

This instrument was prepared by  
and return to:  
Miguel Diaz de la Portilla, Esq.  
Saul Ewing Arnstein & Lehr LLP  
200 S. Biscayne Blvd., Suite 3600  
Miami, Florida 33131

RECEIVED  
2018 JUN 14 P 3: 24  
ESTATE PLANNING DIVISION

(Space reserved for Clerk)

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**DECLARATION OF RESTRICTIONS**

*WHEREAS*, International Atlantic, LLC, a Delaware limited liability company, The Graham Companies, a Florida corporation, and TGC SEC 8-9 North Point LLC, a Florida limited liability company (hereinafter collectively referred to as the “**Owners**”) hold the fee simple title to their respective parcels of land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter called the “**Property**”, which is supported by an Opinion of Title; and

*WHEREAS*, the Owners have applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “**CDMP**”) with respect to the Property in the November 2015 Amendment Cycle as Application No. 1 (the “**Application**”); and

*WHEREAS*, the Application was subsequently transferred to the May 2016 CDMP Amendment Cycle as Application No. 5; and

*WHEREAS*, the Application seeks to re-designate the Property from “**Industrial and Office**” to “**Business and Office**” on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan (“**LUP**”) map; and

*WHEREAS*, the Property is subject to a Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida (the “**Original Declaration**”); and

*WHEREAS*, as part of its Application requests, the Owners seek the release of the Original Declaration and for the County to accept this Declaration of Restrictions.

*NOW, THEREFORE*, in order to assure Miami-Dade County that the representations made by the Owners during consideration of the Application will be abided by the Owners freely, voluntarily and without duress, the Owners make the following Declaration of Restrictions covering and running with the Property:

1. **Release of Declaration.** The Original Declaration is hereby released, terminated and rendered of no force and effect.

2. **Permitted Uses.** The development program for the Property will be limited to the following uses and intensities, subject to the provisions and limitations for modifying the development program set forth herein:

- a. Up to 3,500,000 SF of retail use;
- b. Up to 1,500,000 SF of entertainment use;
- c. Up to 2,000 rooms of lodging;
- d. Up to 1,200,000 SF of back of the house (hallways, rest areas, bathrooms and related support areas); and
- e. It is the intent of this instrument and the parties to liberally construe the uses allowed within the Property.

The Owners may seek site plan and ultimate development orders and approvals for a modified development program that simultaneously increases and decreases the intensity of uses within the Property for each land use, as broadly defined provided, that, i) in no event shall the retail use exceed 3,500,000 SF, and ii) the total vehicle trip generation shall not exceed a total of 5,784 net external PM peak hour vehicle trips.

The calculation of net external PM peak hour vehicle trips shall be prepared using the trip generation rates and methodological assumptions provided in **Exhibit "B"** (the "Land Use/Trip Exchange Matrix"), attached. Upon any application for site plan approval for all or any portion of the Property, or any subsequent modifications thereto which contemplate a change in program, the then Owners of the parcel that is the subject of the site plan application shall provide the County with a trip generation analysis, using the Land Use/Trip Exchange Matrix, which demonstrates that the modified development program for the Property, including that portion of the Property that is the subject of the site plan application, will not generate in excess

of 5,784 net external PM peak hour vehicle trips. In addition to the trip generation analysis, the Property shall be required to meet all applicable concurrency requirements.

**3. Rock-Mining Notice to Lessees.** The Owners and their successors and assigns shall, prior to the issuance of the first development permit for any hotel room, record a notice in the Public Records that the proposed development is located within two (2) miles of a permitted rock-mining operation where blasting is permitted. The notice shall provide the location of the blasting site, and information regarding governmental regulation of blasting. Notice shall be given to lessees contemporaneous with signing of leases on the Property. In addition, the Owners, their successors, and assigns, acknowledge the presence of active limestone rock-mining operations and ancillary uses west of the Property, west of the Homestead Extension of the Florida Turnpike, south of the Dade –Broward County line, and north of State Road 27. The Owners agree that they will not oppose the limestone rock-mining operations or their ancillary uses (including, without limitation, the associated heavy truck traffic and use of explosives in connection with their rock-mining), if such activities are compliant with applicable regulations.

**4. Environmental and Infrastructure Impact Analysis and/or Mitigation.** The Owners shall seek necessary permits and approvals from agencies with jurisdiction over development of the Project and obtain such permits and approvals applicable to the Project(s) or the applicable portion of the Project(s). In satisfaction of this Paragraph, the Owners shall address certain environmental and infrastructure concerns identified during the review of the Application (“Assurances”), which Assurances shall address the impacts rationally related to and resulting from the Project(s) with regard to the following subject areas:

- a. Environment (addressing, as appropriate, Stormwater Management, Wetland and Tree Resources, Threatened and Endangered Species).
- b. Fire and Emergency Medical Services.
- c. Police services.
- d. Traffic Circulation with regard to Miami Gardens Drive, Frontage Road, NW 180 Street, NW 170 Street, NW 97 Ave, NW 102 Ave, NW 176 Street, NW 87 Ave, Interchange at Heft and 170 St, Modifications at I-75, Okeechobee Road (If needed, unless otherwise proven at time of platting.)
- e. Transit.

f. Water and Sanitary Sewer.

To implement and comply with the foregoing, contemporaneous with, and as part of the processing and approval of the first application(s) seeking the rezoning of the Property, or any portion thereof, the Owners shall proffer a recordable and enforceable development agreement with the County, pursuant to Section 163.3221, Florida Statutes and Section 33G-8, Miami-Dade County Code, or another instrument in a form acceptable to the County Attorney (“Development Agreement”).

5. **Capital Improvements Element.** Certain roadway improvements identified as necessary for Level of Service (LOS) to serve the Project (“Improvements”) are reflected in Table 10-A (Traffic Circulation) and Table 11-A (Mass Transit) of the CDMP Capital Improvements Element (CIE), and said changes to the CIE are to be adopted as part of the Application. A development agreement or other legal instrument acceptable to the County may specifically address the need for the Improvements and changes to the CIE adopted as part of the applications and may authorize future analysis, independent study, or other evidence, in a form acceptable to the County, to be submitted to the County to determine if the Improvements remain necessary for the Project to meet LOS. The future analysis or independent study shall be subject to the review by the Department of Transportation and Public Works as well as the Planning Division of the Department of Regulatory and Economic Resources, or its successor agency. The CIE may be amended by the County from time to time in accordance with applicable laws and procedures in effect at the time. Such amendments may occur without the need for any amendment to this instrument.

6. **Hiring of Local Workforce, Veterans, and Local Universities.** In addition to any other economic development obligations set forth in the Declaration of Restrictions executed by International Atlantic LLC and recorded at Official Records Book 29586 at Page 0099 (the “Economic Development Covenant”), prior to the issuance of the first building permit for the development of the Property, the Owners shall, and shall require all of its contractors and tenants to:

- a. Notify, and periodically thereafter continue to notify, the South Florida Workforce Investment Board (or successor "Referral Agency" under the County's First Source Hiring Referral Program established under Chapter

2, Article CXLII of the County Code) of all vacancies, and make a good faith effort to employ candidates from the Referral Agency, with priority to qualified applicants who are residents of Miami-Dade County within the zip codes around where the Property is located. This obligation shall be in effect through completion of all construction on the Property.

- b. Use all commercially reasonable efforts to utilize Local Certified Veteran Business Enterprises, as defined in Section 2-8.5.1 of the County Code, and employ active duty members and honorably discharged veterans of the United States Armed Forces, National Guard, or reserve components thereof in the construction and on-going operations of the Property. This obligation shall be in effect through the date that is fifteen (15) years from the Date of Conveyance (as such term is defined in the Economic Development Covenant).
- c. Use all commercially reasonable efforts to obtain participation from universities located within Miami-Dade County with relevant professional services programs in any architecture, design, engineering, and construction work on the Property. This obligation shall be in effect through completion of all construction on the Property.

In the event of a conflict, the requirements of the Economic Development Covenant shall control.

7. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owners' expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during the Term shall be for the benefit of, and limitation upon, all present and future Owners of the Property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

9. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then Owners of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

10. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the

services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

11. **County Inspections.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

12. **Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

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

14. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

15. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

16. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is

filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

17. **Acceptance of Declaration.** The Owners acknowledge that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

18. **Owners.** The term Owners shall include all heirs, assigns, and successors in interest.

