SMALL-SCALE APPLICATION FOR AN AMENDMENT TO THE LAND USE PLAN MAP OF THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANTS

7050 and 7004 Owner LLC
150 West Flagler Street, Suite 2300
Miami, FL 33130

2. APPLICANT'S REPRESENTATIVES

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By: Tracy Slavens
Tracy R. Slavens, Esq.

10/31/17
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. The following changes to the Land Use Element Land Use Plan Map are being requested:

1. A Change to the Land Use Element, Land Use Plan Map. Applicant requests changes to the (LUP) map designation on the subject property from "Industrial and Office" to "Bird Road Development Area – Ludlam Trail Corridor District."

B. Description of the Subject Area.

The subject property contains approximately ±2.83 acres of land located in Section 23, Township 54, Range 40, lying west of Florida East Coast Railroad and south of SW 44th Street in unincorporated Miami-Dade, Florida, and as more particularly described in Exhibit "A" to this application (the "Property").

C. Acreage.

Application Area: ±3.23 gross acres (±2.83 net acres)
Acreage Owned by Applicant: ±2.45 gross acres (±2.07 net acres). Applicant is a contract purchaser of the remaining ±.77 net acres, as disclosed in Exhibit "D" to this application.

D. Requested Change.

1. It is requested that the application area be re-designated on the LUP map from "Industrial and Office" to "Bird Road Development Area – Ludlam Trail Corridor District" (90 du/ac).

2. It is requested that this application be processed as a Small-Scale Amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property to "Bird Road Development Area – Ludlam Trail Corridor District." The purpose of this request is to strategically expand, synergize and activate the Bird Road Development Area node of the Ludlam Trail Corridor District (the "Corridor"). The Corridor provides a unique opportunity to transform a 6.2 mile stretch of abandoned rail infrastructure into a community connector, recreational trail, and linear civic space. The creation of the Corridor comes at a time when idle rail infrastructure is being repurposed in urban areas across the country. Similar projects around the country have proven to be dynamic catalysts for growth due to the profoundly positive impacts on health, environment and local economies. Trails provide an irreplaceable neighborhood amenity that enables residents to recreate, exercise, and improve well-being. As usage of these trails increase, natural ecotypes are revitalized in areas that were once derelict. These health and environmental benefits ultimately lead to an increased demand for residential and commercial uses in close proximity to these trails. Likewise, communities develop around and in the vicinity of these trails. The trail is seen as a valuable amenity that contributes a substantial benefit to residents' quality of life and also promotes neighborhood businesses that are attracted to the area in response to the growth of the adjacent community.

The Property consists of two parcels, which are currently zoned IU-1 (Industrial, Light Manufacturing District) and have land use designation of Industrial and Office. The current uses within the Property consist of auto body repair and auto parts retail establishments. The parcels are located in a transitioning, industrial neighborhood with an existing, interconnected street network abutting SW 44th Street to the West and SW 71st Avenue to the North, and with direct access to SW 70th Court. The application area is also located within the Urban Infill Area and less than ¼ mile of SW 40th Street (Bird Road) and SW 72nd Avenues – both with active County mass transit bus service.

The parcels also abut the Corridor to the East, a segment of the abandoned Florida East Coast Railway South Little River Branch spur-line that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue. From its inception and through the 1980s, when its use ceased, the Corridor's main function was to provide freight rail service between southern Miami-Dade County and parts of the north. During that time, several pockets of parcels abutting to the Corridor became light industrial/manufacturing sites given their practical, direct access to deliver and receive goods directly via rail.

The Corridor has not been used as an active railway for several years, and in July 2017, the Corridor's CDMP text and LUP map was amended from "Transportation" to the newly created "Special District" category and more specifically "Ludlam Trail Corridor District" (Corridor) sub-category. The purpose of this designation/sub-category enhance regional mobility, provide opportunities for physical activity, and improve the economic vitality of the area by facilitating the conversion of this former railway corridor into a continuous publicly-accessible primarily pedestrian and bicycle trail while ensuring that development along the Corridor occurs at appropriate locations and in a manner that is sensitive to and compatible with adjacent uses. Several regional and local studies have identified an opportunity for a regionally significant trail and greenway along the Corridor that will connect to the County's greenway and trail network, link the surrounding communities, and provide vital neighborhood connections.

This change of the Corridor to the "Ludlam Trail Corridor District" land use category drastically alters the circumstances and conditions of the abutting parcels, in particular on those parcels abutting the Corridor's "Development Areas." The new Corridor is divided into two sections: "Development Areas" and "Trail Corridor", where "Development Areas" shall be developed in a manner that is compatible with adjacent uses. Open space shall be provided in the form of a minimum 15-foot wide continuous trail within each Development Area. Building features oriented toward the recreational trail shall have a human scale, and design variations at short intervals to create interest for users of the trail." The Property is adjacent to the "Bird Road Development Area" where the permitted uses include, "...the full range of sales and service activities, residential uses, and the mixing of residential use with commercial, office and hotels..." with maximum densities up to 90 dwelling units per gross acre, Floor Area Ratio up to 2.5 and Building Height up to six (6) stories.

The addition of the Property to the Bird Road Development Area facilitates and encourages development intended to correspond and be compatible with the Corridor. The areas surrounding it, as a result of this development, become energized and redevelopment of the adjacent parcels is the appropriate next step. Expanding the Bird Road Development Area will trigger the activation of the Corridor beyond its limited width of 100 feet. This request furthers the vision to transform the Corridor into an urban corridor with new housing, supportive community features and services, adequate mobility options, and a unique greenway and trail with safe and direct access to parks, schools, work, shopping, and transit for residents, trail riders, cyclists, and pedestrians. In addition, the Property's prime location presents a unique opportunity to incorporate residential and commercial uses, including the live-work and work-live developments that are encouraged in the Bird Road Development Area. The expansion of the Corridor will improve the economic

competitiveness of the surrounding neighborhoods, which includes the Bird Road Corridor Urban Area District, and the broader Miami-Dade economy for which commerce and commuting are key components.

The requested change is also consistent with several of the Miami-Dade County CDMP Goals, Objectives and Policies of the Plan Elements in particular the following Land Use Element Objectives:

Objective LU-1:
The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

Policies

LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LU-1H. The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted. Such

greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces.

LU-1T. Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

Objective LU-2
Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2020, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.

Policy
LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

Objective LU-4
Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

Policy
LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

Objective LU-7
Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

Policies
LU-7D. Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby

areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable and attractive environment for pedestrians of all ages and abilities.

LU-7I. Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.

Objective LU-8
Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan map accommodates projected countywide growth. Policies

Policies

LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

ii) Enhance or impede provision of services at or above adopted LOS Standards;

iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit

ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Objective LU-10
Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

Policy
LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

Objective LU-12
Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law.

Policies
LU-12D. The County shall consider developing strategies that promote infill development in specific areas.

LU-12E. Miami-Dade County shall continue to investigate and seek opportunities to incentivize infill development, shall publicize available incentives, and make information regarding available incentives easily accessible to developers and property owners, particularly for infill development that is transit supportive and provides workforce housing. Such incentives may include, but not be limited to, joint development agreements at transit stations and transit centers, and flexibility of development standards, particularly for irregular shaped or otherwise substandard lots.

Objective TE-2
In furtherance of pedestrianism and other non-motorized modes of transportation in the planned urban area, Miami-Dade County shall enhance its transportation plans, programs and development regulations as necessary to accommodate the safe and convenient movement of pedestrians, non-motorized vehicles and motorized vehicles. Policies

Policies
TE-2A. The County shall continue to promote and assist in the creation of a Countywide system of interconnected designated bicycle ways, and promote the implementation of the Miami-Dade Bicycle Facilities Plan.

TE-2B. The County shall continue to develop a comprehensive countywide greenways network providing continuous corridors for travel by pedestrians and non-motorized vehicles incorporating elements of the adopted South Dade Greenway Network Master Plan and the North Dade Greenways Plan.

TE-2F. The County shall consider the use of utility easements and transit or railroad rights of-way as locations for bicycle ways linking existing and planned major urban activity centers.

TE-2G. The County shall encourage inclusion in, and review, all plans and development proposals for provisions to accommodate safe movement of bicycle and pedestrian traffic, and facilities for securing non-motorized vehicles in all new development and redevelopment and shall address this as a consideration in development and site plan review.

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.

Policy
ROS-1A. Areawide park and recreation open spaces shall be provided to meet the diverse needs of all Miami-Dade residents and visitors. They shall continue to be established on the presence or development of regionally significant natural, historic, cultural, or tourism resources. Areawide park and recreation open spaces include Metropolitan Parks, Natural Area Preserves, Special Activity Areas, District Parks and Greenways. Areawide parks may include areas owned by other public agencies but managed by the County for passive public recreational purposes. The County shall be responsible for providing areawide park and recreation open spaces to all Miami-Dade County residents and visitors.

Objective ROS-3
Access to parks and recreational facilities will be improved in Miami-Dade County by 2017.

Policy
ROS-3B. The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-5
Maintain a formal capital improvements planning program that improves and expands the park

and recreation system through the acquisition of land, the renovation and restoration of facilities and natural areas, the development of new park and recreation open space and facilities, and the linking of parks and other public spaces.

