SOUTHERLY LINE OF SAID TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 31.38 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 74° 02' 36" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 496.66 FEET A CENTRAL ANGLE OF 02° 07' 22" ENTERING SAID LOT 2 BLOCK 1 OF DOUGLAS ROAD STATION FOR AN ARC DISTANCE OF 18.40 FEET; THENCE S 47° 48' 34" W ALONG A LINE 10 FEET SOUTHEASTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID TRACT A, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 281.77 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A; THENCE N 42° 25' 11" W ALONG THE SOUTHERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A FOR 10.00 FEET TO THE EASTERLY MOST SOUTHWEST CORNER OF SAID TRACT A; THENCE N 47° 48' 34" E ALONG THE SOUTHERLY LINE OF TRACT A BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 297.26 FEET TO THE POINT OF BEGINNING

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL
SHEET 2 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEET 1, 3 AND 4 OF 4)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION (CONTINUE):

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL

LESS AND EXCEPT (RELEASE PARCEL)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE N03°10' 50" W ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 32.43 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 62°05' 34" W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 372.70 FEET AND CENTRAL ANGLE OF 04°53' 47" FOR 31.85 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 71°03' 19" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 496.66 FEET AND A CENTRAL ANGLE OF 02°30'25" FOR 21.73 FEET; THENCE N 03° 10' 50" W ALONG A LINE 23 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 164.19 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 21°58'12" E FROM THE CENTER OF SAID CURVE, SAID POINT LYING ON THE NORTHERLY LINE OF SAID TRACT A BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE BEING THE NORTHERLY LINE OF SAID TRACT A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE, HAVING A RADIUS OF 40.00 FEET A CENTRAL ANGLE OF 64° 51' 00" FOR AN ARC DISTANCE OF 45.27 TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) AND THE POINT OF TANGENCY; THENCE S 03° 10' 50" E ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 79.74 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 74,328 SQ FT OR 1.71 AC.

ALSO BEING DESCRIBED AS:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL (CONT)
SHEET 3 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEETS 1, 2 AND 4 OF 4)

CERTIFICATE OF AUTHORIZATION # LB-7104
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STATE OF FLORIDA LIC. # 6220

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PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
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FLORIDA

LEGAL DESCRIPTION (CONTINUED):

ORIGINAL PARCEL 1, TOGETHER WITH PARCEL 2 AND RELEASE PARCEL

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S47°48' 34" W ALONG THE SOUTHERLY LINE OF SAID TRACT A AND THE NORTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 31.38 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 74° 02' 36" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 496.66 FEET A CENTRAL ANGLE OF 02° 07' 22" ENTERING SAID LOT 2 BLOCK 1 OF DOUGLAS ROAD STATION FOR AN ARC DISTANCE OF 18.40 FEET; THENCE S 47° 48' 34" W ALONG A LINE 10 FEET SOUTHEASTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID TRACT A, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRORAIL RIGHT OF WAY FOR 281.77 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A; THENCE N 42° 25' 11" W ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT A FOR 10.00 FEET TO THE EASTERLY MOST SOUTHWEST CORNER OF SAID TRACT A; THENCE CONTINUE N42° 25' 11" W ALONG SAID SOUTHERLY LINE OF TRACT A, THE NORTHERLY RIGHT OF WAY LINE OF THE METRORAIL RIGHT OF WAY AND ITS NORTHWESTERLY PROLONGATION THEREOF FOR 26.93 FEET; THENCE N08° 24' 08" E FOR 20.46 FEET; THENCE N01°56' 13" W FOR 14.08 FEET; THENCE N42°12' 31" W FOR 16.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 39°04' 51" FOR 20.46 FEET TO THE POINT OF TANGENCY; THENCE N03°07' 40" W FOR 213.70 FEET; THENCE N00°11' 46" W FOR 32.65 FEET; THENCE N03°07' 40" W FOR 29.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AS SHOWN ON SAID PLAT OF " DOUGLAS ROAD STATION VINTAGE;" THENCE N87°45' 14" E ALONG SAID NORTHERLY LINE OF TRACT A AND THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE FOR 243.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF TRACT A, THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 24° 12' 58" FOR 16.91 FEET TO THE POINT OF INTERSECTION WITH A LINE 23.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT A SAID EASTERLY LINE BEING THE WESTERLY RIGHT OF WAY LINE OF SW 37TH AVENUE (DOUGLAS ROAD), THENCE S 03° 10' 50" E ALONG SAID LINE BEING 23.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT A SAID EASTERLY LINE BEING THE WESTERLY RIGHT OF WAY LINE OF SW 37TH AVENUE (DOUGLAS ROAD) FOR 164.19 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 73° 33' 44' W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 496.66 FEET, A CENTRAL ANGLE OF 00° 28' 52" FOR AN ARC DISTANCE OF 4.17 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 74,328 SQ FT OR 1.71 AC.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33 (MDCR), THE EAST LINE OF TRACT "A" BEARS S 03°10'50" E.
6. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

MIAMI–DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT

MIAMI LINK TOWER 2 TRUSTEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THAT CERTAIN FLORIDA LAND TRUST LINK T2–2023

SANTANDER BANK, N.A., AND ITS SUCCESSORS AND ASSIGNS

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A–0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL (CONT)
SHEET 4 OF 4 (NOT FULL OR COMPLETE WITHOUT SHEETS 1, 2 AND 3 OF 4)

CERTIFICATE OF AUTHORIZATION # LB–7104
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT A