*[Execution Pages Follow]*



WITNESSES:

Jacob Reiser  
Print Name: Jacob Reiser

Hema  
Print Name: Heena Rana

OWNERS:

INTERNATIONAL ATLANTIC LLC, a Delaware limited liability company

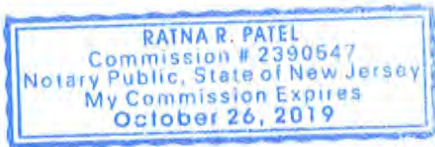
By: Martin Walrath  
Name: Martin Walrath  
Title: Authorized Signatory

STATE OF New Jersey  
COUNTY OF Bergen

The foregoing instrument was acknowledged before me this 12th day of June, 2018 by Martin Walrath, Authorized Signatory of International Atlantic LLC, a Delaware limited liability company, who (X) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

My commission expires:  
October 26, 2019

Ratna R. Patel  
Notary Public Signature



THE GRAHAM COMPANIES, a Florida corporation

*A. Nance*  
Print Name: AUDRIE NANCE

*[Signature]*  
Print Name: LEZCANO, Stuart

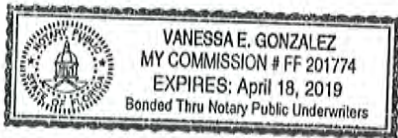
By: *[Signature]*  
Name: STU WYLLIE  
Title: PRESIDENT

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2018 by Stuart S. Wyllie, President of The Graham Companies, a Florida limited liability company, who () is personally known to me or ( ) produced \_\_\_\_\_ as identification.

My commission expires:

*Vanessa E. Gonzalez*  
Notary Public Signature



TGC SEC 8-9 NORTH POINT LLC, a Florida limited liability company

W Nance  
Print Name: AUDRIE NANCE

[Signature]  
Print Name: LOREANO SILVA

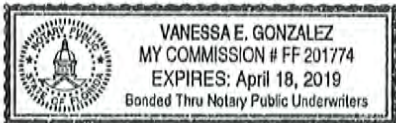
By: [Signature]  
Name: STUART WYLLIE  
Title: PRESIDENT

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2018 by Stuart S. Wyllie, President of TGC SEC 8-9 North Point LLC, a Florida limited liability company, who () is personally known to me or ( ) produced \_\_\_\_\_ as identification.

My commission expires:

Vanessa E. Gonzalez  
Notary Public Signature



(Space reserved for Clerk)

**JOINDER BY MORTGAGEE CORPORATION**

The undersigned CIBC BANK USA, FORMERLY KNOWN AS THE PRIVATEBANK AND TRUST COMPANY, as administrative agent, as Mortgagee under that certain Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents by International Atlantic LLC, a Delaware limited liability company to The Private Bank and Trust Company, an Illinois state chartered bank recorded July 6, 2016 in Official Records Book 30140, Page 1186, as affected by Partial Release of Mortgage recorded on March 24, 2017 in Official Records Book 30469, Page 551 of the Public Records of Miami-Dade County, Florida, and as amended and restated by that certain Amended and Restated Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents by International Atlantic LLC, a Delaware limited liability company to CIBC Bank USA, formerly known as The PrivateBank and Trust Company, an Illinois state chartered bank, as administrative agent recorded October 23, 2017 in Official Records Book 30728, Page 4869 of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 15<sup>th</sup> day of June, 2018.

Witnesses:

*[Signature]*

Signature

*Cheryl Wittes*

Print Name

*Sarah Coppoletta*

Signature

*Sarah Coppoletta*

Print Name

CIBC BANK USA, FORMERLY KNOWN AS THE PRIVATEBANK AND TRUST COMPANY, as administrative agent


By: *Mary Pat McKeown*

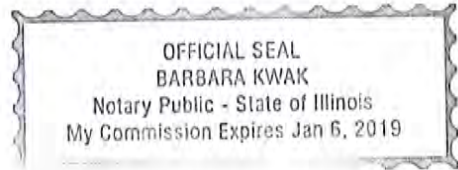
Mary Pat McKeown, Managing Director

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me by Mary Pat McKeown, the Managing Director of CIBC BANK USA, FORMERLY KNOWN AS THE PRIVATEBANK AND TRUST COMPANY, as administrative agent, an Illinois state chartered bank. She is personally known to me.

Witness my signature and official seal this 15 day of June, 2018, in the County and State aforesaid.

  
\_\_\_\_\_  
(Signature)  
Notary Public-State of IL  
Barbara Kwak  
\_\_\_\_\_  
(Print Name)  
My Commission Expires: 1/6/19



## LEGAL DESCRIPTION OF "ADM PROPERTY"

### EXHIBIT "A"

SHEET 1 OF 3 SHEETS -- MAY 9, 2018

A PORTION OF TRACTS 1, 2, 3, 8, 9, 10, 11 AND 18 THROUGH 24, INCLUSIVE, AND ALL OF TRACTS 4, 5, 6 AND 7, OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH THAT PORTION OF THE 10 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 68; ALSO TOGETHER WITH A PORTION OF TRACTS 17 THROUGH 25, INCLUSIVE, AND TRACT 32, AND ALL OF TRACTS 26 THROUGH 31, INCLUSIVE, OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST; SUBJECT TO THAT PORTION OF THE 15 FOOT WIDE ROAD RESERVATION LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2 AT PAGE 17, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE NORTH 02 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 284.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST, FOR 2572.94 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 37 SECONDS EAST, ALONG THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 821 (HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87005 CONTRACT 2313, APPROVED SEPTEMBER, 1970, LAST REVISED NOVEMBER 1, 1971 (SHEETS 1 THROUGH 5), FOR 3352.48 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, [SOUTH 02 DEGREES 37 MINUTES 05 SECONDS EAST (D)] ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 214.90 FEET [214.91 FEET (D)] TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9; SAID POINT BEARS NORTH 28 DEGREES 00 MINUTES 29 SECONDS WEST [NORTH 28 DEGREES 00 MINUTES 35 SECONDS WEST (F)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1578.50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 12.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST, [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 112, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2 - SECTION 87075, DATED JUNE 11, 2015 AND A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104, AS RECORDED IN OFFICIAL RECORDS BOOK 29813 AT PAGE 618 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 481.02 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 23

(CONTINUED ON SHEET 2 OF 3 SHEETS)

## LEGAL DESCRIPTION OF "ADM PROPERTY"

### EXHIBIT "A"

SHEET 2 OF 3 SHEETS -- MAY 9, 2018

(CONTINUED FROM SHEET 1 OF 3 SHEETS)

SECONDS EAST, [SOUTH 47 DEGREES 32 MINUTES 29 SECONDS EAST (D)], AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 80.00 FEET; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] FOR 152.06 FEET [152.00 FEET (D)] TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS [15 DEGREES 51 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 238.21 FEET [238.27 FEET (D)] TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104; THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (F)] ALONG A LINE THAT IS PARALLEL WITH AND 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 337.17 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 105, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2, DATED JUNE 11, 2015; SAID POINT BEARS NORTH 10 DEGREES 55 MINUTES 03 SECONDS EAST [NORTH 10 DEGREES 54 MINUTES 48 SECONDS EAST (D)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 02 DEGREES 47 MINUTES 50 SECONDS [02 DEGREES 47 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 42.01 FEET [42.03 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 17 MINUTES 07 SECONDS EAST [SOUTH 76 DEGREES 17 MINUTES 18 SECONDS EAST (D)], ALONG THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104 AND THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 114.78 FEET; [114.51 FEET (D)]; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST [SOUTH 00 DEGREES 22 MINUTES 54 SECONDS EAST (D)] FOR 104.28 FEET; [104.38 FEET (D)] THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (D)], ALONG A LINE THAT IS PARALLEL WITH AND 156.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 490.67 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH A PORTION OF THE WESTERLY AND SOUTHERLY LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP

(CONTINUED ON SHEET 3 OF 3 SHEETS)

## LEGAL DESCRIPTION OF "ADM PROPERTY"

### EXHIBIT "A"

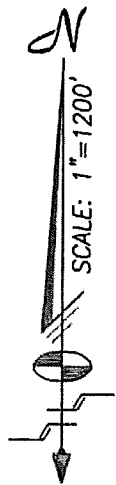
SHEET 3 OF 3 SHEETS -- MAY 9, 2018

(CONTINUED FROM SHEET 2 OF 3 SHEETS)