Policy
ROS-5F. Continue to implement and consider expansion of segments of the North MiamiDade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan that provide recreation and environmental benefits while improving connectivity to parks, natural areas, and other recreational facilities.

Objective ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy
ROS-8E. By 2014, Miami-Dade County shall develop a greenways prioritization plan to prioritize areas to be designated for greenways, trails, and bicycle lanes, and update the North Miami-Dade Greenway Master Plan and South Miami-Dade Greenway Network Master Plan and the CDMP to include such greenways. The update shall include the designation of the Western Greenway and implementation of the Miami-Dade County Trail Design Guidelines and Standards. On an on-going basis, Miami-Dade County shall coordinate with State, regional, federal, and local government agencies to establish a countywide interconnected system of nonmotorized pathways that link neighborhoods, parks, natural areas, civic centers, schools, and commercial areas to achieve goals and objectives through a diverse combination of financing methods, partnerships, and interagency coordination.

Objective CIE-3
CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

Policy
CIE-3B. Service and facility impacts of new development must be identified and quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new, or significant expansion of existing urban land uses, shall be contingent upon the provision of services at levels which meet or exceed the adopted LOS standards except as otherwise provided in the "Concurrency Management Program" section of the CIE.

Objective CHD-1
Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policies

CHD-1A. Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, work places and neighborhood-based retail to each other and residential areas.

CHD-1G. Promote coordination between jurisdictions in the planning and implementation of bicycle, trail, transit, pedestrian and other alternative transportation modes to establish continuous networks that support healthy communities.

Objective CHD-2

Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy

CHD-2A. Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

Objective CHD-3

Institute safety measures through urban design and material standards.

Policy

CHD-3B. Encourage walking and bicycle riding as a means of transportation to and from school, by implementing capital projects that support the development of safe routes to school.

In addition, and in compliance with the criteria set forth in CDMP Land Use Element Policy LU-8E, approval of this application would allow for infill development (residential and non-residential) that would implement the CDMP Objective LU-1 and Polices LU-1C, LU-10A and LU-12E. The Bird Road Development Area will provide a safe, dedicated and direct route for cyclists and pedestrians to schools, parks, places of employment and shopping. Public facilities

and services in the vicinity of the Property have the capacity to adequately serve the Property and continue to operate within the applicable adopted level of service standards. The requested land use designation for the Property is generally compatible with the adjacent properties. Approval of the proposed request would not impact historic or environmental resources. Lastly, the transit impacts produced by this application will be adequately served by the multitude of existing transit routes that bisect the Property as well as planned improvements to existing transit routes and new bus routes that are planned for implementation.

It is for these reasons that we request a small scale land use change of these parcels from "Industrial and Office" to "Bird Road Development Area – Ludlam Trail Corridor District."

5. LOCATION MAP for APPLICATION

Please see Exhibit C.

6. COMPLETED DISCLOSURE FORMS

Please see Exhibit E.

7. ADDITIONAL MATERIALS SUBMITTED

Legal Description (See Exhibit A)

Survey (See Exhibit B)

Aerial (See Exhibit D)

Additional items in support of this Application will be submitted at a later date.

EXHIBIT A

LEGAL DESCRIPTION

(MARINE)
LEGAL DESCRIPTION:
THE EAST 227.99 FEET OF TRACT "A" OF "CAUSEY INDUSTRIAL TRACT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

AND

THE SOUTH 25 FEET OF THE NORTHERLY 175 FEET OF THE NE¼ OF THE SW¼ OF NE¼, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY LESS THE WEST 238 FEET THEREOF, IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

BEING A PORTION OF THE FOLLOWING PROPERTY, AS DESCRIBED IN "COMMITMENT FOR TITLE INSURANCE", ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-821174-1-MIAMI:

TRACT A OF CAUSEY INDUSTRIAL TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 25 FEET OF THE NORTH 175 FEET OF THE NE ¼ OF THE SW ¼ OF THE NE ¼, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, LESS THE WEST 238 FEET THEREOF, IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

(STORAGE)
LEGAL DESCRIPTION:
TRACT "A" OF "CAUSEY INDUSTRIAL TRACT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 227.99 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

BEING A PORTION OF THE FOLLOWING PROPERTY, AS DESCRIBED IN "COMMITMENT FOR TITLE INSURANCE", ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-821174-1-MIAMI:

TRACT A OF CAUSEY INDUSTRIAL TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 25 FEET OF THE NORTH 175 FEET OF THE NE ¼ OF THE SW ¼ OF THE NE ¼, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, LESS THE WEST 238 FEET THEREOF, IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

(AUTO SHOP)
LEGAL DESCRIPTION:
PARCEL 1
NORTH 150 FEET OF NE 1/4 OF SW 1/4 OF NE 1/4, LYING WEST OF FLORIDA EAST COAST RAILROAD, IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, EXCEPT WEST 238 FEET THEREOF.

LESS AND EXCEPT THE NORTH 35 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY AND LESS THE WEST 238 FEET THEREOF.

PARCEL 2
THAT PORTION LYING SOUTH OF THE CENTER LINE OF SW 44TH STREET OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SW 44TH STREET IN THE NE 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA LYING EASTERLY OF SW 70TH COURT AND LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 9, IN BLOCK 1, OF BIRD ROAD INDUSTRIAL SITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, AT PAGE 64, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN S 89° 52' 00" W ALONG THE SOUTH LINE OF SAID LOT 9 FOR A DISTANCE OF 174.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, THROUGH A CENTRAL ANGLE OF 90° 47' 35", FOR AN ARC DISTANCE OF 39.62 FEET TO THE POINT OF TANGENCY WITH THE WEST LINE OF SAID LOT 9; THENCE RUN S 0° 39' 35" W ALONG THE TANGENT OF SAID CURVE FOR A DISTANCE OF 25.35 FEET TO A POINT; THENCE RUN N 89° 52' 00" E FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN S 00° 39' 35" W FOR A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF THE NORTH 35 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23; THENCE RUN N 89° 52' 00" E ALONG SAID SOUTH LINE OF THE NORTH 35 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23 FOR A DISTANCE OF 190.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILWAY; THENCE RUN N 0° 39' 35" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

SURVEY

ALTA/NSPS LAND TITLE SURVEY

7050 and 7004 Owner LLC (MARINE SITE)

THE EAST 227.99' OF TRACT "A", "CAUSEY INDUSTRIAL TRACT", PLAT BOOK 109, PAGE 48, AND THE SOUTH 25' OF THE NORTHERLY 175' OF THE NE¼ OF THE SW¼ OF NE¼, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY LESS THE WEST 238' THEREOF, LYING AND BEING IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, ALL FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT". PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

ABBREVIATIONS:

- A/C Air Conditioning
- ASPH Asphalt
- B Baseline
- (C) Calculated
- ℄ Centerline
- Δ Central Angle of Curve
- C.M.E. Canal Maintenance Easement
- C.B.D. Chord Bearing Distance
- CLF Chain Link Fence
- CONC. Concrete
- C&G Curb & Gutter
- (D) Deed
- DWY Driveway
- D.H. Drill Hole
- E.O.W. Edge of Water
- F.F.E. Finish Floor Elevation
- ENC. Encroachment
- FND Found
- GRD Ground
- I.P. Iron Pipe
- L Length of Curve
- (M) Measured
- ML Monument Line
- N&D Nail & Disc
- O.R.B. Official Record Book
- POB Point of Beginning
- POC Point of Commencement
- POT Point of Termination
- PG. Page
- P.B. Plat Book
- R Radius
- (R) Record
- R/W Right-of-Way
- SEC. Section
- S.N. Set Nail
- SWK Sidewalk
- SQ. FT. Square Feet
- T.O.B. Top of Bank
- TYP. Typical
- U.E. Utility Easement

LEGEND:

Anchor; Back Flow Preventer; Bell South Utility Box; Bell South Manhole; Bench Mark; Bus Sign; Catch Basin; Catch Basin Type F-3; Clean Out; Concrete Light Pole; Concrete Pole; Concrete Power Pole; Concrete Traffic Signal Pole; Drain; Electric Box; Electric Manhole; Electric Meter; Flow Arrow; FPL Box; FP&L Manhole; Fire Hydrant; Guard Rail; Gas Meter; Gas Valve; GPS Point; Grease Manhole; Guard Post; Handicap; Inlet Type P5; Inlet Type P6; Irrigation Control Valve; Irrigation Valve; Light Meter; Mail Box; Manhole Unknown; Metal Light Pole; Metal Pole; Metal Power Pole; Metal Traffic Signal Pole; Monitoring Well; OH Overhead Cable; P.C.P. (Permanent Control Point); P.R.M. (Permanent Reference Monument); Palm; Parking Meter Station; Parking Meter; Pedestrian Signal Control Box; Pedestrian Sign Metal Pole; Phone Manhole; Plastic Light Pole; Post Indicator Valve; Rail Road Sign; Rail Road Control Utility Box; Spot Light; Siamese Pump; Sanitary Sewer Manhole; Sewer Valve; Storm Manhole; Storm Sewer Manhole; Street Sign; T.V. Box; Telephone Box; Traffic Signal Box; Traffic Signal Control Box; Tree; Utility Box (Unknown); Valve (Unknown); Water Meter; Water Valve; Wood Light Pole; Wood Fence; Wood Power Pole; TREE# Tree Number. See TREE TABLE for tree description.

