

# Holland & Knight

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REG-PLANNING DIVISION

June 15, 2018

*Via Hand Delivery*

Jerry H. Bell, AICP  
Assistant Director for Planning  
Department of Regulatory and Economic  
Resources Planning Division  
Metropolitan Planning Section  
111 NW 1st Street  
12<sup>th</sup> Floor  
Miami, FL 33128

**RE: The Graham Companies - CDMP Covenant**

Dear Jerry:

Enclosed please find the Declaration of Restrictions, Joinder by Mortgagee, and corresponding Opinion of Title with regard to the above referenced matter. If you have any questions or require additional information, please feel free to contact our office.

Respectfully submitted,

HOLLAND & KNIGHT LLP

*for*   
Joseph G. Goldstein, Esq.

Encl.  
#58378466\_v1

This Instrument was Prepared by:

Name: Joseph G. Goldstein, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue  
Suite 3300  
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

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### **DECLARATION OF RESTRICTIONS**

***WHEREAS, THE GRAHAM COMPANIES,*** a Florida corporation and ***INTERNATIONAL ATLANTIC, LLC,*** a Delaware limited liability company, (hereinafter, along with their successors and/or assigns, referred to as the “Owners”), hold fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit “A,” attached hereto and is hereinafter referred to as the “Graham Application Area” or the “Property;” and

***WHEREAS,*** The Graham Companies applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “CDMP”) with respect to the Graham Application Area in the November 2015 amendment cycle as Application No. 2 (the “Application”); and

***WHEREAS,*** the Application was subsequently transferred to become Application No. 6 of the May 2016 CDMP amendment cycle; and

***WHEREAS,*** the Application seeks to redesignate the portion of the Graham Application Area on the +/-277 acres of land lying west of NW 97 Avenue from “Industrial and Office” to a “Business and Office” designation (the “Employment Center Parcel”; legally described in Exhibit “B”); and

*WHEREAS*, the Owners intend to develop the Employment Center Parcel as an Employment Center as contemplated in the CDMP; and

*WHEREAS*, the Application seeks to redesignate the +/-60 acres lying east of NW 97 Avenue within the Graham Application Area on the CDMP Land Use Plan Map from “Industrial and Office” and “Business and Office” to “Business and Office” on (the “Business and Office” Parcel”) which is legally described in Exhibit “C”; and

*WHEREAS*, a portion of the Graham Application Area is subject to a Declaration of Restrictions, recorded in Official Records Book 24479 at Page 689 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;

*IN ORDER TO ASSURE* Miami-Dade County, Florida (the “County”) that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Graham Application Area, which shall be binding on the successor owners of the Graham Application Area:

1. **Release of Declaration.** The Original Declaration is hereby released, terminated and rendered of no further force and effect.
2. **Permitted Uses.** The development program for the Graham Application Area (“Project(s)”) will be limited to the following uses and densities/intensities, subject to the provisions and limitations for modifying the development program set forth herein:
  - A. Up to 3,000,000 square feet of business park use.
  - B. Up to 1,000,000 square feet of commercial/retail use; and

- C. Up to 2,000 multi-family rental dwelling units (i.e., no “for sale” housing).
- D. Hotel/Lodging uses are allowed in any of the above categories.
- E. It is the intent of this instrument and the parties to liberally construe the uses to be allowed within the Property.
- F. Residential density and development intensity may be increased in accordance with bonuses provided for affordable or workforce housing provisions of the CDMP.

The Owners may seek plat, site plan and ultimate development orders and approvals for a modified development program that simultaneously increases and decreases the density and intensity of uses within the Property for each land use, as broadly defined, provided that i) in no event shall retail use exceed 1,000,000 square feet, and ii) the total vehicle trip generation associated with the overall development of the Property shall not exceed a total of 5,315 net external PM peak hour vehicle trips (exclusive of trips generated by development of additional residential density / development intensity and program bonuses resulting from affordable or workforce housing provisions of the CDMP).

The calculation of net external PM peak hour vehicle trips shall be prepared using the trip generation rates and methodological assumptions provided in Exhibit “D” (the “Land Use Exchange Rates”), 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 Exchange Rates, 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 5,315 net external PM peak hour vehicle trips (exclusive of affordable/workforce housing trips as noted above). In addition to the trip generation analysis, the Property shall be required to meet all applicable concurrency requirements.