SECTION 87075-2402, APPROVED JULY 5, 1977, LAST REVISED DECEMBER 1, 1978, (SHEETS 1 THROUGH 10); SAID POINT BEARS SOUTH 04 DEGREES 55 MINUTES 08 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 2567.95 FEET AND A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 44 SECONDS [03 DEGREES 35 MINUTES 47 SECONDS (D)] FOR AN ARC DISTANCE OF 161.15 FEET [161.18 FEET (D)] TO A POINT ON THE LAST DESCRIBED CIRCULAR CURVE; SAID CIRCULAR CURVE HAVING A CHORD DISTANCE OF 161.12 FEET [161.16 FEET (D)] AND A CHORD BEARING OF NORTH 86 DEGREES 52 MINUTES 44 SECONDS WEST [NORTH 86 DEGREES 52 MINUTES 47 SECONDS WEST (D)]; SAID POINT ALSO BEING ON THE NEXT DESCRIBED CIRCULAR CURVE AND BEARS SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 10094.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 50 SECONDS [03 DEGREES 43 MINUTES 48 SECONDS (D)] FOR AN ARC DISTANCE OF 657.22 FEET [657.12 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 08 MINUTES 41 SECONDS EAST [SOUTH 05 DEGREES 08 MINUTES 46 SECONDS EAST (D)] FOR 166.53 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 59 SECONDS EAST, [NORTH 89 DEGREES 35 MINUTES 54 SECONDS EAST (D)] ALONG THE SOUTH LINE OF SAID TRACT 19 OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 173.32 FEET; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINES OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 02 DEGREES 36 MINUTES 44 SECONDS EAST [SOUTH 02 DEGREES 37 MINUTES 03 SECONDS EAST (F)], ALONG THE WESTERLY LIMITS OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87075-2402, FOR 1366.34 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST FOR 2170.56 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

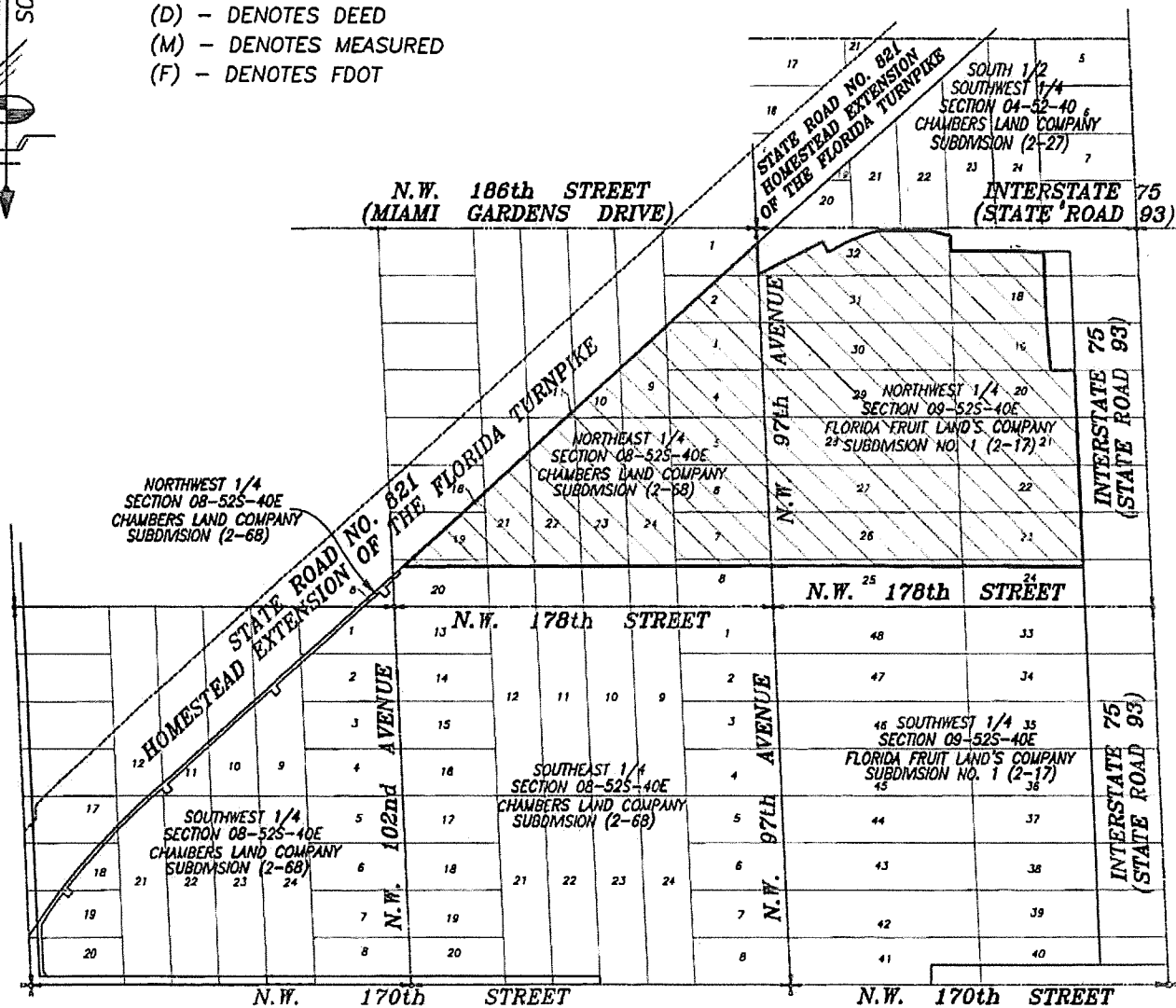


# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



**LEGEND:**

- P.O.C. - DENOTES POINT OF COMMENCEMENT
- P.O.B. - DENOTES POINT OF BEGINNING
- P.B. - DENOTES PLAT BOOK
- PG. - DENOTES PAGE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- FDOT - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- (D) - DENOTES DEED
- (M) - DENOTES MEASURED
- (F) - DENOTES FDOT