- BTV Buried Cable TV Line
- BE-DUCT Buried Electric Duct Bank
- BE Buried Electric Line
- BFO Buried Fiber Optic Cable
- BT Buried Telephone Line
- BT-DUCT Buried Telephone Duct Bank
- CW Chilled Water Line
- COMM Communication Line
- FM Force Main Pipe
- GAS Gas Line
- SAN Sanitary Sewer Line
- STRM Storm Drainage Pipe
- SL Street Lighting Line
- TS Traffic Signal Line
- UNK Unidentified Line
- W Water Line

American Land Title Association (ALTA)
National Society of Professional Surveyors (NSPS)
Minimum Standard Detail Requirements
For ALTA/NSPS Land Title Surveys
(Effective February 23, 2016)

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: The twenty (20) items of Table A may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client shall be identified as 21(a), 21(b), etc. and explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 21.

The following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.

4. Gross land area (and other areas if specified by the client).

7. (a) Exterior dimensions of all buildings at ground level.
   (b) Square footage of:
      (1) exterior footprint of all buildings at ground level.

8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.

10. (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions).

11. Location of utilities existing on or serving the surveyed property as determined by:
   ·observed evidence collected pursuant to Section 5.E.iv.
   ·evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
   ·markings requested by the surveyor pursuant to an 811 utility locate or similar request

Representative examples of such utilities include, but are not limited to:
   ·Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
   ·Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
   ·Utility company installations on the surveyed property.

Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015. American Land Title Association, 1800 M St., N.W., Suite 300S, Washington, D.C. 20036-5828. www.alta.org

Adopted by the Board of Directors, National Society of Professional Surveyors, on October 9, 2015. National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704. http://www.nsps.us.com/

TITLE REVIEW NOTES:

All the following documents listed in "SCHEDULE B SECTION II EXCEPTIONS" from:
"COMMITMENT FOR TITLE INSURANCE"
Issued by: First American Title Insurance Company
File No.: NCS-821174-1-MIAMI
Effective Date: February 02, 2017 @ 8:00 A.M.
Amended: 02/17/2017

Was furnished by the client to the undersigned, were reviewed to show any matters affecting the subject site:

SCHEDULE B SECTION II EXCEPTIONS:

9. Plat of Causey Industrial Tract, according to the plat thereof recorded in Plat Book 109, Page 48, of the Public Records of Miami-Dade County, Florida. **(AFFECTS THE PROPERTY, PLOTTED)**

10. Resolution No. R-488-75 establishing "Bird Road Estates Street Lighting Improvement" Special Taxing District, recorded in Official Records Book 9006, Page 302, of the Public Records of Miami-Dade County, Florida. **(DOES NOT AFFECT THE PROPERTY, BLANKET, NOT PLOTTED)**

11. Resolution No. R-941-78, ratifying and approving Agreement and Covenant Running with the Land, recorded in Official Records Book 10113, Page 1517, of the Public Records of Miami-Dade County, Florida. **(AFFECTS THE PROPERTY, BLANKET, NOT PLOTTED)**

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14. Easement to Florida Power & Light Company, recorded in Official Records Book 11136, Page 1728, of the Public Records of Miami-Dade County, Florida. **(AFFECTS THE PROPERTY, PLOTTED)**

15. Ordinance No. 82-22 creating and establishing Bird Road Estates Section Two Street Lighting Improvement Special Taxing District", recorded in Official Records Book 11414, Page 335, of the Public Records of Miami-Dade County, Florida. **(DOES NOT AFFECT THE PROPERTY, BLANKET, NOT PLOTTED)**

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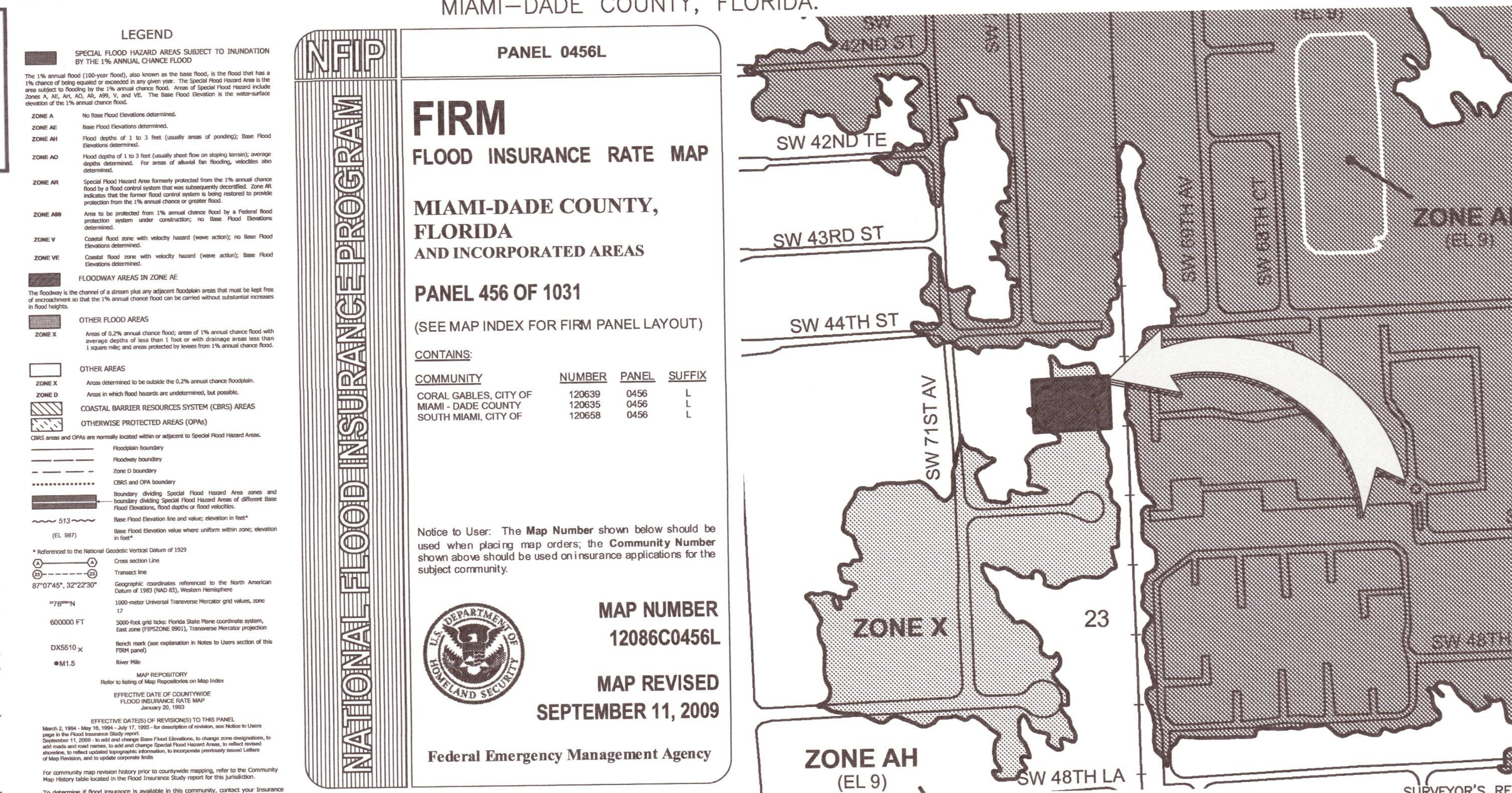
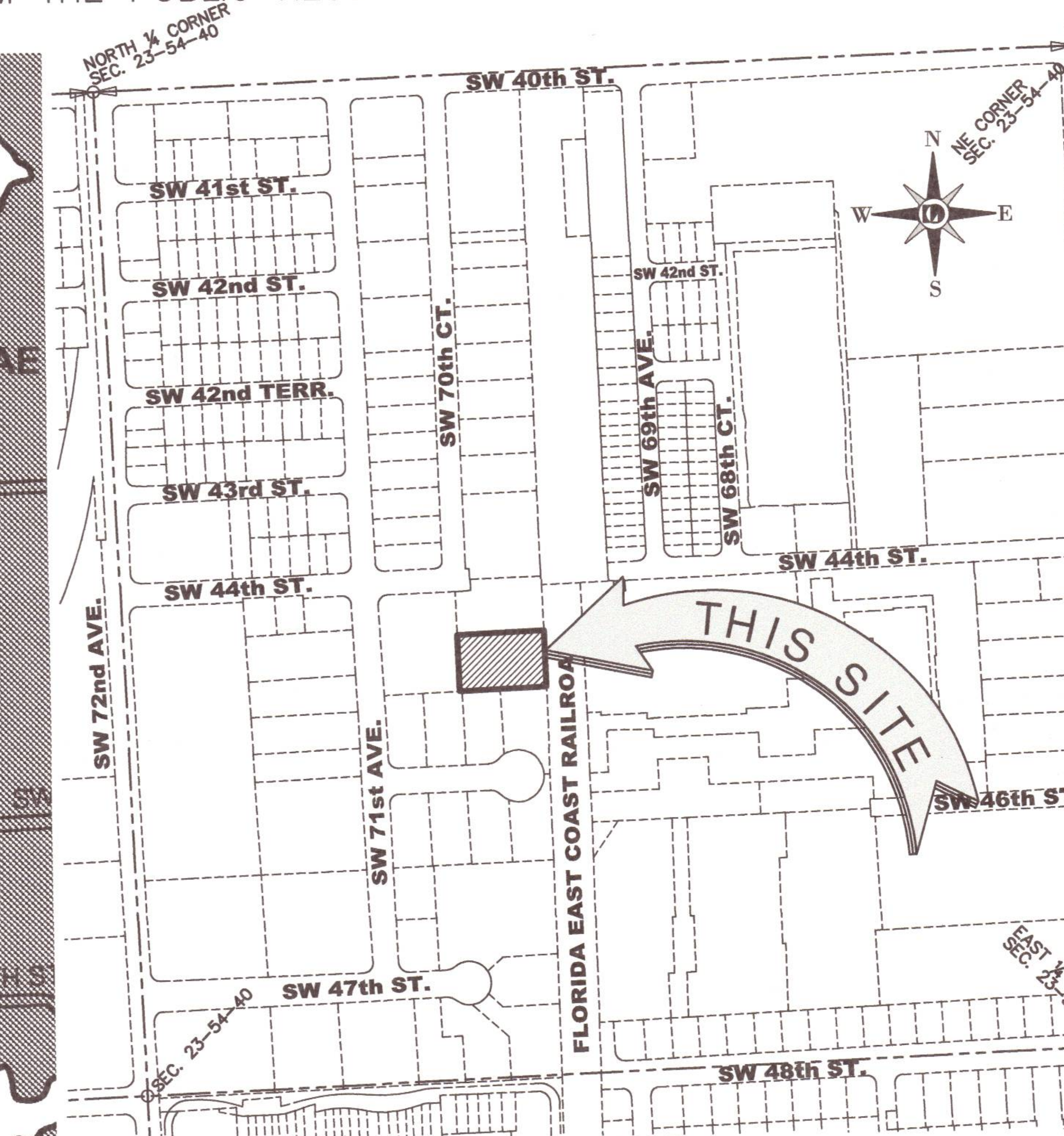
17. Miami Dade County Department of Regulatory and Economic Resources Board Order No. 15-07, establishing a variance, recorded in Official Records Book 29569, Page 1290, of the Public Records of Miami-Dade County, Florida. **(AFFECTS THE PROPERTY, BLANKET, NOT PLOTTED)**