Legal Description of Tower 2 Released Premises / Tower 2 General Easement Area

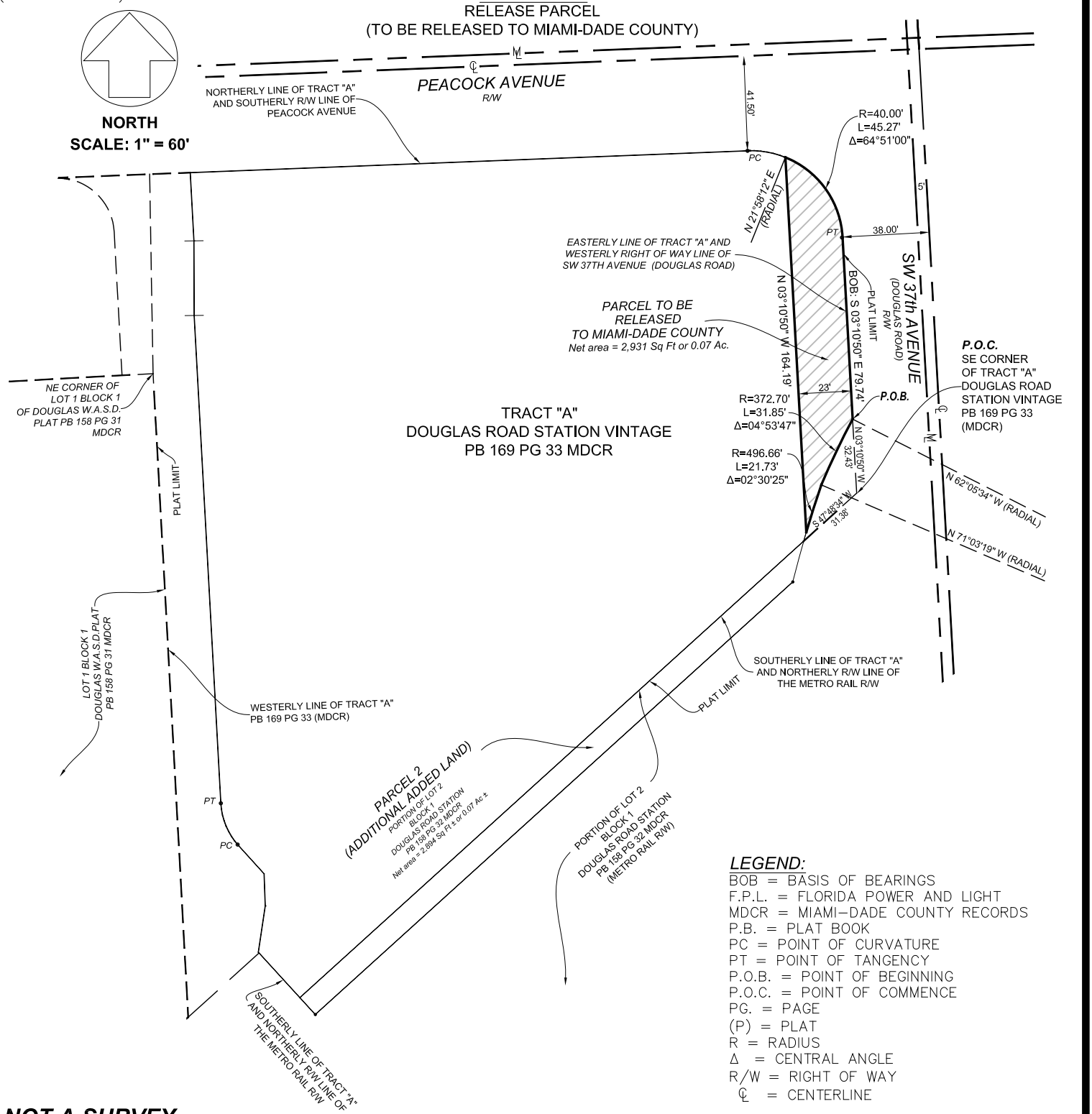
[See attached]

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

SKETCH:

RELEASE PARCEL
(TO BE RELEASED TO MIAMI-DADE COUNTY)



LEGEND:

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MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
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DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A-0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

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SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION:

RELEASE PARCEL
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT A OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE N03°10' 50" W ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 32.43 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND BEING THE POINT OF A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 62°05' 34" W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 372.70 FEET AND CENTRAL ANGLE OF 04°53' 47" FOR 31.85 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 71°03' 19" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 496.66 FEET AND A CENTRAL ANGLE OF 02°30'25" FOR 21.73 FEET; THENCE N 03° 10' 50" W ALONG A LINE 23 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 164.19 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 21°58'12" E FROM THE CENTER OF SAID CURVE, SAID POINT LYING ON THE NORTHERLY LINE OF SAID TRACT A BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE BEING THE NORTHERLY LINE OF SAID TRACT A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEACOCK AVENUE, HAVING A RADIUS OF 40.00 FEET A CENTRAL ANGLE OF 64° 51' 00" FOR AN ARC DISTANCE OF 45.27 TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT A, THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) AND THE POINT OF TANGENCY; THENCE S 03° 10' 50" E ALONG THE EASTERLY LINE OF SAID TRACT A AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 79.74 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 2,931 Sq Ft or 0.07 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33 (MDCR), THE EAST LINE OF TRACT "A" BEARS S 03°10'50" E.
6. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

MIAMI–DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT

MIAMI LINK TOWER 2 TRUSTEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THAT CERTAIN FLORIDA LAND TRUST LINK T2–2023

SANTANDER BANK, N.A., AND ITS SUCCESSORS AND ASSIGNS

NOT A SURVEY

DATE OF PLAT OR MAP: 09/29/2023
JOB #: 230937547
FILE #: A–0135
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB–7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