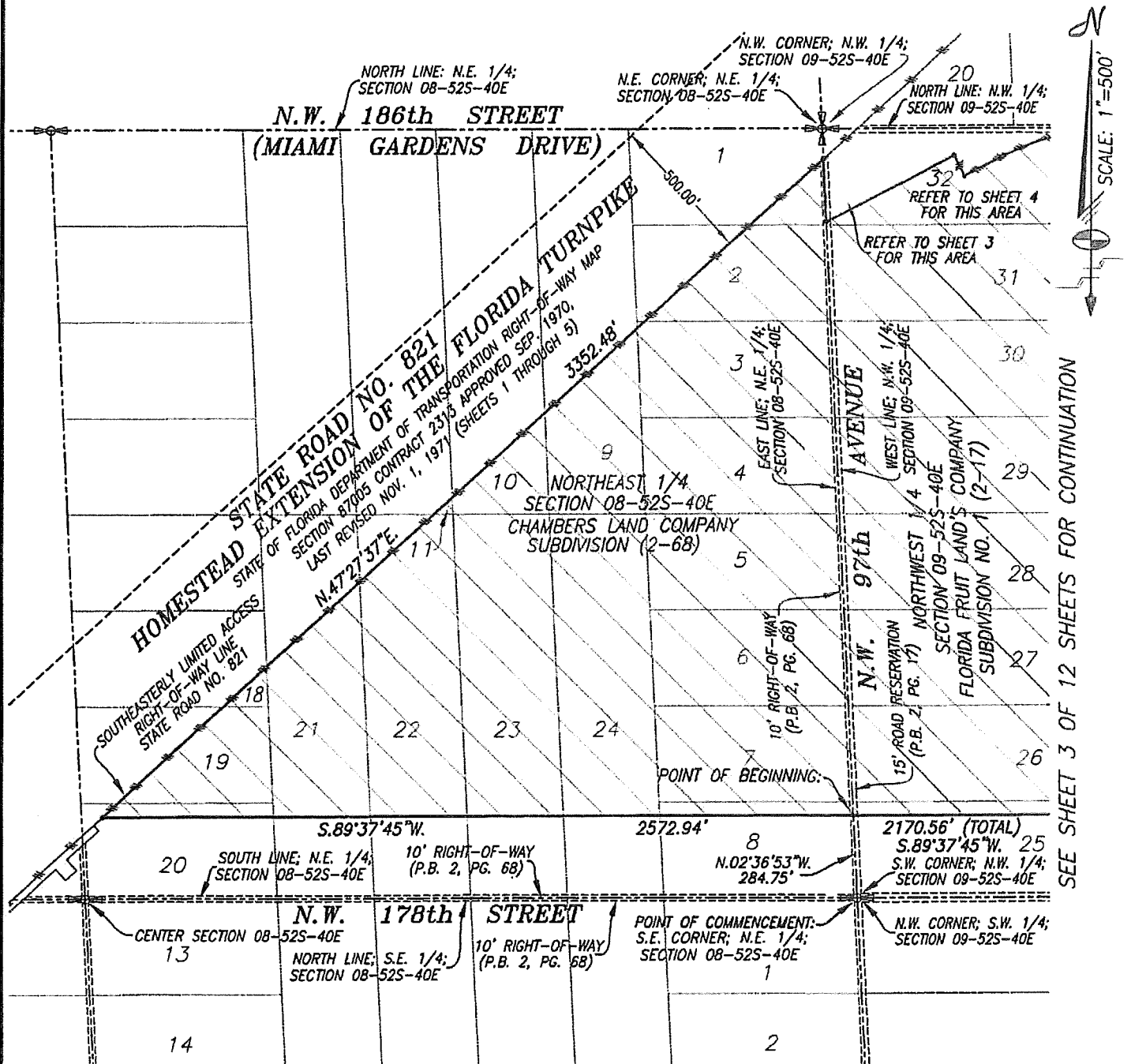
## LOCATION SKETCH

**EXHIBIT "A"**  
SHEET 1 OF 12 SHEETS

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-5288  
ORDER NO. 207757 PREPARED UNDER MY SUPERVISION:  
DATE: OCTOBER 24, 2017  
THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS
05-09-2018; #208601
TITLE & EXHIBIT LETTER

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



SEE SHEET 3 OF 12 SHEETS FOR CONTINUATION

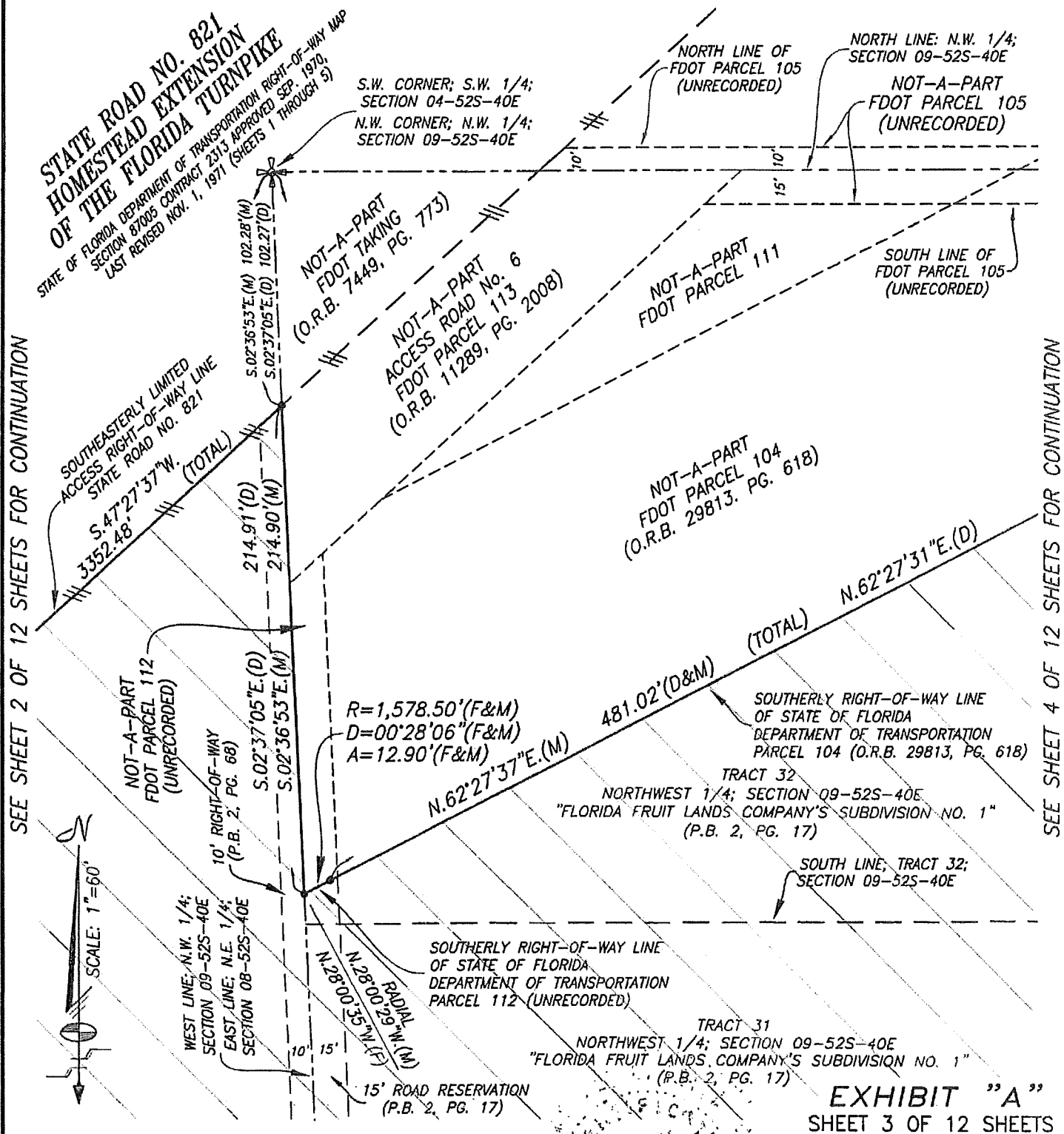
**EXHIBIT "A"**  
SHEET 2 OF 12 SHEETS

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
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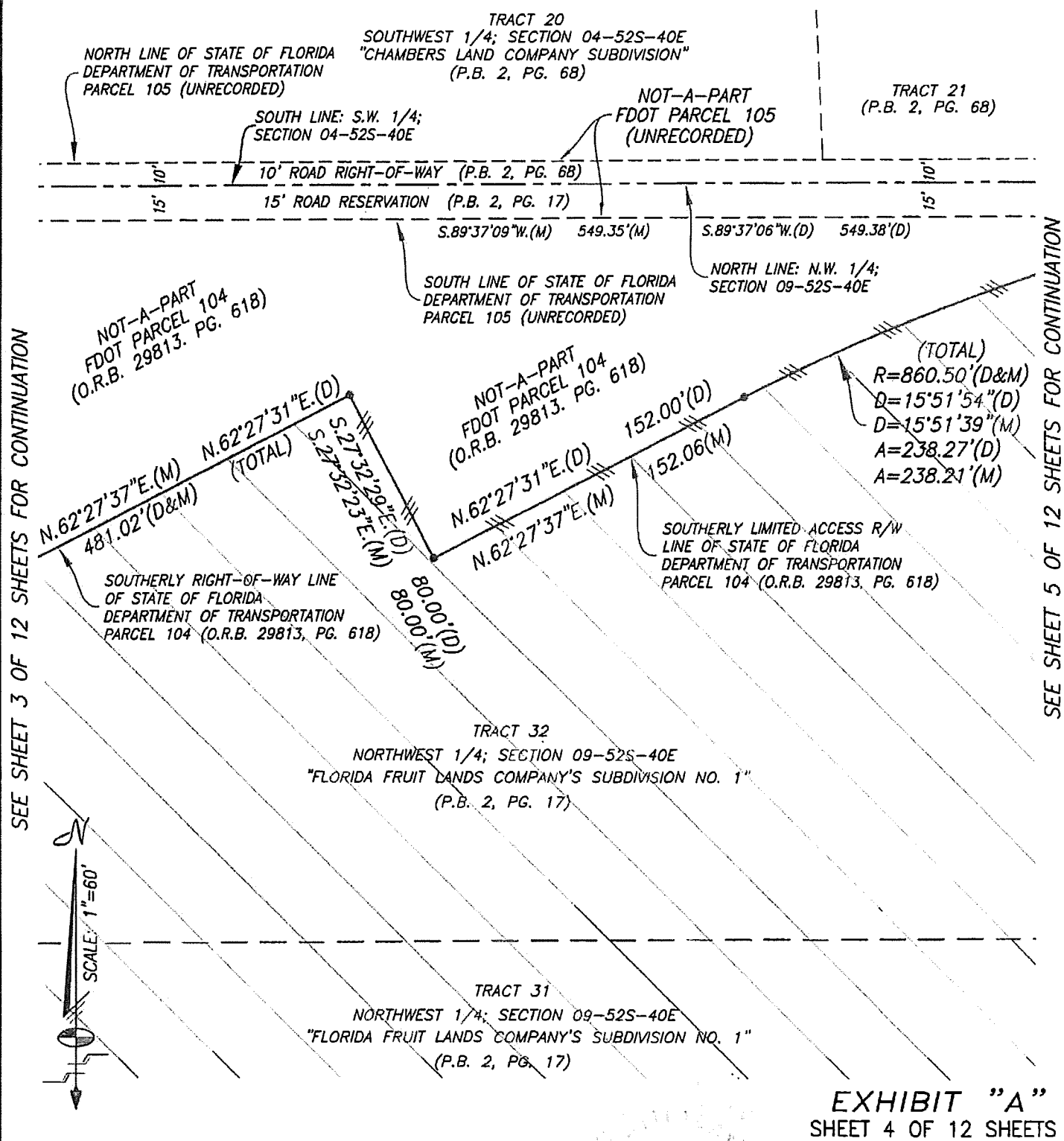
**EXHIBIT "A"**  
**SHEET 3 OF 12 SHEETS**