18. This item has been intentionally deleted.

19. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

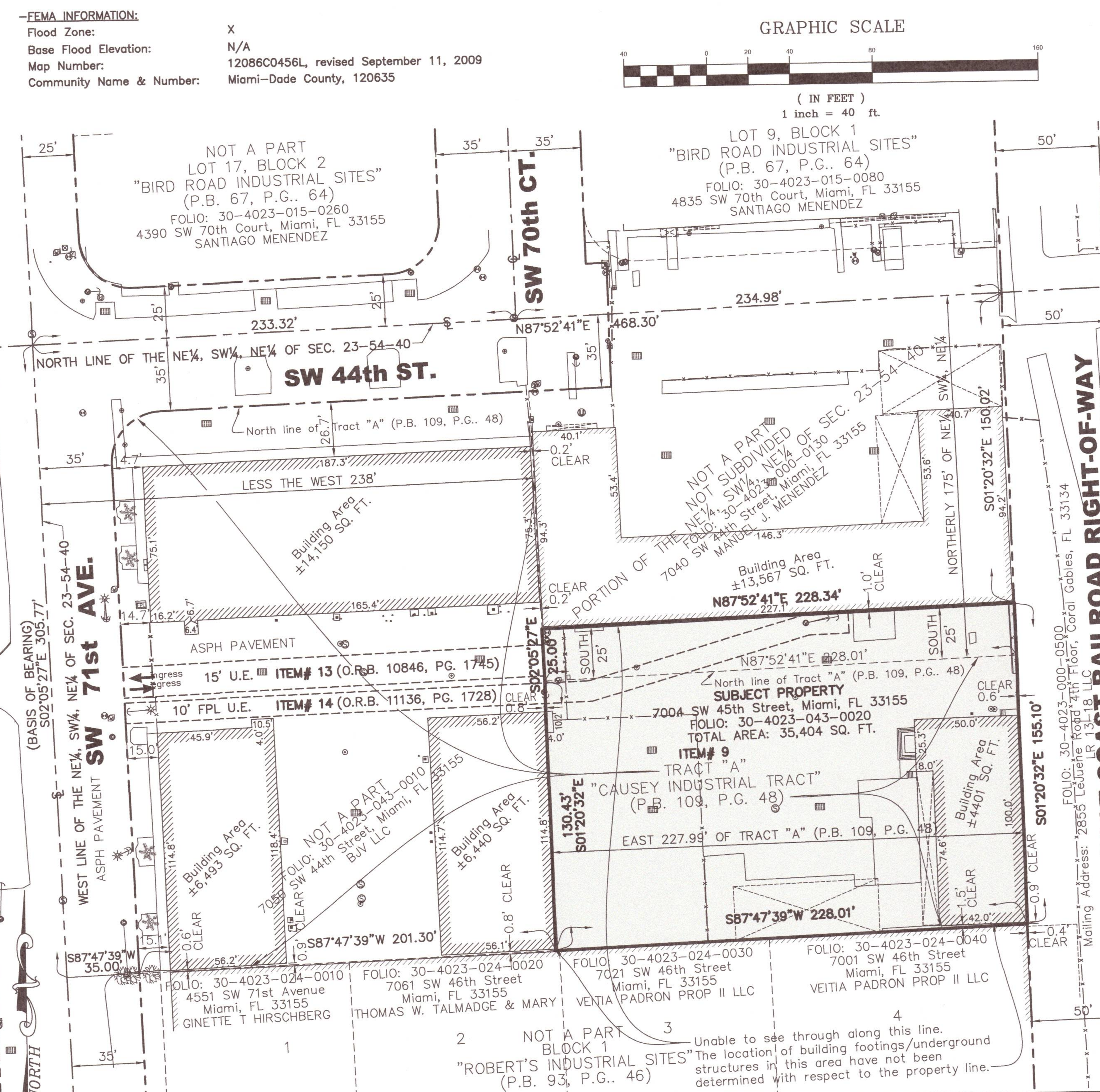




VICINITY MAP
NOT TO SCALE

-FEMA INFORMATION:

Flood Zone:	X
Base Flood Elevation:	N/A
Map Number:	12086C0456L, revised September 11, 2009
Community Name & Number:	Miami-Dade County, 120635



SURVEYOR'S REPORT:

-Total Property Area: 35,404 SQ. FT.

-Tax Folio Number: 30-4023-043-0020

-No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.

-The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J-17.051, Florida Administrative Code.

-The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

-The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

-The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

-The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time. Last Field Survey Date: 09-29-2017.

-Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

-Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

-Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.

-Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard using feet.

-Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.

-Limits of asphalt paving are approximate and, unless otherwise shown, are reasonably consistent with property lines and/or fence lines.

-The Street Right-of-Way abutting this property are physically open unless otherwise noted.

-No underground installations or improvements have been located.

-Bearings are based on an assumed value of S02°05'27"E along the West line of the NE¼, SW¼, NE¼ of Section 23, Township 54 South, Range 40 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION:

The East 227.99 feet of Tract "A" of "CAUSEY INDUSTRIAL TRACT", according to the Plat thereof, as recorded in Plat Book 109, Page 48, of the Public Records of Miami-Dade County, Florida,

and

The South 25 feet of the Northerly 175 feet of the NE¼ of the SW¼ of NE¼, lying West of Florida East Coast Railroad Right of Way Less the West 238 feet thereof, in Section 23, Township 54 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Being a portion of the following property, as described in "Commitment for Title Insurance", issued by First American Title Insurance Company, file No.: NCS-821174-1-MIAMI:

TRACT A OF CAUSEY INDUSTRIAL TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 25 FEET OF THE NORTH 175 FEET OF THE NE ¼ OF THE SW ¼ OF THE NE ¼, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, LESS THE WEST 238 FEET THEREOF, IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
-First American Title Insurance Company
-7050 and 7004 Owner LLC
BJV, LLC
First Republic Bank

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b)(1), 8, 9, 11, of Table A thereof. Also that this survey meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
art@ludovici-orange.com

ARTURO A. SOSA CERTIFICATE NO. 2629 STATE OF FLORIDA REG. LAND SURVEYOR AND MAPPER

NO.	DATE	DESCRIPTION	BY	APP.
1	10-4-17	Survey update.	A.J.	AAS

REVISION BLOCK

ALTA/NSPS LAND TITLE SURVEY
7050 and 7004 Owner LLC (MARINE SITE)

CLIENT INFO: Florida East Coast Industries, LLC
2855 LeJeune Road
Miami, FL, 33134

SITE LOCATION: 7004 SW 45 Street
Miami, FL 33155
MIAMI-DADE COUNTY, FLORIDA
SEC: 23-54-40

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN:	S.S., A.J.
CHECKED:	A.A.S.
SCALE:	AS NOTED
DATE:	05-03-2017
PROJ. #:	2013 27F
FIELD BOOK:	-----