REPLACEMENT EXHIBIT A-3

Legal Description of Tower 3 Parcel

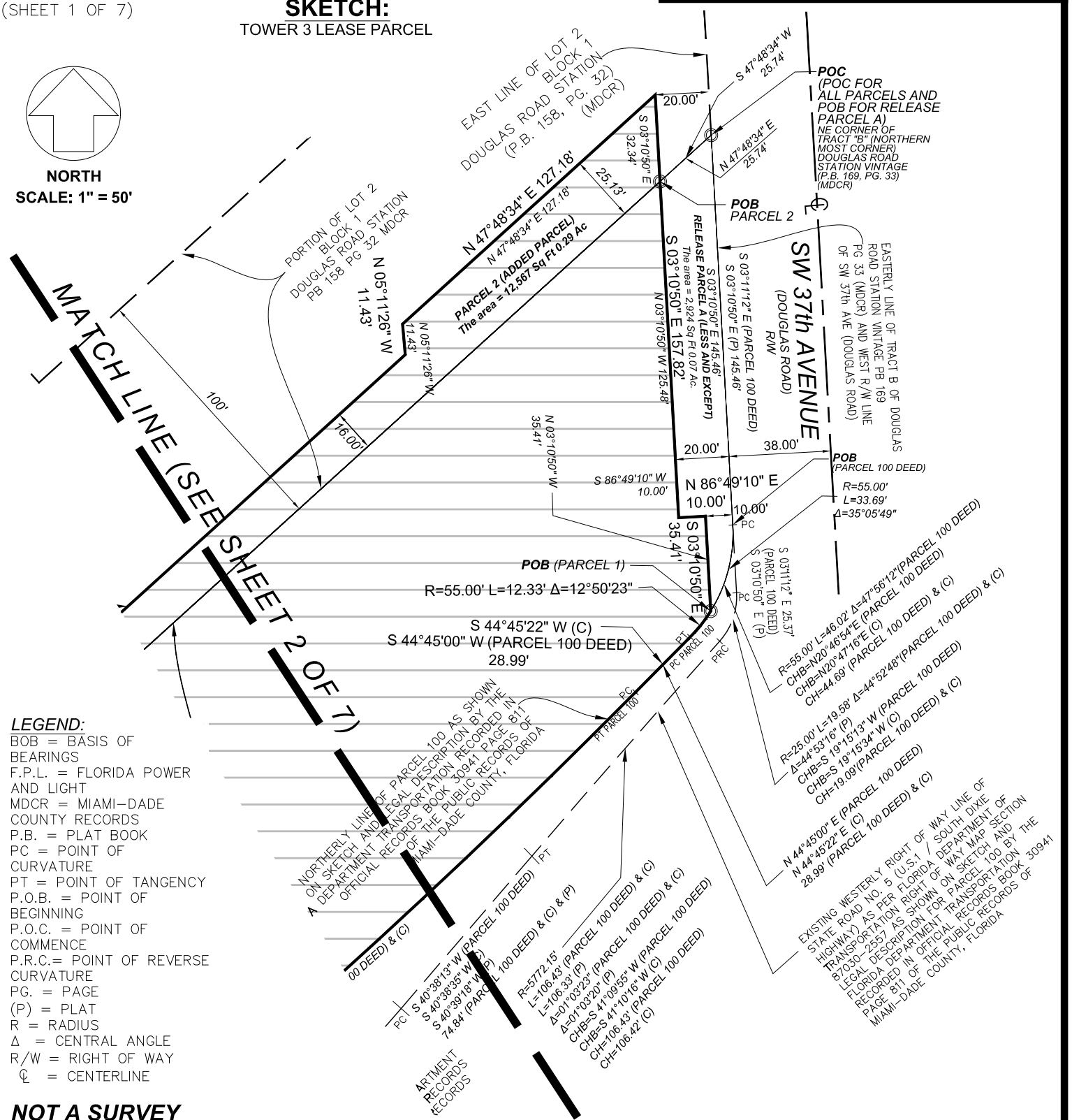
[See attached]

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 7)

SKETCH:

TOWER 3 LEASE PARCEL



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.R.C.= POINT OF REVERSE CURVATURE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 2,3,4,5,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

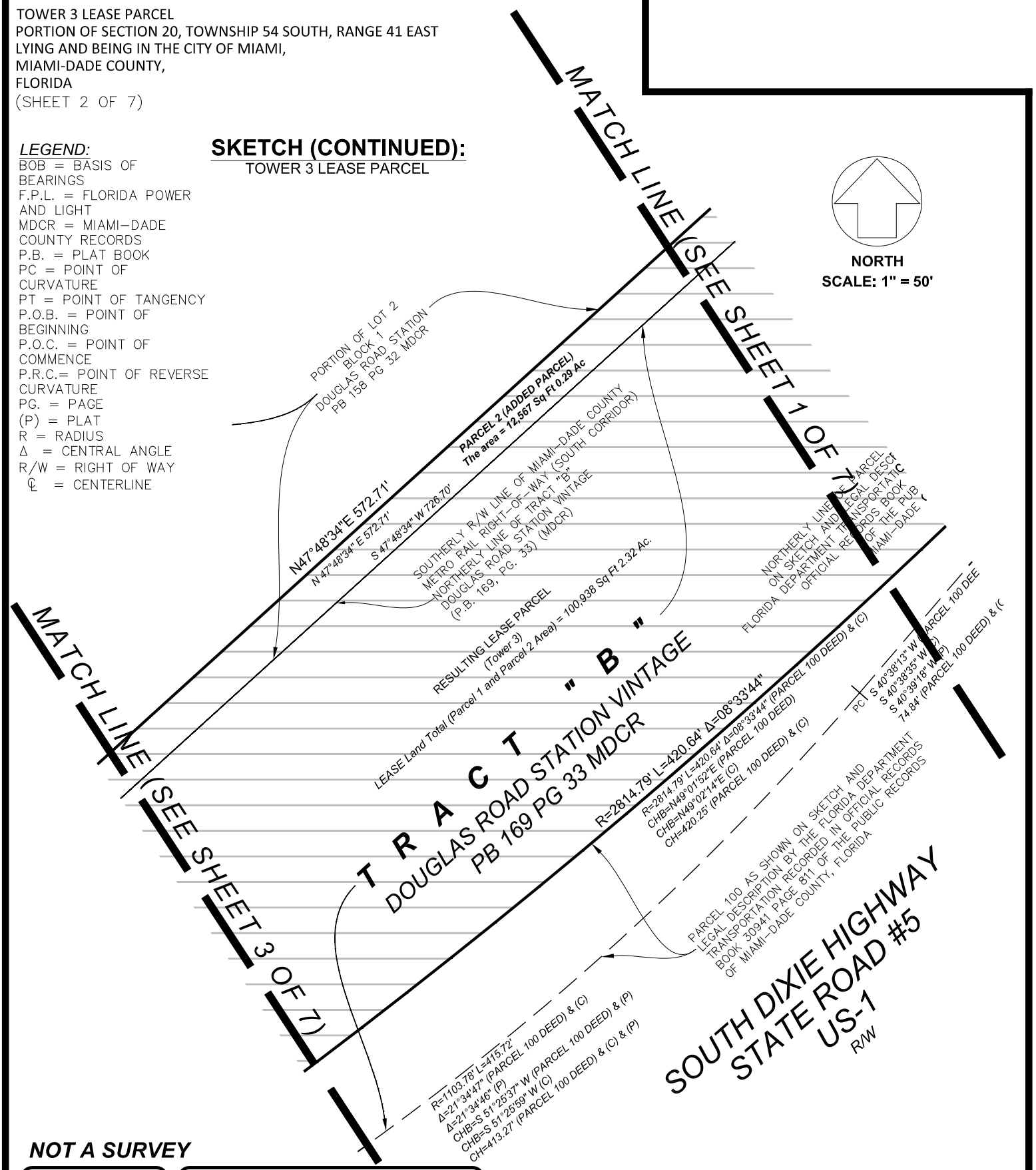
TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 7)