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-8288  
ORDER NO. 207757  
DATE: OCTOBER 24, 2017  
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CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION  
*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS
05-09-2018; #208601 TITLE & EXHIBIT LETTER

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



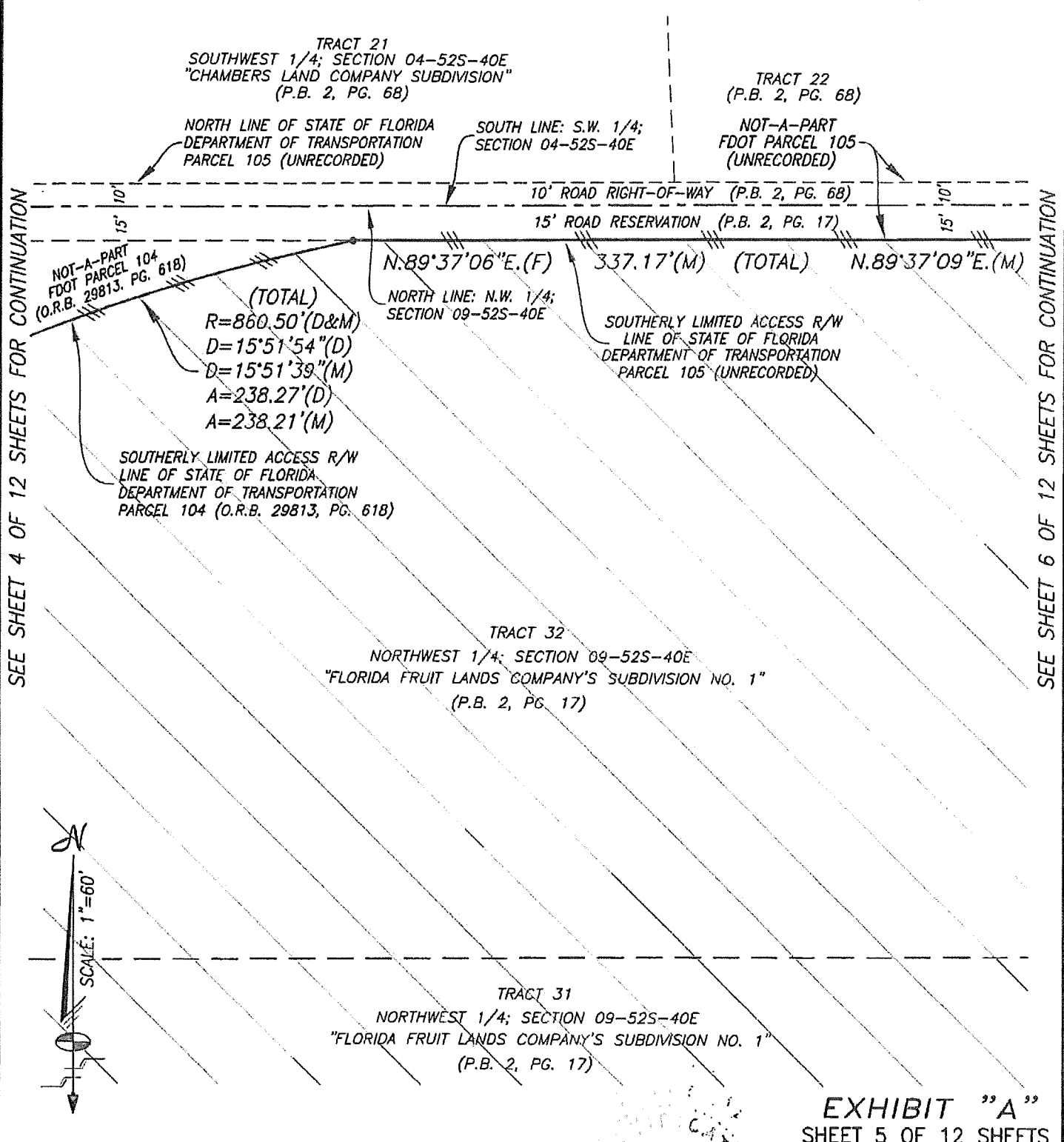
SEE SHEET 3 OF 12 SHEETS FOR CONTINUATION

SEE SHEET 5 OF 12 SHEETS FOR CONTINUATION

**EXHIBIT "A"**  
SHEET 4 OF 12 SHEETS

	<p style="text-align: center;"><b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b>                  LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025                  PHONE No.(954)435-7010 FAX No. (954)438-3288                  ORDER NO. <u>207757</u>                  DATE: <u>OCTOBER 24, 2017</u>                  THIS IS NOT A "BOUNDARY SURVEY"                  CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p style="text-align: center;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">05-09-2018; #208601</td> </tr> <tr> <td style="padding: 2px;">TITLE &amp; EXHIBIT LETTER</td> </tr> <tr> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;"> </td> </tr> </table>	05-09-2018; #208601	TITLE & EXHIBIT LETTER				
05-09-2018; #208601								
TITLE & EXHIBIT LETTER								
	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767							