SHEET: 1 OF 1 SHEETS

\\SERVER\Data\SURVEY\Projects\2013\2013 27F Marine and Storage\dwg\2013 27F_Marine.dwg 10/4/2017 2:34 PM

ALTA/NSPS LAND TITLE SURVEY

7050 and 7004 Owner LLC (STORAGE SITE)

TRACT "A", "CAUSEY INDUSTRIAL TRACT", PLAT BOOK 109, PAGE 48, LESS THE EAST 227.99 FEET THEREOF, LYING AND BEING IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, ALL FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT". PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

ABBREVIATIONS:

A/C	Air Conditioning
ASPH	Asphalt
B	Baseline
(C)	Calculated
℄	Centerline
Δ	Central Angle of Curve
C.M.E.	Canal Maintenance Easement
C.B.D.	Chord Bearing Distance
CLF	Chain Link Fence
CONC.	Concrete
C&G	Curb & Gutter
(D)	Deed
DWY	Driveway
D.H.	Drill Hole
E.O.W.	Edge of Water
F.F.E.	Finish Floor Elevation
ENC.	Encroachment
FND	Found
GRD	Ground
I.P.	Iron Pipe
L	Length of Curve
(M)	Measured
M	Monument Line
N&D	Nail & Disc
O.R.B.	Official Record Book
POB	Point of Beginning
POC	Point of Commencement
POT	Point of Termination
PG.	Page
P.B.	Plat Book
R	Radius
(R)	Record
R/W	Right-of-Way
SEC.	Section
S.N.	Set Nail
SWK	Sidewalk
SQ. FT.	Square Feet
T.O.B.	Top of Bank
TYP.	Typical
U.E.	Utility Easement

LEGEND:

Anchor; Back Flow Preventer; Bell South Utility Box; Bell South Manhole; Bench Mark; Bus Sign; Catch Basin; Catch Basin Type F-3; Clean Out; Concrete Light Pole; Concrete Pole; Concrete Power Pole; Concrete Traffic Signal Pole; Drain; Electric Box; Electric Manhole; Electric Meter; Flow Arrow; FPL Box; FP&L Manhole; Fire Hydrant; Guard Rail; Gas Meter; Gas Valve; GPS Point; Grease Manhole; Guard Post; Handicap; Inlet Type P5; Inlet Type P6; Irrigation Control Valve; Irrigation Valve; Light Meter; Mail Box; Manhole Unknown; Metal Light Pole; Metal Pole; Metal Power Pole; Metal Traffic Signal Pole; Monitoring Well; OH — Overhead Cable; P.C.P. (Permanent Control Point); P.R.M. (Permanent Reference Monument); Palm; Parking Meter Station; Parking Meter; Pedestrian Signal Control Box; Pedestrian Sign Metal Pole; Phone Manhole; Plastic Light Pole; Post Indicator Valve; Rail Road Sign; Rail Road Control Utility Box; Spot Light; Siamese Pump; Sanitary Sewer Manhole; Sewer Valve; Storm Manhole; Storm Sewer Manhole; Street Sign; T.V. Box; Telephone Box; Traffic Signal Box; Traffic Signal Control Box; Tree; Utility Box (Unknown); Valve (Unknown); Water Meter; Water Valve; Wood Light Pole; Wood Fence; Wood Power Pole; TREE# Tree Number. See TREE TABLE for tree description.

BTV Buried Cable TV Line; BE-DUCT Buried Electric Duct Bank; BE Buried Electric Line; BFO Buried Fiber Optic Cable; BT Buried Telephone Line; BT-DUCT Buried Telephone Duct Bank; CW Chilled Water Line; COMM Communication Line; FM Force Main Pipe; GAS Gas Line; SAN Sanitary Sewer Line; STRM Storm Drainage Pipe; SL Street Lighting Line; TS Traffic Signal Line; UNK Unidentified Line; W Water Line

Sunshine811

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National Society of Professional Surveyors (NSPS)
Minimum Standard Detail Requirements
For ALTA/NSPS Land Title Surveys
(Effective February 23, 2016)

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

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1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.

4. Gross land area (and other areas if specified by the client).

7. (a) Exterior dimensions of all buildings at ground level.
(b) Square footage of:
(1) exterior footprint of all buildings at ground level.

8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.

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·observed evidence collected pursuant to Section 5.E.iv.
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·Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
·Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
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Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

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TITLE REVIEW NOTES:
All the following documents listed in "SCHEDULE B SECTION II EXCEPTIONS" from:
"COMMITMENT FOR TITLE INSURANCE"
Issued by: First American Title Insurance Company
File No.: NCS-821174-1-MIAMI
Effective Date: February 02, 2017 @ 8:00 A.M.
Amended: 02/17/2017

Was furnished by the client to the undersigned, were reviewed to show any matters affecting the subject site:

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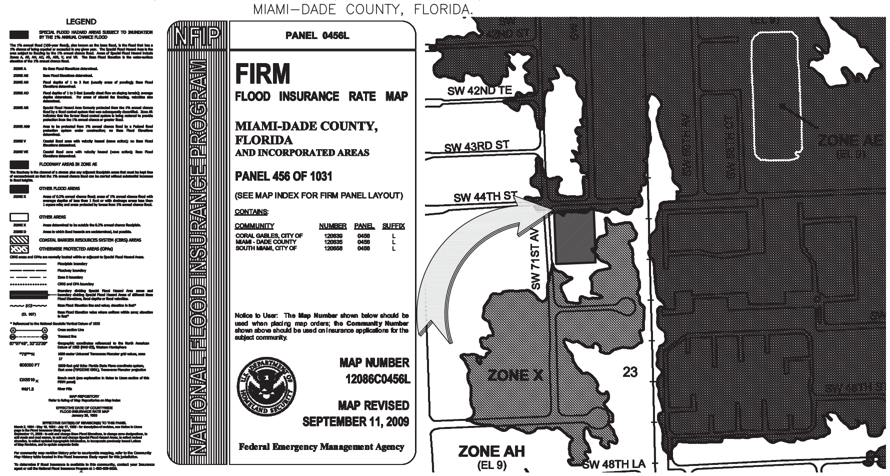
18. This item has been intentionally deleted.

19. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

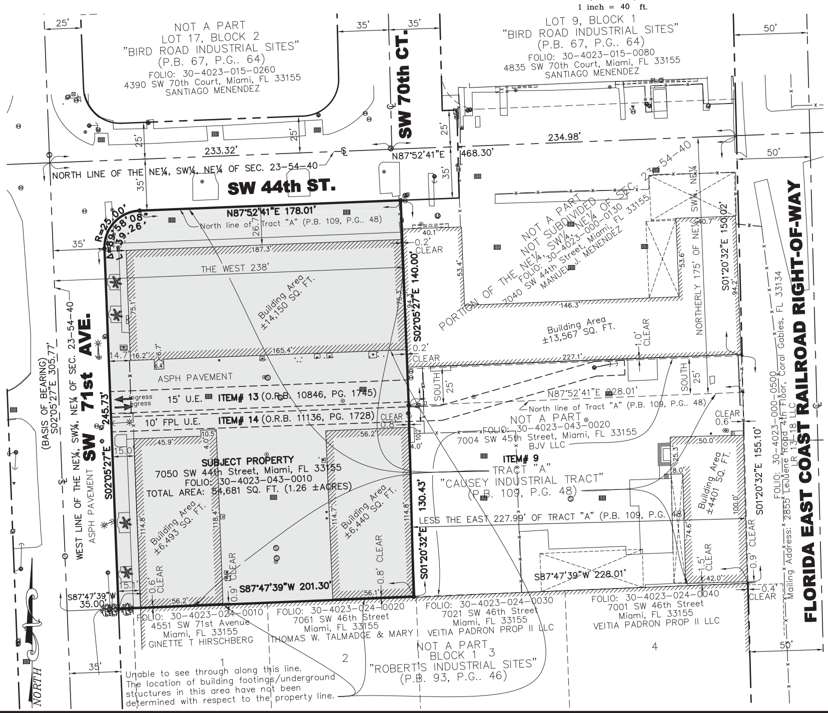


VICINITY MAP
NOT TO SCALE

-FEMA INFORMATION:

Flood Zone:	X
Base Flood Elevation:	N/A
Map Number:	12086C0456L, revised September 11, 2009
Community Name & Number:	Miami-Dade County, 120635

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



SURVEYOR'S REPORT:
-Property Area: Net: 54,681 SQ. FT. (1.26 ±ACRES) (Within limits of the subject property)
Gross: 71,431 SQ. FT. (1.64 ±ACRES) (Within limits of the subject property and extended to the centerlines of SW 44th Street and SW 71st Avenue)

-Tax Folio Number: 30-4023-043-0010

-No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.

-The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J-17.051, Florida Administrative Code.

-The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

-The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

-The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

-The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time. Last Field Survey Date: 09-29-2017.

-Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

-Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

-Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.

-Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard using feet.

-Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.

-Limits of asphalt paving are approximate and, unless otherwise shown, are reasonably consistent with property lines and/or fence lines.