SKETCH (CONTINUED):

TOWER 3 LEASE PARCEL

LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.R.C.= POINT OF REVERSE CURVATURE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE



NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 2 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,3,4,5,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
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MDC09

SURVEYOR'S CERTIFICATE:

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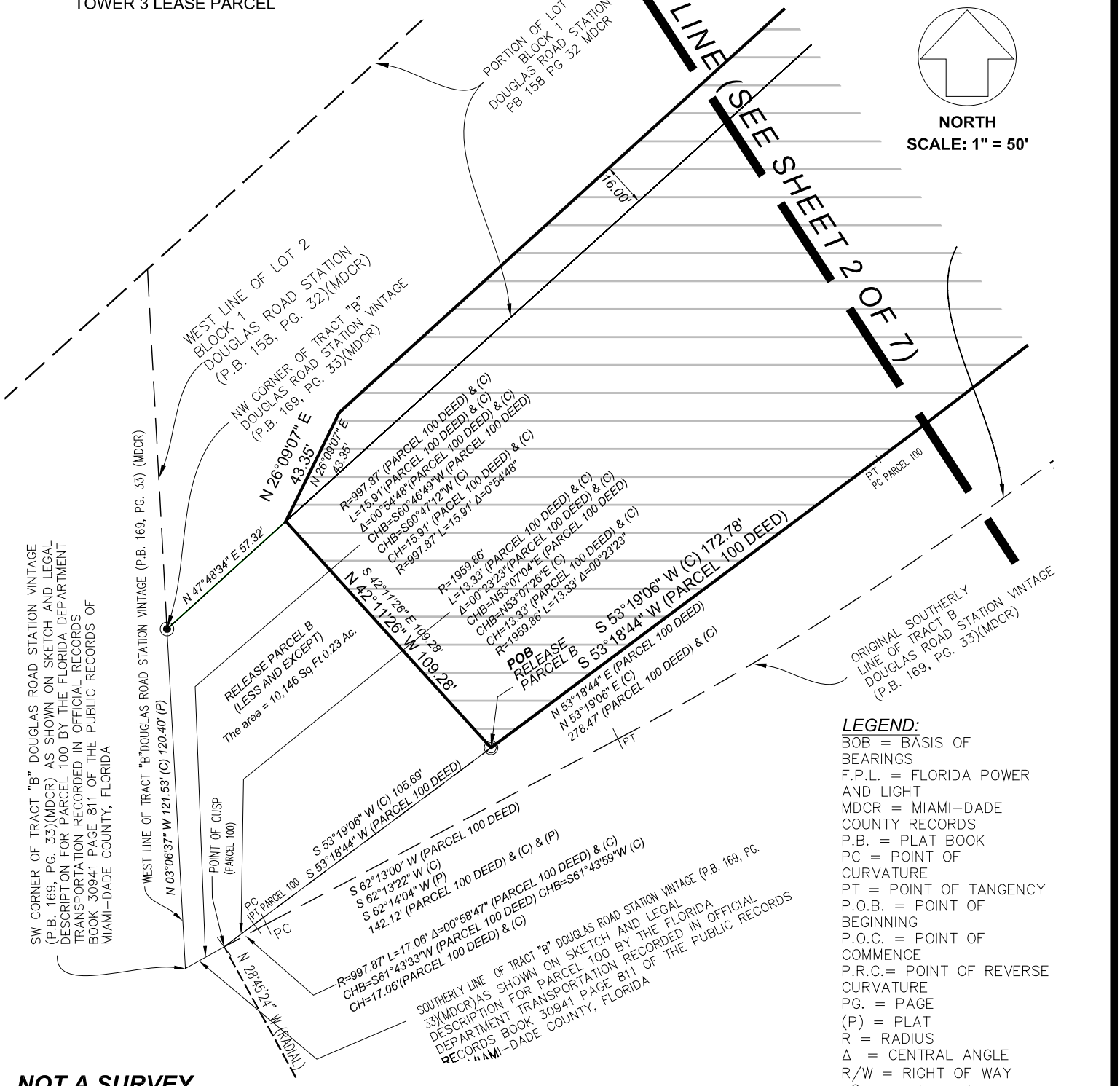
JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 3 OF 7)

SKETCH (CONTINUED):

TOWER 3 LEASE PARCEL



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.R.C.= POINT OF REVERSE CURVATURE
PG. = PAGE
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R/W = RIGHT OF WAY
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NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 3 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,4,5,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MEC098

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 4 OF 7)

LEGAL DESCRIPTION:

TOWER 3 LEASE PARCEL

TOWER 3 LEASE PARCEL

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH :

PARCEL 2

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 47° 48' 34" W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B FOR 25.74 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 47° 48' 34" W ALONG THE PREVIOUSLY DESCRIBED LINE FOR 726.70 FEET; THENCE N 26° 09' 07" E FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B ; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF THE MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B AND THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 32.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