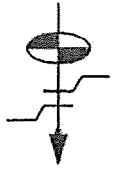

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



SEE SHEET 4 OF 12 SHEETS FOR CONTINUATION

SEE SHEET 6 OF 12 SHEETS FOR CONTINUATION

**EXHIBIT "A"**  
SHEET 5 OF 12 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL. 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 ORDER NO. <u>207757</u> DATE: <u>OCTOBER 24, 2017</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	<b>REVISIONS</b> 05-09-2018; #208601 TITLE & EXHIBIT LETTER
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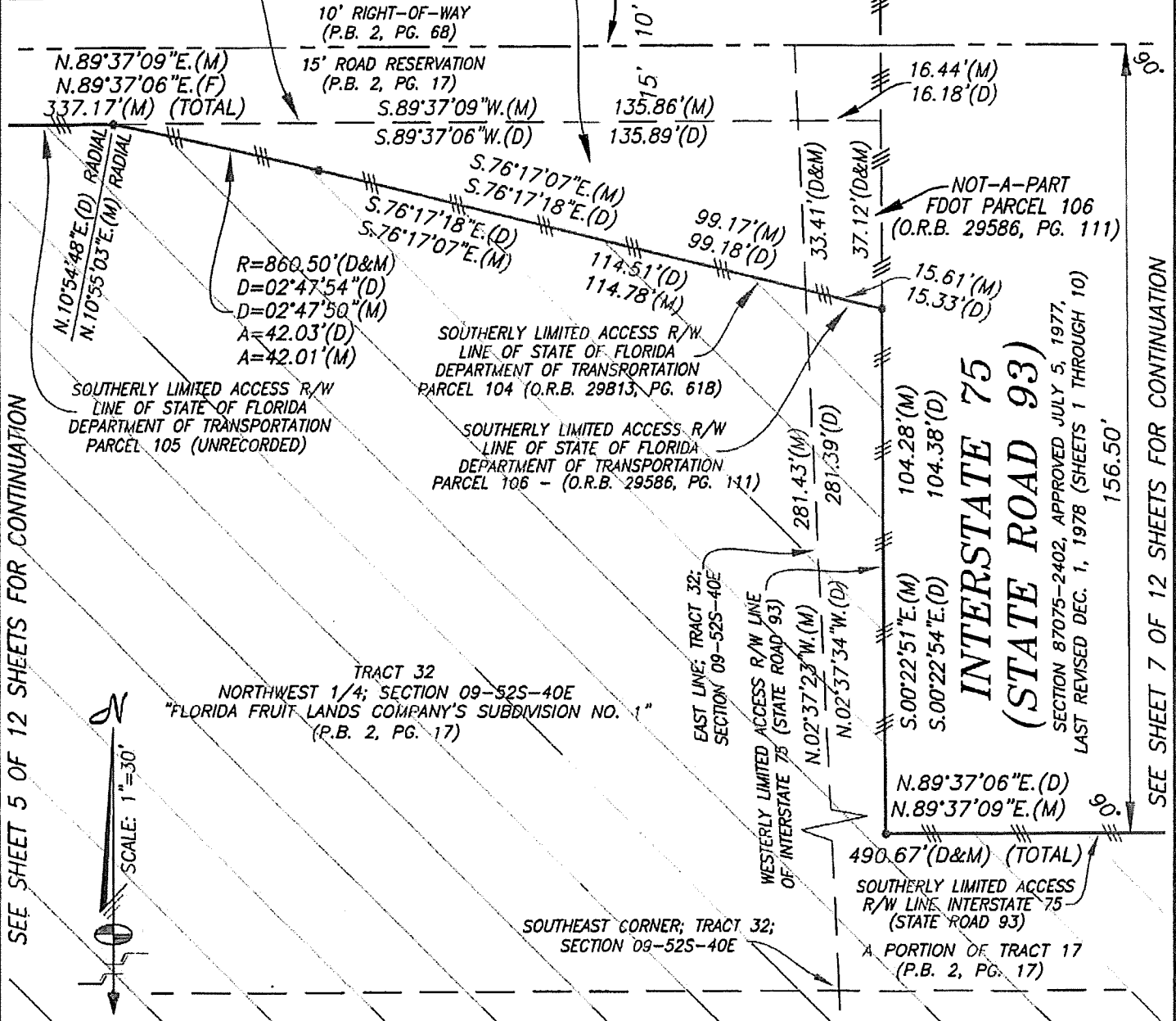
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY

SOUTHWEST 1/4; SECTION 04-52S-40E  
"CHAMBERS LAND COMPANY SUBDIVISION"  
(P.B. 2, PG. 27)

NOT-A-PART  
FDOT PARCEL 105  
(UNRECORDED)

NOT-A-PART  
FDOT PARCEL 104  
(O.R.B. 29813, PG. 618)

NORTH LINE; N.W. 1/4;  
SECTION 09-52S-40E



SEE SHEET 5 OF 12 SHEETS FOR CONTINUATION

SEE SHEET 7 OF 12 SHEETS FOR CONTINUATION

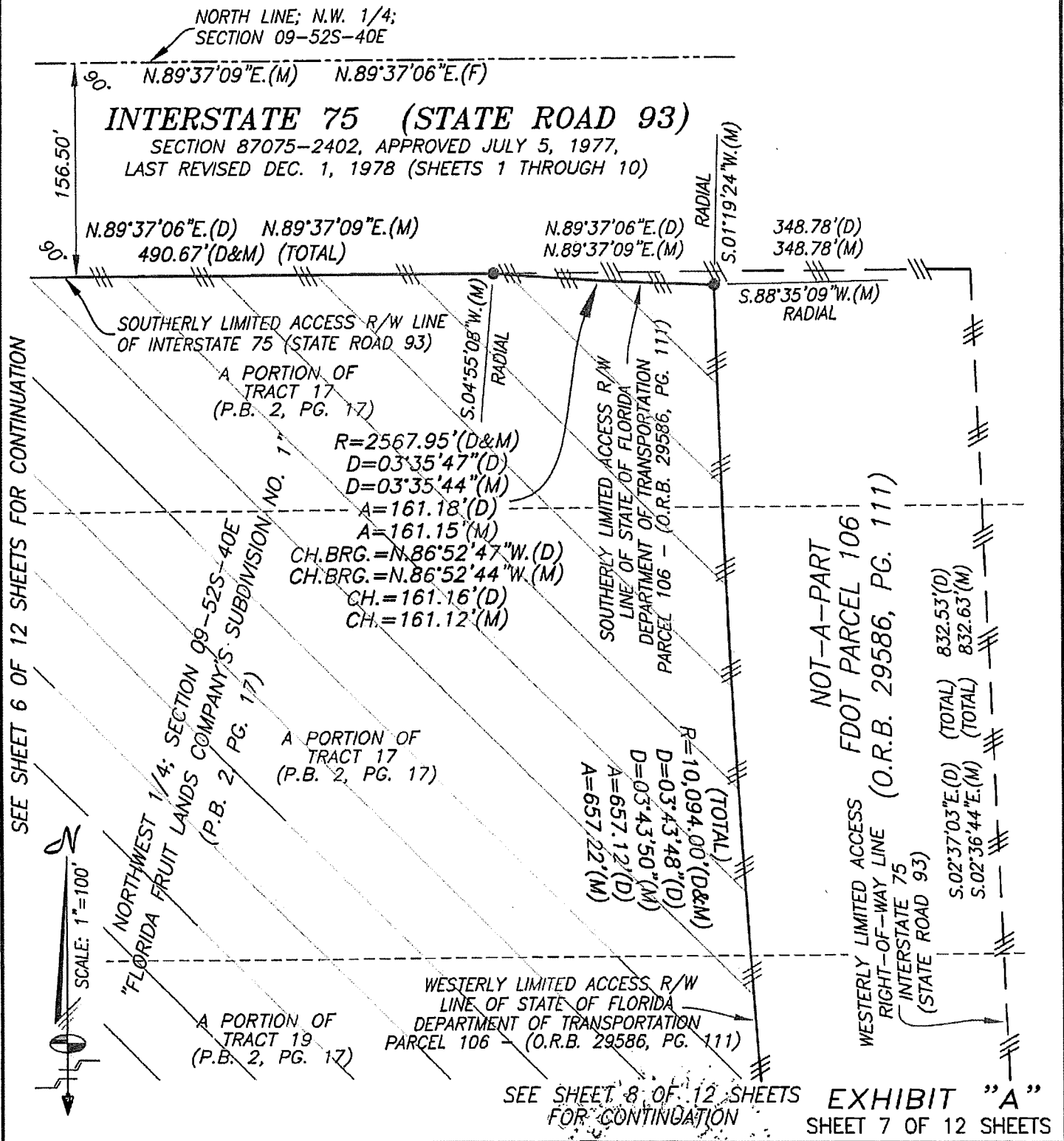


**EXHIBIT "A"**  
SHEET 6 OF 12 SHEETS

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 438-3288  
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05-09-2018; #208601	TITLE & EXHIBIT LETTER