-The Street Right-of-Way abutting this property are physically open unless otherwise noted.

-No underground installations or improvements have been located.

-Bearings are based on an assumed value of S02°05'27"E along the West line of the NE¼, SW¼, NE¼ of Section 23, Township 54 South, Range 40 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION:
Tract "A" of "CAUSEY INDUSTRIAL TRACT", according to the Plat thereof, as recorded in Plat Book 109, Page 48, of the Public Records of Miami-Dade County, Florida, less the East 227.99 feet thereof, lying and being in Miami-Dade County, Florida.

Being a portion of the following property, as described in "Commitment for Title Insurance", issued by First American Title Insurance Company, file No.: NCS-821174-1-MIAMI:

TRACT A OF CAUSEY INDUSTRIAL TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 25 FEET OF THE NORTH 175 FEET OF THE NE ¼ OF THE SW ¼ OF THE NE ¼, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, LESS THE WEST 238 FEET THEREOF, IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
-First American Title Insurance Company
-7050 and 7004 Owner LLC

SURVEYOR'S CERTIFICATE:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b)(1), 8, 9, 11, of Table A thereof. Also that this survey meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
art@ludovici-orange.com

ARTURO A. SOSA CERTIFICATE NO. 2629 STATE OF FLORIDA REG. LAND SURVEYOR AND MAPPER

NO.	DATE	DESCRIPTION	BY	APP.
1	10-4-17	Survey update.	A.J.	AAS
2	10-31-17	Add property gross area to surveyor's report.	A.J.	AAS

REVISION BLOCK

ALTA/NSPS LAND TITLE SURVEY
7050 and 7004 Owner LLC (STORAGE SITE)

CLIENT INFO: Florida East Coast Industries, LLC
2855 LeJeune Road
Miami, FL 33134

SITE LOCATION: 7050 SW 44 Street
Miami, FL 33155
MIAMI-DADE COUNTY, FLORIDA
SEC: 23-54-40

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN:	S.S., A.J.
CHECKED:	A.A.S.
SCALE:	AS NOTED
DATE:	05-03-2017
PROJ. #:	2013 27F
FIELD BOOK:	-----

SHEET: 1 OF 1 SHEETS

\\SERVER\Data\SURVEY\Projects\2013\2013 27F Marine and Storage\dwg\2013 27F_Storage.dwg
10/31/2017 10:24 AM

ALTA/NSPS LAND TITLE SURVEY
OLEANDER-MIAMI BELT LINE

A SUBDIVISION OF A PORTION OF THE SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI–DADE COUNTY, FLORIDA.

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1–800–432–4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT". PURSUANT TO CHAPTER 556.101–111 OF THE FLORIDA STATUTES.

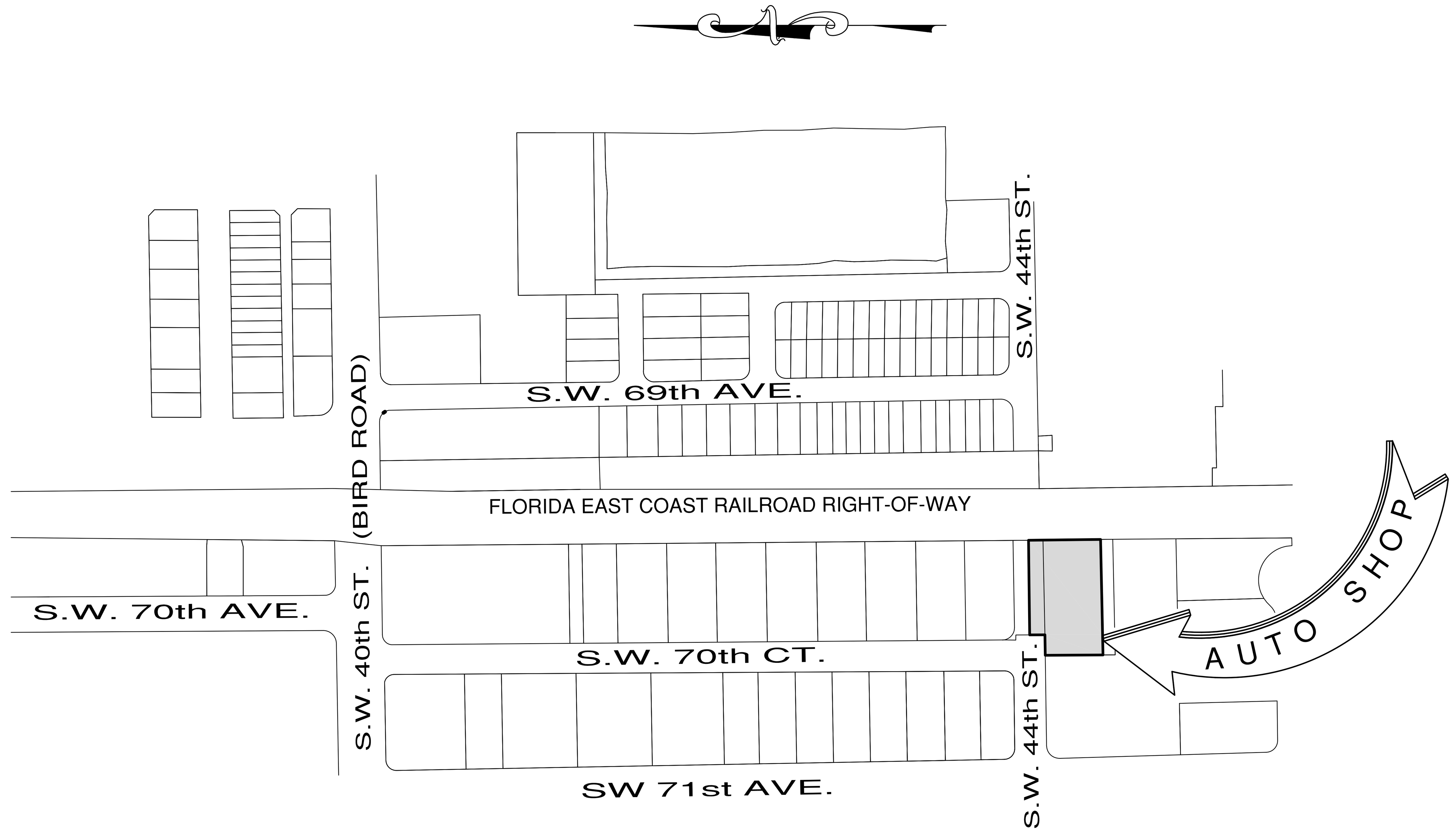
Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

ABBREVIATIONS:

A/C	Air Conditioning
ASPH	Asphalt
BL	Baseline
(C)	Calculated
CL	Centerline
Δ	Central Angle of Curve
C.M.E.	Canal Maintenance Easement
C.B.D.	Chord Bearing Distance
CLF	Chain Link Fence
CONC.	Concrete
C&G	Curb & Gutter
(D)	Deed
DWY	Driveway
D.H.	Drill Hole
E.O.W.	Edge of Water
F.F.E.	Finish Floor Elevation
FND	Found
GRD	Ground
I.P.	Iron Pipe
L	Length of Curve
(M)	Measured
ML	Monument Line
N&D	Nail & Disc
O.R.B.	Official Record Book
POB	Point of Beginning
POC	Point of Commencement
POT	Point of Termination
PG.	Page
P.B.	Plat Book
R	Radius
(R)	Record
R/W	Right–of–Way
SEC.	Section
S.N.	Set Nail
SWK	Sidewalk
SQ. FT.	Square Feet
T.O.B.	Top of Bank
TYP.	Typical
U.E.	Utility Easement

LEGEND:

Anchor
Back Flow Preventer
Basketball Stand
Bell South Utility Box
Bell South Manhole
Bench Mark
Bus Sign
Catch Basin
Catch Basin Type F–3
Clean Out
Concrete Light Pole
Concrete Pole
Concrete Power Pole
Concrete Traffic Signal Pole
Drain
Electric Box
Electric Manhole
Electric Meter
Flow Arrow
FPL Box
FP&L Manhole
Fire Hydrant
Guard Rail
Gas Meter
Gas Valve
GPS Point
Grease Manhole
Guard Post
Handicap
Inlet Type P5
Inlet Type P6
Irrigation Control Valve
Irrigation Valve
Light Meter
Mail Box
Manhole Unknown
Metal Light Pole
Metal Pole
Metal Power Pole
Metal Traffic Signal Pole
Monitoring Well
Overhead Cable
P.C.P. (Permanent Control Point)
P.R.M. (Permanent Reference Monument)
Palm
Parking Meter Station
Parking Meter
Pedestrian Signal Control Box
Pedestrian Sign Metal Pole
Phone Manhole
Plastic Light Pole
Post Indicator Valve
Rail Road Sign
Rail Road Control Utility Box
Spot Light
Siamese Pump
Sanitary Sewer Manhole
Sewer Valve
Storm Manhole
Storm Sewer Manhole
Street Sign
T.V. Box
Telephone Box
Traffic Signal Box
Traffic Signal Control Box
Tree
Utility Box (Unknown)
Valve (Unknown)
Water Meter
Water Valve
Wood Light Pole
Wood Fence
Wood Power Pole
TREE# Tree Number. See TREE TABLE for tree description.
BTV Buried Cable TV Line
BE-DUCT Buried Electric Duct Bank
BE Buried Electric Line
BFO Buried Fiber Optic Cable
BT Buried Telephone Line
BT-DUCT Buried Telephone Duct Bank
CW Chilled Water Line
COMM Communication Line
FM Force Main Pipe
GAS Gas Line
SAN Sanitary Sewer Line
STRM Storm Drainage Pipe
SL Street Lighting Line
TS Traffic Signal Line
UNK Unidentified Line
W Water Line