RELEASE PARCEL A

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49" FOR AN ARC DISTANCE OF 33.69 FEET; THENCE N 03°10'50" W ALONG A LINE 10 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 35.41 FEET ; THENCE S 86°49'10" W PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE N 03°10'50" W PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 125.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47°48'34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 25.74 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 4 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,5,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MEC5099

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

LESS AND EXCEPT :

RELEASE PARCEL B

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; (THE NEXT SIX COURSES RUN ALONG THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47° 56' 12" FOR AN ARC DISTANCE OF 46.02 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44" FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 172.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 105.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF CUSP AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100, BEING A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST BEARING N 28°45'24" W FROM ITS RADIUS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 HAVING A RADIUS OF 997.87 FEET A CENTRAL ANGLE OF 00°54'48", FOR AN ARC DISTANCE OF 15.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION OF PARCEL 100; THENCE N 03°06'37" W ALONG THE WEST LINE OF SAID TRACT B FOR 121.53 FEET (120.40 FEET AS SHOWN ON SAID PLAT OF "DOUGLAS ROAD STATION VINTAGE") TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE NORTHERLY LINE OF SAID TRACT B, ALSO BEING THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) FOR 57.32 FEET; THENCE S 42°11'26" E PERPENDICULAR TO THE LAST COURSE FOR 109.28 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 5 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,6 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MSC-100

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

LESS AND EXCEPT :

THAT PORTION CONVEYED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, IN COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30941, PAGE 811, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 100

A PORTION OF TRACT B, OF DOUGLAS ROAD STATION VINTAGE, AS RECORDED IN PLAT BOOK 169, AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF TRACT B, OF SAID DOUGLAS ROAD STATION VINTAGE; THENCE S 03°11'12" E, ALONG THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO THE POINT OF BEGINNING; THENCE S 03°11'12" E, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 25.37 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 19.09 FEET WHICH BEARS S 19°15'13" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°52'48", FOR AN ARC DISTANCE OF 19.58 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S.1 / SOUTH DIXIE HIGHWAY) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 87030-2557; SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE WITH A 5,772.15 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD LENGTH OF 106.43 FEET WHICH BEARS S 41°09'55" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°03'23", FOR AN ARC DISTANCE OF 106.43 FEET TO A POINT OF TANGENCY; THENCE S 40°38'13" W FOR A DISTANCE OF 74.84 FEET TO A POINT OF CURVATURE OF A 1,103.78 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 413.27 FEET WHICH BEARS S 51°25'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°34'47", FOR AN ARC DISTANCE OF 415.72 FEET TO A POINT OF TANGENCY; THENCE S 62°13'00" W FOR A DISTANCE OF 142.12 FEET TO A POINT OF CURVATURE OF A 997.87 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 17.06 FEET WHICH BEARS S 61°43'33" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°58'47", FOR AN ARC DISTANCE OF 17.06 FEET TO A POINT OF CUSP WITH A 1,959.86 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD LENGTH OF 13.33 FEET WHICH BEARS N 53°07'04" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF TANGENCY; THENCE N 53°18'44" E FOR A DISTANCE OF 278.47 FEET TO A POINT OF CURVATURE OF A 2,814.79 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 420.25 FEET WHICH BEARS N 49°01'52" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°33'44", FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE N 44°45'00" E FOR A DISTANCE OF 28.99 FEET TO THE POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD LENGTH OF 44.69 FEET WHICH BEARS N 20°46'54" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°56'12", FOR AN ARC DISTANCE OF 46.02 FEET TO THE POINT OF BEGINNING.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 6 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,5 AND 7 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MSC-101

SKETCH AND LEGAL DESCRIPTION

TOWER 3 LEASE PARCEL
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 7 OF 7)

LEGAL DESCRIPTION (CONTINUED):

TOWER 3 LEASE PARCEL

ALSO BEING DESCRIBED AS :

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF LOT 2 BLOCK 1 OF "DOUGLAS ROAD STATION" ACCORDING TO THE PLAT THEREOF, AS RECORDED JANUARY 31, 2002 IN PLAT BOOK 158 AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49", FOR AN ARC DISTANCE OF 33.69 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (THE NEXT FOUR COURSES RUN ALONG THE NORTHERLY LINE OF SAID PARCEL 100) THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 12° 50' 23" FOR AN ARC DISTANCE OF 12.33 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44", FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53° 19' 06" W (S 53° 18' 44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 172.78 FEET; THENCE N 42° 11' 26" W FOR 109.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 26° 09' 07" E DEPARTING SAID TRACT B AND ENTERING SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY BEING A PORTION OF SAID LOT 2 FOR 43.35 FEET TO A POINT ON A LINE 16 FEET NORTHWESTERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF THE MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 572.71 FEET; THENCE N 05° 11 '26" W FOR 11.43 FEET TO A POINT ON A LINE 25.13 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 127.18 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03°10'50" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 157.82 FEET; THENCE N 86° 49' 10" E PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 10 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE S 03° 10' 50" E PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 35.41 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 100,938 SQ FT 2.32 AC

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 7 OF 7 (NOT FULL OR COMPLETE WITHOUT SHEETS 1,2,3,4,5, AND 6 OF 7)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Sulte 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT B