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



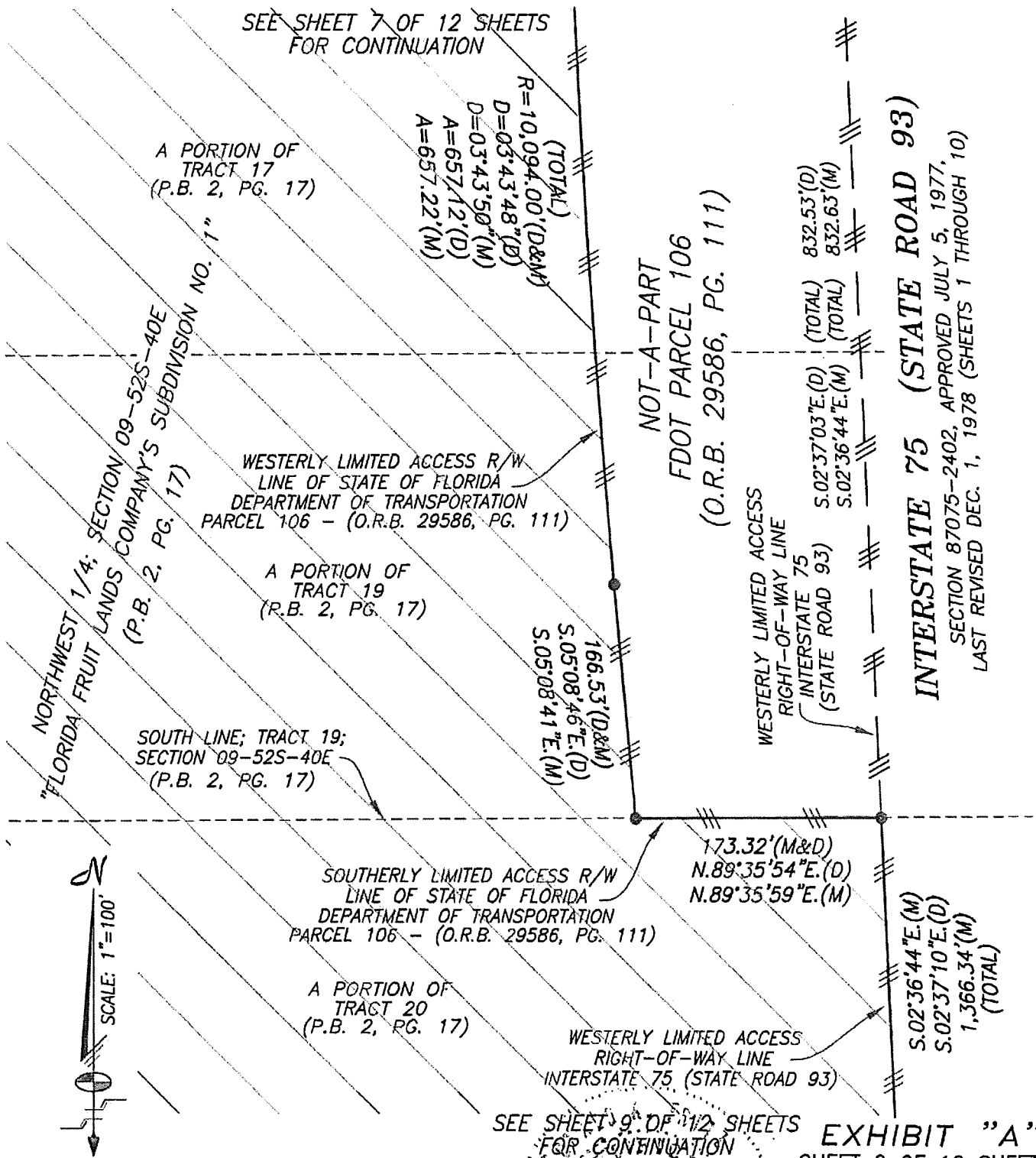
## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY

SEE SHEET 7 OF 12 SHEETS  
FOR CONTINUATION



SEE SHEET 9 OF 12 SHEETS  
FOR CONTINUATION

**EXHIBIT "A"**  
SHEET 8 OF 12 SHEETS

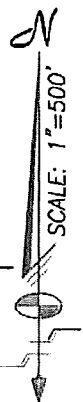
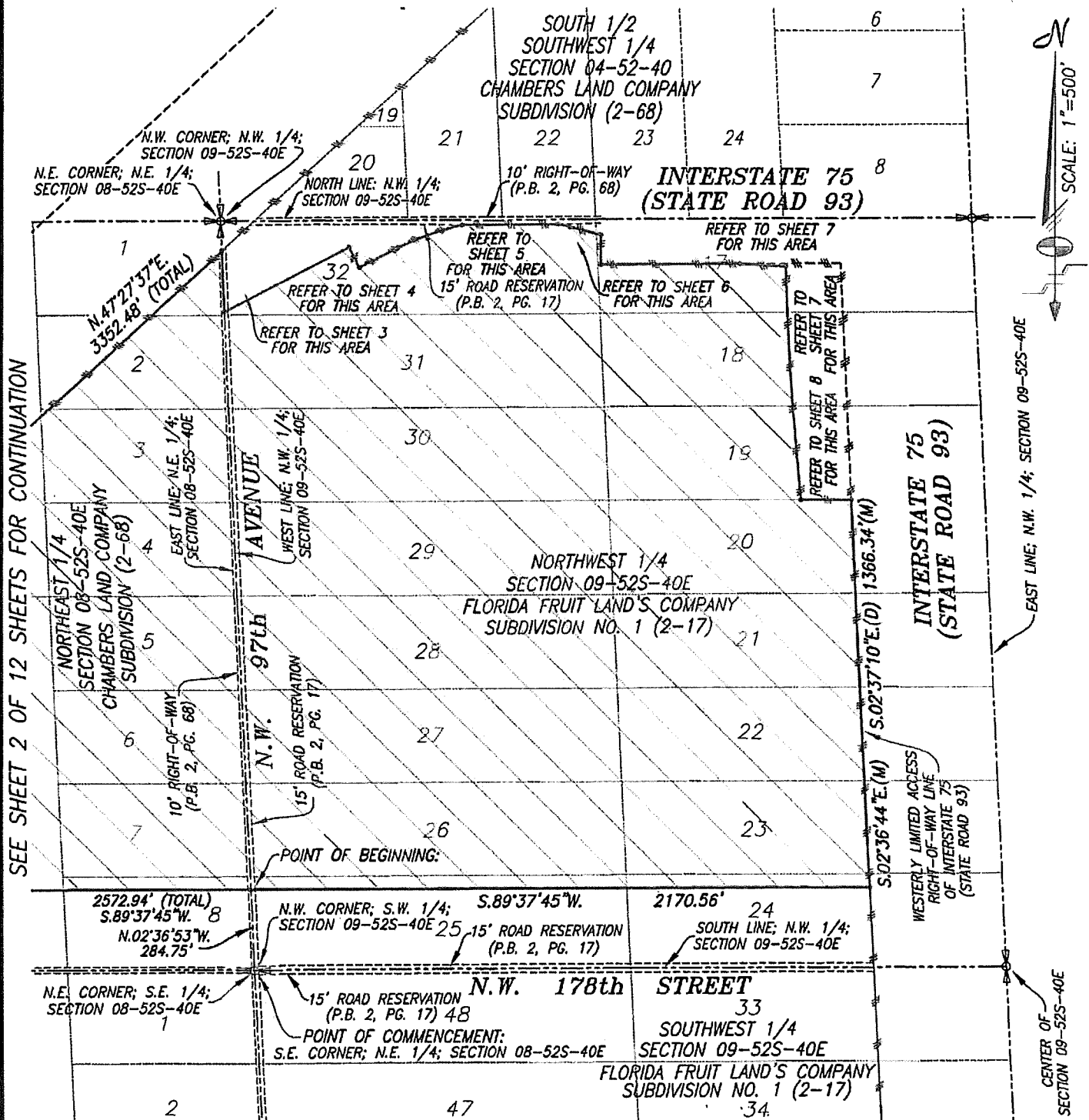
## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

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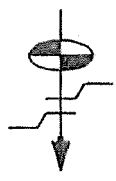


SEE SHEET 2 OF 12 SHEETS FOR CONTINUATION

**EXHIBIT "A"**  
SHEET 9 OF 12 SHEETS

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
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# LEGAL DESCRIPTION TO ACCOMPANY SKETCH ADM PROPERTY

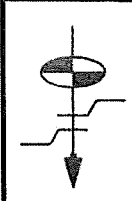
**LEGAL DESCRIPTION:**

A PORTION OF TRACTS 1, 2, 3, 8, 9, 10, 11 AND 18 THROUGH 24, INCLUSIVE, AND ALL OF TRACTS 4, 5, 6 AND 7, OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH THAT PORTION OF THE 10 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 68; ALSO TOGETHER WITH A PORTION OF TRACTS 17 THROUGH 25, INCLUSIVE, AND TRACT 32, AND ALL OF TRACTS 26 THROUGH 31, INCLUSIVE, OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST; SUBJECT TO THAT PORTION OF THE 15 FOOT WIDE ROAD RESERVATION LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2 AT PAGE 17, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8; SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 02 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 284.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST, FOR 2572.94 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 37 SECONDS EAST, ALONG THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 821 (HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87005 CONTRACT 2313, APPROVED SEPTEMBER, 1970, LAST REVISED NOVEMBER 1, 1971 (SHEETS 1 THROUGH 5), FOR 3352.48 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, [SOUTH 02 DEGREES 37 MINUTES 05 SECONDS EAST (D)] ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 214.90 FEET [214.91 FEET (D)] TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9; SAID POINT BEARS NORTH 28 DEGREES 00 MINUTES 29 SECONDS WEST [NORTH 28 DEGREES 00 MINUTES 35 SECONDS WEST (F)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1578.50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 12.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST, [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 112, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2 - SECTION 87075, DATED JUNE 11, 2015 AND A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104, AS RECORDED IN OFFICIAL RECORDS BOOK 29813 AT PAGE 618 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 481.02 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 23 SECONDS EAST, [SOUTH 47 DEGREES 32 MINUTES 29 SECONDS EAST (D)], AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 80.00 FEET; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] FOR 152.06 FEET [152.00 FEET (D)] TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS [15 DEGREES 51 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 238.21 FEET [238.27 FEET (D)] TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104; THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (F)] ALONG A LINE THAT IS PARALLEL WITH AND 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 337.17 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