VICINITY MAP

A PORTION OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOT TO SCALE

First American Title Insurance Company
File No.: 5011612–NCS–799247FL1–MIA
Effective Date: October 25, 2016 at 8:00 a.m.
Amended October 04, 2016 (Item #18)
Schedule B Section II Exeptions,

9. Plat of Bird Road Industrial Sites, recorded in Plat Book 67, Page 64 of the Public Records of Miami–Dade County, Florida. (As to Parcel 2) AFFECTS THE PROPERTY

10. Rights of reversion contained in that certain Right–of–Way Deed to Dade County recorded in Official Records Book 10326, Page 819, Public Records of Miami–Dade County, Florida. (As to Parcel 2) AFFECTS THE PROPERTY

11. Ordinance No. 82–22 of Dade County, Florida, recorded in Official Records Book 11414, Page 335, Public Records of Miami–Dade County, Florida. AFFECTS THE PROPERTY

12. Ordinance No. 87–78 of Dade County, Florida, as recorded in Official Records Book 13559, Page 414, Public Records of Miami–Dade County, Florida. AFFECTS THE PROPERTY

13. Agreement for Water and Sanity Sewage Facilities between Miami–Dade County and Manuel J. Menendez, Trustee under the Manuel J. Menendez Declaration of Trust, dated May 6, 2003, recorded in Official Records Book 26141, Page 2656, Public Records of Miami–Dade County, Florida. AFFECTS THE PROPERTY

14. Board Order No. 15–07 of the Miami Dade County Environmental Quality Control Board recorded in Official Records Book 29569, Page 1290, Public Records of Miami–Dade County, Florida. DOES NOT AFFECTS THE PROPERTY

15. Potential rights of the railway for ingress and egress purposes to access the rail corridor.

16. Any additional taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board

17. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

18. Easement contained in that certain Resolution No. R–520–96 recorded in Official Records Book 17176, Page 4592, Public Records of Miami–Dade County, Florida. AFFECTS THE PROPERTY

SURVEYOR'S REPORT:

Site Acreage: Gross – 0.789± (Within limits of the subject property and extended to the centerlines of SW 44 Street and of SW 70 Court)
Net – 0.757± (Within limits of the subject property)

–No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.

–The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J–17.051, Florida Administrative Code.

–The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

–The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

–The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

–The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time. Last Field Survey Date: XX–XX–2016.

–Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

–Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

–Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.

–Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard using feet.

–Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.

–Limits of asphalt paving are approximate and, unless otherwise shown, are reasonably consistent with property lines and/or fence lines.

–The Street Right–of–Way abutting this property are physically open unless otherwise noted.

–This document consists of two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.

–Bearings are based on an assumed value of (N88°00'41"E) along the centerline of S.W. 40th Street (Bird Road), Miami–Dade County, Florida.

–No underground installations or improvements have been located.

LEGAL DESCRIPTION:

PARCEL 1

NORTH 150 FEET OF NE 1/4 OF SW 1/4 OF NE 1/4, LYING WEST OF FLORIDA EAST COAST RAILROAD, IN SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, EXCEPT WEST 238 FEET THEREOF.

LESS AND EXCEPT THE NORTH 35 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY AND LESS THE WEST 238 FEET THEREOF.

PARCEL 2

THAT PORTION LYING SOUTH OF THE CENTER LINE OF SW 44TH STREET OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SW 44TH STREET IN THE NE 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA LYING EASTERLY OF SW 70TH COURT AND LYING WESTERLY OF THE WEST RIGHT–OF–WAY LINE OF FLORIDA EAST COAST RAILWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 9, IN BLOCK 1, OF BIRD ROAD INDUSTRIAL SITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, AT PAGE 64, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN S 89° 52' 00" W ALONG THE SOUTH LINE OF SAID LOT 9 FOR A DISTANCE OF 174.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, THROUGH A CENTRAL ANGLE OF 90° 47' 35", FOR AN ARC DISTANCE OF 39.62 FEET TO THE POINT OF TANGENCY WITH THE WEST LINE OF SAID LOT 9; THENCE RUN S 0° 39' 35" W ALONG THE TANGENT OF SAID CURVE FOR A DISTANCE OF 25.35 FEET TO A POINT; THENCE RUN N 89° 52' 00" E FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN S 00° 39' 35" W FOR A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF THE NORTH 35 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23; THENCE RUN N 89° 52' 00" E ALONG SAID SOUTH LINE OF THE NORTH 35 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23 FOR A DISTANCE OF 190.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF SAID FLORIDA EAST COAST RAILWAY; THENCE RUN N 0° 39' 35" E ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
–First American Title Insurance Company
–7040–44 Owner LLC

SURVEYOR'S CERTIFICATE:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b)(1), 8, 9, 11, of Table A thereof. Also that this survey meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J–17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
art@ludovici–orange.com

ARTURO A. SOSA CERTIFICATE NO. 2629 STATE OF FLORIDA REG. LAND SURVEYOR AND MAPPER

NO.	DATE	DESCRIPTION	BY	APP.
1	11–16–16	UPDATE NEW COMMITMENT	SS	AAS

REVISION BLOCK

ALTA/NSPS LAND TITLE SURVEY
OLEANDER-MIAMI BELT LINE

CLIENT INFO: ENTER NAME OF CLIENT
ENTER ADDRESS OF CLIENT
ADDRESS CONT.

SITE LOCATION: ENTER ADDRESS OF PROJECT
ADDRESS CONT.
MIAMI-DADE COUNTY, FLORIDA

SEC:

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN:	SS
CHECKED:	AAS
SCALE:	AS NOTED
DATE:	11–29–2016
PROJ. #:	2013 27 E
FIELD BOOK:	-----

SHEET: 1 OF 2 SHEETS

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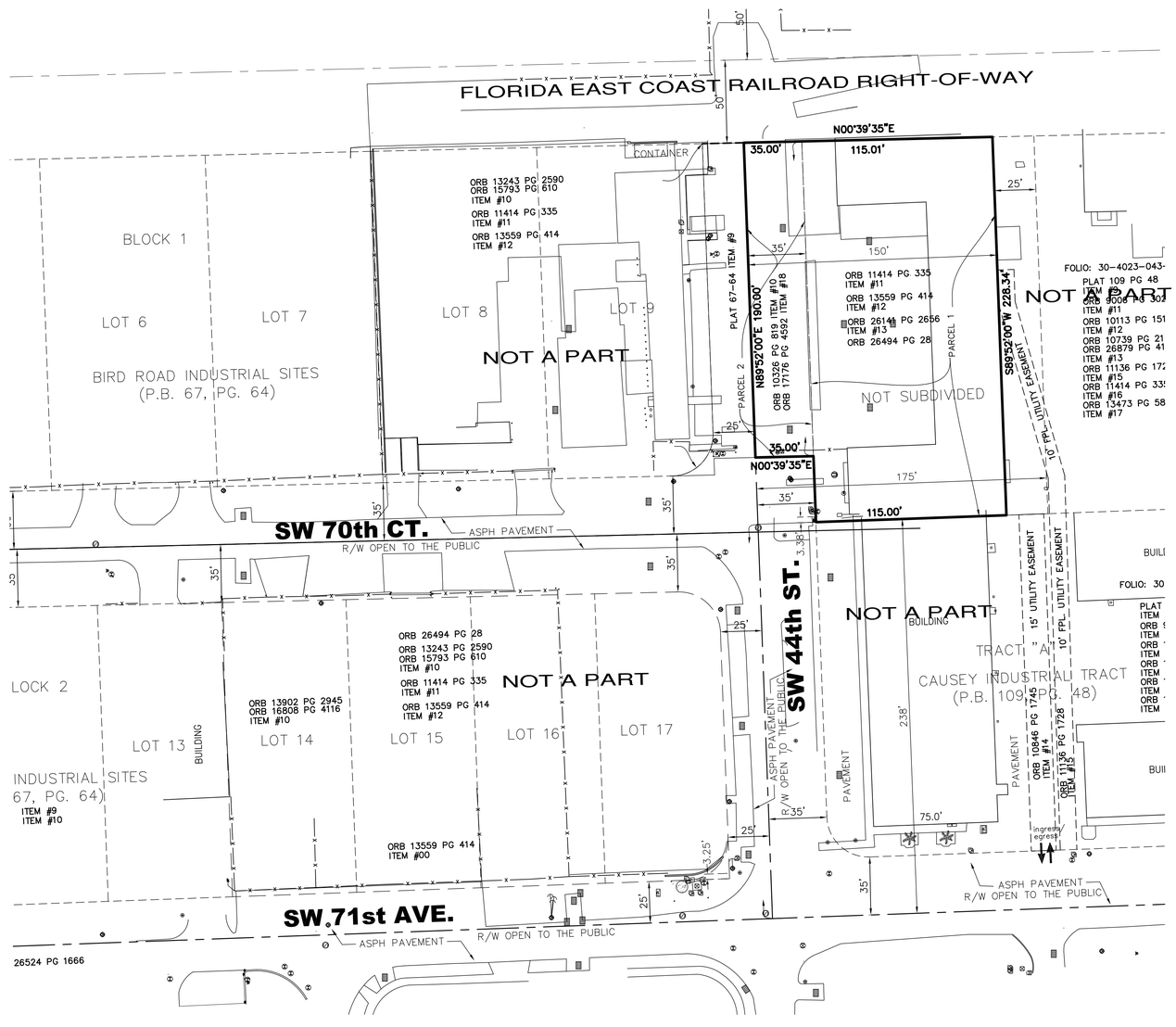
ALTA/NSPS LAND TITLE SURVEY