Legal Description of Tower 3 Released Premises / Tower 3 General Easement Area

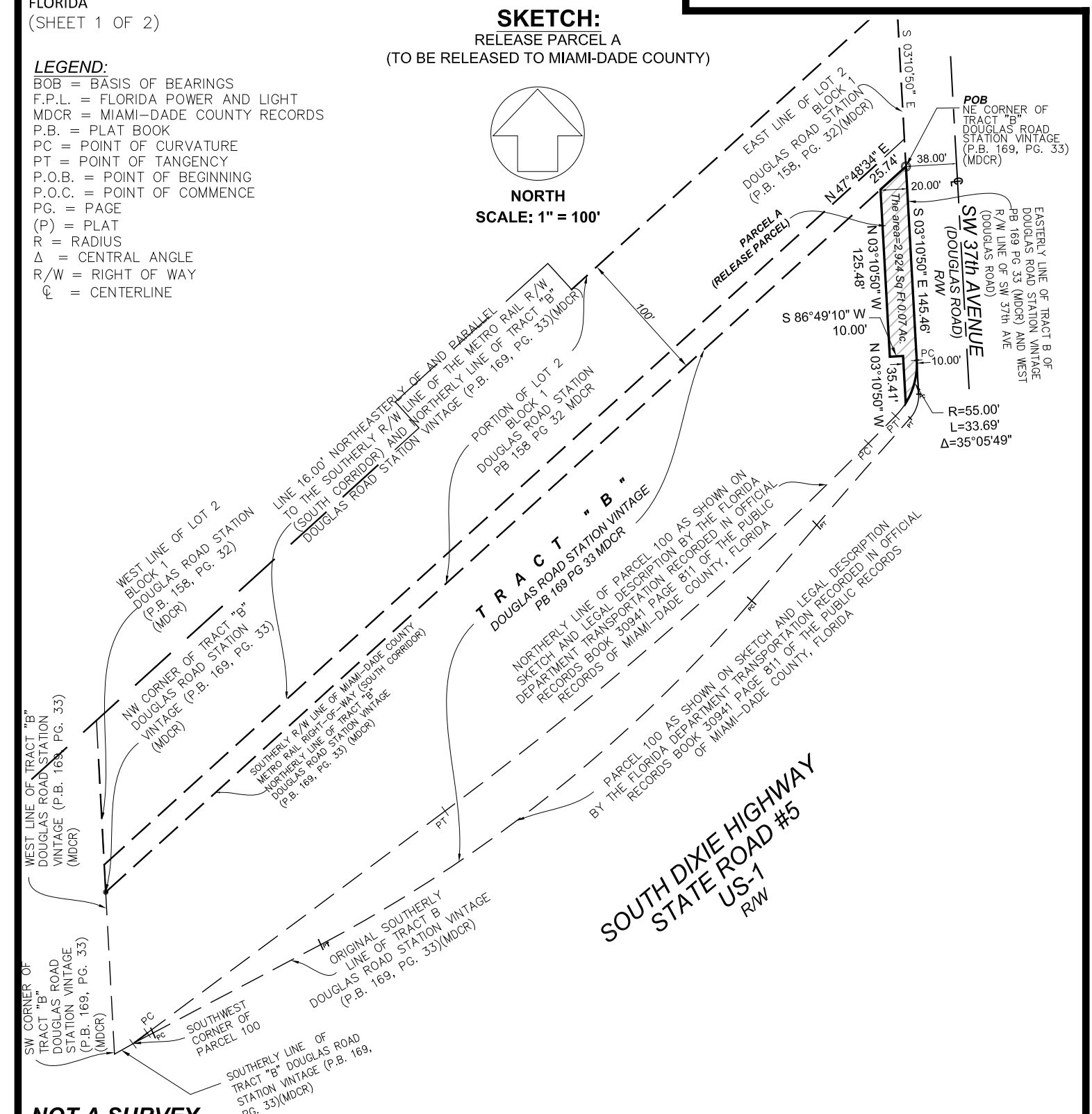
[See attached]

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL A (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

RELEASE PARCEL A
(TO BE RELEASED TO MIAMI-DADE COUNTY)



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
PG. = PAGE
(P) = PLAT
R = RADIUS
Δ = CENTRAL ANGLE
R/W = RIGHT OF WAY
℄ = CENTERLINE

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

MDC104

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL A (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

RELEASE PARCEL A
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL A (LESS AND EXCEPT)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35° 05' 49", FOR AN ARC DISTANCE OF 33.69 FEET; THENCE N 03°10'50" W ALONG A LINE 10 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD) FOR 35.41 FEET; THENCE S 86°49'10" W PERPENDICULAR TO THE PREVIOUS COURSE FOR 10.00 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL TO SAID EASTERLY LINE OF SAID TRACT B SAID EASTERLY LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD); THENCE N 03°10'50" W PERPENDICULAR TO THE PREVIOUS COURSE AND ALONG THE PREVIOUSLY DESCRIBED LINE FOR 125.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIAMI DADE METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) ALSO BEING THE NORTHERLY LINE OF SAID TRACT B; THENCE N 47°48'34" E ALONG THE PREVIOUSLY DESCRIBED LINE FOR 25.74 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 2,924 Sq Ft 0.07 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
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3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, Inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SURVEYOR'S CERTIFICATE:

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AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