(CONTINUED ON SHEET OF SHEETS)

**EXHIBIT "A"**  
SHEET 10 OF 12 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
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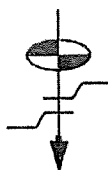

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH ADM PROPERTY

## LEGAL DESCRIPTION:

(CONTINUED ON SHEET OF SHEETS)

PARCEL 105, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2, DATED JUNE 11, 2015; SAID POINT BEARS NORTH 10 DEGREES 55 MINUTES 03 SECONDS EAST [NORTH 10 DEGREES 54 MINUTES 48 SECONDS EAST (D)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 02 DEGREES 47 MINUTES 50 SECONDS [02 DEGREES 47 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 42.01 FEET [42.03 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 17 MINUTES 07 SECONDS EAST [SOUTH 76 DEGREES 17 MINUTES 18 SECONDS EAST (D)], ALONG THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104 AND THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 114.78 FEET; [114.51 FEET (D)]; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST [SOUTH 00 DEGREES 22 MINUTES 54 SECONDS EAST (D)] FOR 104.28 FEET; [104.38 FEET (D)] THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (D)], ALONG A LINE THAT IS PARALLEL WITH AND 156.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 490.67 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH A PORTION OF THE WESTERLY AND SOUTHERLY LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87075-2402, APPROVED JULY 5, 1977, LAST REVISED DECEMBER 1, 1978, (SHEETS 1 THROUGH 10); SAID POINT BEARS SOUTH 04 DEGREES 55 MINUTES 08 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 2567.95 FEET AND A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 44 SECONDS [03 DEGREES 35 MINUTES 47 SECONDS (D)] FOR AN ARC DISTANCE OF 161.15 FEET [161.18 FEET (D)] TO A POINT ON THE LAST DESCRIBED CIRCULAR CURVE; SAID CIRCULAR CURVE HAVING A CHORD DISTANCE OF 161.12 FEET [161.16 FEET (D)] AND A CHORD BEARING OF NORTH 86 DEGREES 52 MINUTES 44 SECONDS WEST [NORTH 86 DEGREES 52 MINUTES 47 SECONDS WEST (D)]; SAID POINT ALSO BEING ON THE NEXT DESCRIBED CIRCULAR CURVE AND BEARS SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 10094.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 50 SECONDS [03 DEGREES 43 MINUTES 48 SECONDS (D)] FOR AN ARC DISTANCE OF 657.22 FEET [657.12 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 08 MINUTES 41 SECONDS EAST [SOUTH 05 DEGREES 08 MINUTES 46 SECONDS EAST (D)] FOR 166.53 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 59 SECONDS EAST, [NORTH 89 DEGREES 35 MINUTES 54 SECONDS EAST (D)] ALONG THE SOUTH LINE OF SAID TRACT 19 OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 173.32 FEET; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINES OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 02 DEGREES 36 MINUTES 44 SECONDS EAST [SOUTH 02 DEGREES 37 MINUTES 10 SECONDS EAST (D)], ALONG THE WESTERLY LIMITS OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87075-2402, FOR 1366.34 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST FOR 2170.56 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

**EXHIBIT "A"**  
SHEET 11 OF 12 SHEETS

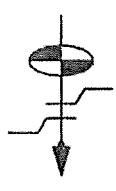
	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-5388 ORDER No. <u>207757</u> DATE: <u>OCTOBER 24, 2017</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	<b>REVISIONS</b> 05-09-2018; #208601 TITLE & EXHIBIT LETTER

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH ADM PROPERTY

## SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N.02°36'53"W. (NAD83/90) AS DETERMINED BY GLOBAL POSITIONING SYSTEM SURVEY OF THE NORTHWEST CORNER AND SOUTHWEST CORNER OF THE NORTHWEST 1/4 THEREOF.
2. LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
3. PROPERTY AS SHOWN HEREON CONTAINS 7,583,009 SQUARE FEET, MORE OR LESS (174.082 ACRES, MORE OR LESS)  
NOTE: AREA INCLUDES THE 10 FOOT WIDE PLATTED RIGHT-OF-WAY PER PLAT BOOK 2 AT PAGE 68, THE 15 FOOT WIDE ROAD RESERVATION PER PLAT BOOK 2 AT PAGE 17, AND THE 60 FOOT WIDE CANAL RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 5139 AT PAGE 103, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PROPERTY.
4. ORDERED BY: INTERNATIONAL ATLANTIC, LLC (AMERICAN DREAM MIAMI)
5. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
6. VALID COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**EXHIBIT "A"**  
SHEET 12 OF 12 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 207757 PREPARED UNDER MY SUPERVISION:  
 DATE: OCTOBER 24, 2017  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS
05-09-2018; #208601
TITLE & EXHIBIT LETTER

# Exhibit "B"

## American Dream Miami Land Use/Trip Exchange Matrix

**Table 1A - American Dream Miami - Land Use Per 1 Unit Exchange Rates From Retail**

TO:	FROM:
Land Uses	Retail (KSF) (GFA)
Entertainment (GLA)	0.8597
Hotel	1.0000
	1.4328

Units: KSF  
Rooms: 0.6000

Trip Rate Per Unit: 0.8597

Notes: 1: Retail KSF can be exchanged at a 1:1 rate to Entertainment KSF. Example 1: 1 KSF Retail = 1 KSF Entertainment. Example 2: 100 KSF Retail = 100 KSF Entertainment.  
Note 2: Retail KSF can be exchanged at a 1:1.4328 rate to Hotel Rooms. Example 1: 1 KSF Retail = 1.4328 Hotel Rooms. Example 2: 100 KSF = Hotel 143.28 Rooms.

**Table 1B - American Dream Miami - Land Use Per 1 Unit Exchange Rates from Entertainment**

TO:	FROM:
Land Uses	Entertainment KSF (GFA)
Hotel	0.8597
	1.4328

Units: KSF  
Rooms: 0.6000

Trip Rate Per Unit: 0.6000

Notes: 1: Retail KSF can be exchanged at a 1:1.4328 rate to Hotel Rooms. Example 1: 1 KSF Retail = 1.4328 Hotel Rooms. Example 2: 100 KSF = Hotel 143.28 Hotel Rooms.  
Note 2: Retail KSF is, at maximum and therefore no exchange rate is presented for "From Entertainment KSF to Retail KSF."

**Table 2 - PM PEAK HOUR NET EXTERNAL TRIP GENERATION RATES FOR THE PROPOSED DEVELOPMENT PROGRAM**

American Dream Miami - New External PM Peak Hour Trip Rates

Use	ITE Land Use	Scale	Units	Net External PM Trips	Internal Capture	Passerby	% Passerby	New External PM Trips	New External PM Trip Rate
Entertainment (GFA)	n/a	1,500	KSF						
Retail (GFA)	n/a	3,500	KSF						
Hotels	n/a	2,000	Rooms						
Back of House	n/a	1,200	KSF						
Total Entertainment/Retail (GFA)	n/a	6,200	KSF	5,784	Included	454	7.8%	5,330	0.8597
Retail (GFA)	n/a	n/a	KSF						
Entertainment (GFA)	n/a	n/a	KSF						
Hotel	310	n/a	Rooms	0.6000				0.6000	0.6000

Note 1: ITE Land Use 310, Hotels are defined as places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, meeting and banquet room, limited recreational facilities, and/or retail and services shops. To be conservative no internal capture is assumed. Passerby does not apply for Hotel Rooms.