OLEANDER-MIAMI BELT LINE

A SUBDIVISION OF A PORTION OF THE SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
MIAMI–DADE COUNTY, FLORIDA.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY	APP.
1	11-16-16	UPDATE NEW COMMITMENT	SS	AAS

ALTA/NSPS LAND TITLE SURVEY
OLEANDER-MIAMI BELT LINE
SEC.
ENTER NAME OF CLIENT
ENTER ADDRESS OF CLIENT
ADDRESS CONT.
ENTER ADDRESS OF PROJECT
ADDRESS CONT.
MIAMI-DADE COUNTY, FLORIDA

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO.: LB 1012
3251 Ponce de Leon Blvd. Coral Gables, Florida 33134
Phone: 305-445-1500 | info@ludovicorange.com

DRAWN:	SS
CHECKED:	AAS
SCALE:	AS NOTED
DATE:	11-29-2016
PROJ. #:	2013 27 E
FIELD BOOK:	------

SHEET:
2
OF 2 SHEETS

This document consists of two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.

EXHIBIT C

LOCATION MAP

APPLICANTS / REPRESENTATIVE

7050 and 7004 Owner LLC / Joseph G. Goldstein, Esq., Tracy R. Slavens, Esq.

DESCRIPTION OF SUBJECT AREA

The Property contains approximately +/- 2.83 net acres, lying west of Florida East Coast Railroad and south of SW 44th Street, in unincorporated Miami-Dade, Florida, in Section 23, Township 54, Range 40.

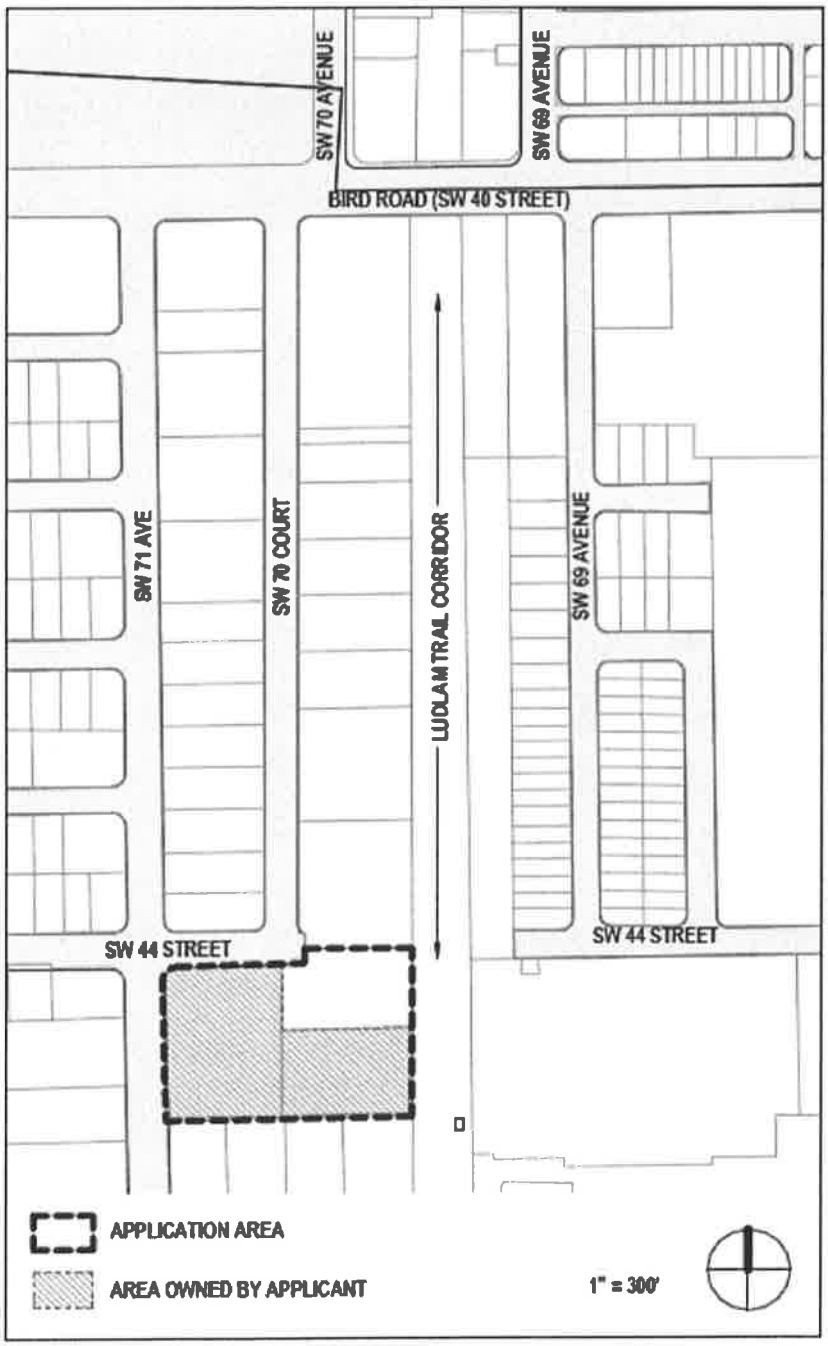


EXHIBIT D

AERIAL

EXHIBIT E

DISCLOSURE FORMS

DISCLOSURE OF INTEREST

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

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT: 7050 and 7004 Owner LLC

150 W Flagler Street, Suite 2300

Miami, FL 33130

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
	Manuel J. Menendez TRS Manuel J. Menendez Revocable Inter-Vivos Trust	30-4023-000-0130	.77 +/- Acres
X	7050 and 7004 Owner LLC	30-4023-043-0010	1.26 +/- Acres
X	7050 and 7004 Owner LLC	30-4023-043-0020	.81+/-Acres

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
X	X			

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned

by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: 7050 and 7004 Owner LLC

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
7050 and 7004 Owner LLC 150 W Flagler Street, Suite 2300 Miami, FL 33130	100%

c. **If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].**

TRUSTEES NAME: _____

BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS	PERCENTAGE OF INTEREST

e. **If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural**

persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	PERCENTAGE OF INTEREST
7040-44 Owner LLC 150 W Flagler Street, Suite 2300 Miami, FL 33130	100%

Date of Contract February 15, 2017

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

---

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

---

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

CORPORATION NAME _____

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

---

c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: Manuel J. Menendez, Trustee, under the Manuel J. Menendez Revocable Inter-Vivos Trust, under agreement dated May 6, 2003

BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
Manuel J. Menendez and Teresita Menendez as husband and wife 3305 Alhambra Circle, Coral Gables, FL 33134	100%

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

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS	PERCENTAGE OF OWNERSHIP

e. **If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].**

NAME, ADDRESS AND OFFICE (if applicable)	PERCENTAGE OF INTEREST

Date of Contract _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust

_____

_____

_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

7050 and 7004 Owner LLC,
a Delaware limited liability company

BY: _____

PRINT NAME: Vincent Signorello

TITLE: President

Sworn to and subscribed before me

this 26 **day of** October **, 2017**

My Commission Expires:

_____

Notary Public, State of Florida at Large (SEAL)

SANDRA A. TRUQUE
Notary Public - State of Florida
Commission # FF 912457
My Comm. Expires Aug 24, 2019
Bonded through National Notary Assn.

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

7040-44 Owner LLC,
a Delaware limited liability company

BY: _____

PRINT NAME: Vincent Signorello

TITLE: President

Sworn to and subscribed before me

this 26 **day of** October **, 2017**

My Commission Expires:

_____

Notary Public, State of Florida at Large (SEAL)

SANDRA A. TRUQUE
Notary Public - State of Florida
Commission # FF 912457
My Comm. Expires Aug 24, 2019
Bonded through National Notary Assn.

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

EXHIBIT B-1

PROPERTY DESCRIPTION: Provide the following information for all properties in the application area. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
☐	Manuel J. Menendez TRS Manuel J. Menendez Revocable Inter-Vivos Trust	30-4023-000-0130	.77 +/- Acres
☒	7050 and 7004 Owner, LLC	30-4023-043-0010	1.26 +/- Acres
☒	7050 and 7004 Owner, LLC	30-4023-043-0020	.81 +/- Acres
☐			
☐			
☐			