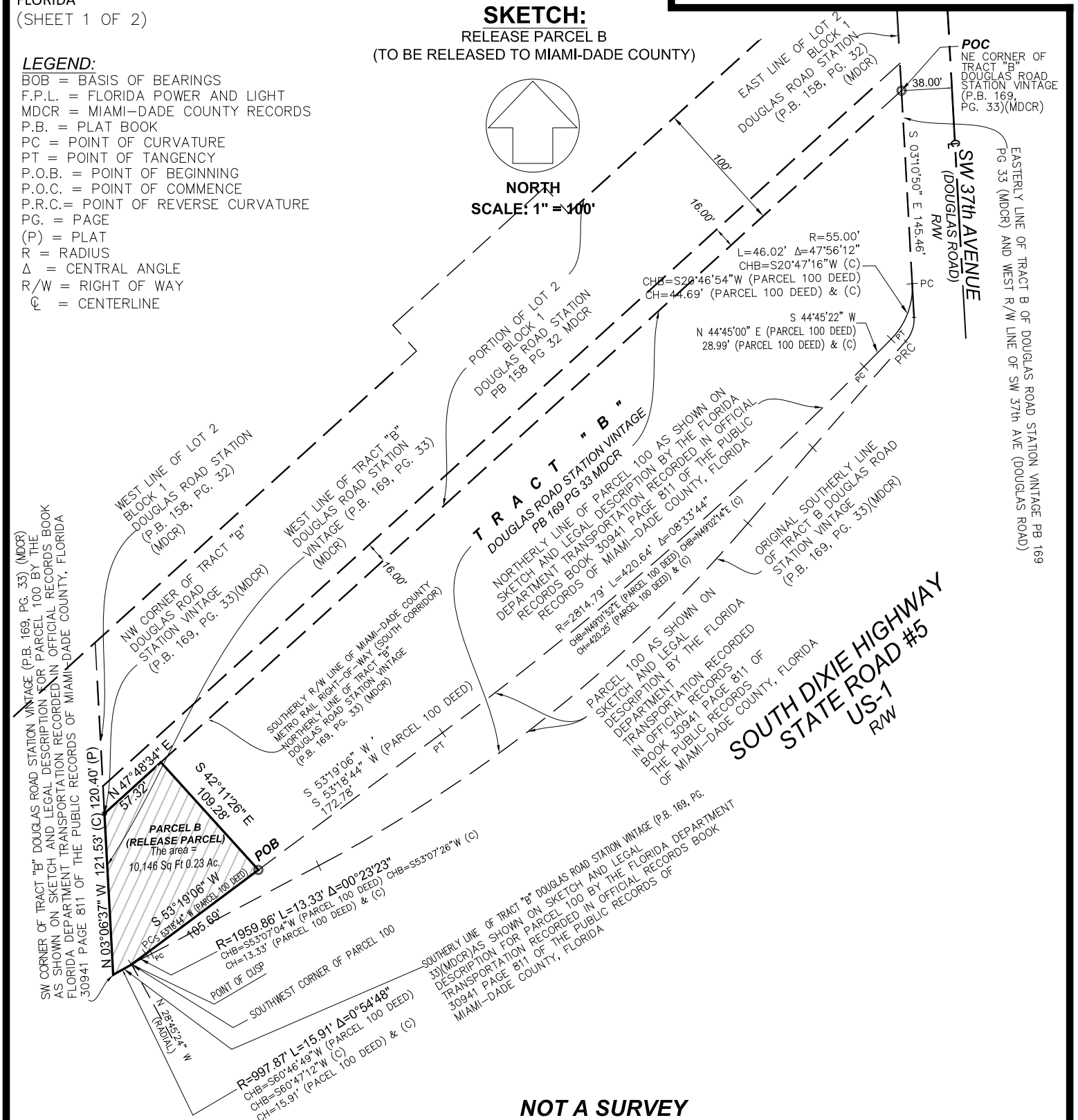
JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL B (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 2)

SKETCH:

RELEASE PARCEL B
(TO BE RELEASED TO MIAMI-DADE COUNTY)



LEGEND:

BOB = BASIS OF BEARINGS
F.P.L. = FLORIDA POWER AND LIGHT
MDCR = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
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PG. = PAGE
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R = RADIUS
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℄ = CENTERLINE

NOT A SURVEY

SURVEYOR'S CERTIFICATE:

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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: SKETCH
SHEET 1 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 2 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveyIng.com

MDC-106

SKETCH AND LEGAL DESCRIPTION

RELEASE PARCEL B (TO BE RELEASED TO MIAMI-DADE COUNTY)
PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI,
MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 2)

LEGAL DESCRIPTION:

RELEASE PARCEL B
(TO BE RELEASED TO MIAMI-DADE COUNTY)

RELEASE PARCEL B (LESS AND EXCEPT)

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT B OF " DOUGLAS ROAD STATION VINTAGE," ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 17, 2012 IN PLAT BOOK 169 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE S 03°10'50" E ALONG THE EASTERLY LINE OF SAID TRACT B BEING THE WEST RIGHT OF WAY LINE OF S.W. 37TH AVENUE (DOUGLAS ROAD), FOR A DISTANCE OF 145.46 FEET TO A POINT OF CURVATURE; (THE NEXT SIX COURSES RUN ALONG THE NORTHERLY LINE OF PARCEL 100 AS SHOWN ON SKETCH AND LEGAL DESCRIPTION BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 30941 PAGE 811 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47° 56' 12" FOR AN ARC DISTANCE OF 46.02 FEET TO A POINT OF TANGENCY; THENCE S 44°45'22" W (S 44°45'00" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08° 33' 44" FOR AN ARC DISTANCE OF 420.64 FEET TO A POINT OF TANGENCY; THENCE S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 172.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE NORTHERLY LINE OF PARCEL 100 S 53°19'06" W (S 53°18'44" W BASED ON SAID DESCRIPTION OF PARCEL 100) FOR A DISTANCE OF 105.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET A CENTRAL ANGLE OF 00°23'23", FOR AN ARC DISTANCE OF 13.33 FEET TO A POINT OF CUSP AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100, BEING A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST BEARING N 28°45'24" W FROM ITS RADIUS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTHERLY LINE OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION FOR PARCEL 100 HAVING A RADIUS OF 997.87 FEET A CENTRAL ANGLE OF 00°54'48", FOR AN ARC DISTANCE OF 15.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AS SHOWN ON SAID SKETCH AND LEGAL DESCRIPTION OF PARCEL 100; THENCE N 03°06'37" W ALONG THE WEST LINE OF SAID TRACT B FOR 121.53 FEET (120.40 FEET AS SHOWN ON SAID PLAT OF "DOUGLAS ROAD STATION VINTAGE") TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N 47° 48' 34" E ALONG THE NORTHERLY LINE OF SAID TRACT B, ALSO BEING THE SOUTHERLY LINE OF SAID MIAMI DADE COUNTY METRO RAIL RIGHT OF WAY (SOUTH CORRIDOR) FOR 57.32 FEET; THENCE S 42°11'26" E PERPENDICULAR TO THE LAST COURSE FOR 109.28 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY.

CONTAINING APPROXIMATELY 10,138 Sq Ft 0.23 Ac.

SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT OF DOUGLAS ROAD STATION VINTAGE PLAT BOOK 169 PAGE 33, THE EASTERLY LINE OF TRACT "B" OF SAID PLAT BEARS S 03°10'50" E.
6. THIS IS NOT A SURVEY.

CERTIFIED TO:

MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THROUGH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THE WATER AND SEWER DEPARTMENT.

MIAMI DOUGLAS THREE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOT A SURVEY

DATE OF PLAT OR MAP: 10/05/2023
JOB #: 231037620
FILE #: A-0137
PROJECT NAME: DOUGLAS
CAD FILE(T): S&L (TWR3)
LAYOUT: LEGAL
SHEET 2 OF 2 (NOT FULL OR COMPLETE WITHOUT SHEET 1 OF 2)

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

MDC-107

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

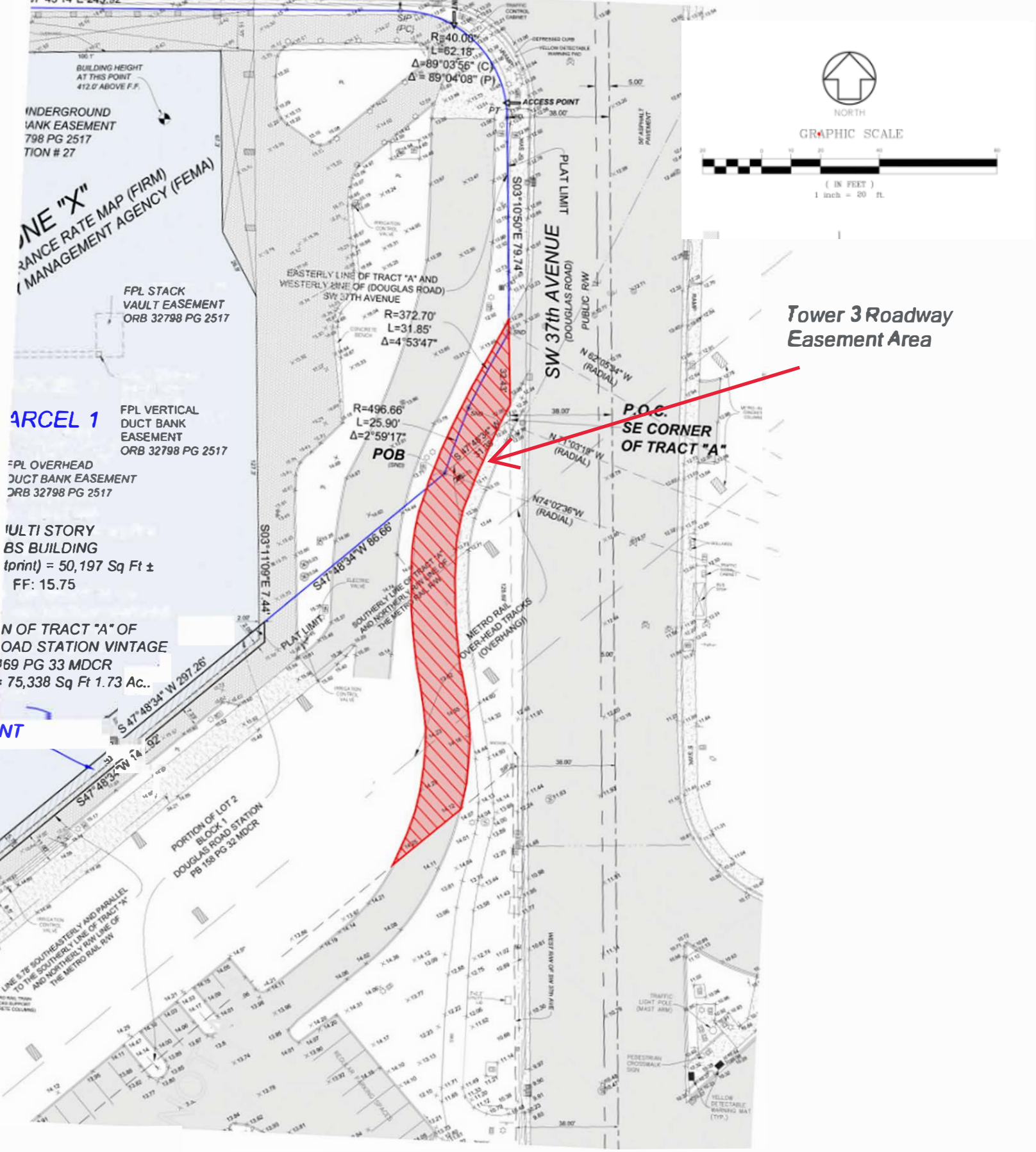
AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

EXHIBIT C

Description of Tower 3 Roadway Easement Area

[See attached]


Tower 3 Roadway Easement Area
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
SW 37th AVENUE
(DOUGLAS ROAD)
PUBLIC R/W
PLAT LIMIT
ACCESS POINT
R=40.00'
L=62.18'
Δ=89°03'56" (C)
Δ = 89°04'08" (P)
S03°10'50"E 79.74'
EASTERLY LINE OF TRACT "A" AND WESTERLY LINE OF (DOUGLAS ROAD) SW 37TH AVENUE
R=372.70'
L=31.85'
Δ=4°53'47"
R=496.66'
L=25.90'
Δ=2°59'17"
POB
P.O.C.
SE CORNER OF TRACT "A"
N 82°05'34" W (RADIAL)
N 77°03'19" W (RADIAL)
N74°02'36"W (RADIAL)
S47°48'34"W 86.66'
S03°11'09"E 7.44'
S 47°48'34" W 297.26'
S47°48'34"W 14.02'
METRO RAIL OVER-HEAD TRACKS (OVERHANG)
PORTION OF LOT 2 BLOCK 1 DOUGLAS ROAD STATION PB 158 PG 32 MDCR
FPL STACK VAULT EASEMENT ORB 32798 PG 2517
FPL VERTICAL DUCT BANK EASEMENT ORB 32798 PG 2517
ARCEL 1
BUILDING HEIGHT AT THIS POINT 412.0' ABOVE F.F.
INDERGROUND ANK EASEMENT 798 PG 2517 TION # 27
NE "X" RANCE RATE MAP (FIRM) MANAGEMENT AGENCY (FEMA)
PL OVERHEAD UCT BANK EASEMENT RB 32798 PG 2517
ULTI STORY BS BUILDING tprint) = 50,197 Sq Ft ± FF: 15.75
N OF TRACT "A" OF OAD STATION VINTAGE 69 PG 33 MDCR = 75,338 Sq Ft 1.73 Ac..
NT