3. **Employment Center Parcel.** The Employment Center Parcel is intended to be developed over time and as a true mixed-use project, with a flexible distribution of a wide array of uses consistent with the “Employment Center” development as provided in the CDMP. The Employment Center Parcel shall be developed in a manner and configuration that is consistent with the Initial Development Plan attached hereto as Exhibit “E,” with the establishment of the final and precise boundaries of the Community-Oriented and Commerce-Oriented areas, principal access points, and the determination of such consistency therewith occurring at the time of zoning approval. The zoning criteria for the Employment Center Parcel shall be reviewed through the Employment Center Planned Area Development zoning process or other similar process to allow for the implementation of design standards to ensure that uses are compatible with each other and adjacent properties and contribute to the character of the surrounding community.
4. **Rock-Mining Notice to Future Residents.** The Owners and their successors and assigns shall, prior to the issuance of the first development permit for any residential unit, 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 and signed by lessees contemporaneous with signing of leases and/or purchase contracts relative to real property within the Graham Application Area. In addition, the Owners, their successors, and assigns, acknowledge the presence of active

limestone rock-mining operations and ancillary uses west of the property within the Graham Application Area, 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.

5. **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. Traffic Circulation with regard to NW 170 Street, NW 97 Avenue, NW 102 Avenue and theoretical NW 180 Street.
- D. The need for an Interchange at NW 170 Street and the Homestead Extension of Florida’s Turnpike, if the Project generates 2582 net external pm peak hour trips, which requirement may be terminated or revised through the provision of a Project-specific traffic study to be submitted to the Miami-Dade County Departments of Transportation and Public Works, and Regulatory and Economic Resources for review and acceptance that concludes that Project traffic can adequately operate without this improvement.
- E. Recreation and Open Space.
- 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”). It is expressly understood that the Project(s) may be developed in phases over an extended period of time and that any analysis, permitting and mitigation shall recognize such extended development phasing as contemplated in the Development Agreement and as part of the review of the Application, zoning, platting or subsequent development permitting or approvals.

6. **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) 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 Application 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.

7. **Hiring of Local Workforce, Service-Disabled Veterans, and Local Universities.** Prior to the issuance of the first building permit for the development of the Property, the Owners shall:

- A. 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 commercially reasonable efforts to employ candidates from the Referral Agency as part of the construction workforce, with priority to qualified applicants who are residents of Miami-Dade County within the zip codes around where the Property is located.
- B. Use all commercially reasonable efforts to utilize Local Certified Veteran Business Enterprises as part of the workforce, 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 of the Project.
- C. Use commercially reasonable efforts to obtain participation from universities located within Miami-Dade County with relevant professional services programs in architecture, design, engineering, and construction work on the Property.
- D. Use commercially reasonable efforts to employ Small Business Enterprise Architecture & Engineering Program (CBE) and Small Business Enterprise



Construction Services Program (CSBE) qualified entities for architecture and engineering and for construction within the Project.

8. **Miscellaneous.**

A. **County Inspection.** As further part of this Declaration of Restrictions, it is hereby understood and agreed that any official inspector of the 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.

B. **Term.** This Declaration of Restrictions 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 of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, Owner(s) of the Graham Application Area has been recorded in the public records agreeing to change the Declaration of Restrictions in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by the County.

C. **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 fee simple Owner(s) of the property covered by such modification, amendment or release, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the CDMP. Notwithstanding anything in this paragraph, in the event that the Graham Application Area is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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.

D. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration of Restrictions 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 its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

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

**F. 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.

**G. Presumption of Compliance.** Where construction has occurred on the Graham Application Area or any portion thereof, pursuant to a lawful permit issued by the County (or any successor municipal corporation), and inspections made and approval of occupancy given by the County (or any successor municipal corporation), 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 of Restrictions.

**H. Covenant Running with the Land.** This Declaration of Restrictions shall constitute a covenant running with the land and shall be recorded, at the 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 successors and assigns unless and until the same is modified or released. These restrictions during their

lifetime shall be for the benefit of, and limitation upon, the then Owner(s) of the Graham Application Area and for the public welfare.

I. **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.

J. **Recordation and Effective Date.** This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 of Restrictions is null and void and of no further effect.

K. **Acceptance of Declaration.** Acceptance of this Declaration of Restrictions 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 County

retains its full power and authority to, with respect to the Graham Application Area, deny each such application in whole or in part and to decline to accept any conveyance.

L. **Owners.** The term “Owners” shall include the Owners of the Property, their heirs, personal representatives, successors and assigns.

***[Signature Pages Follow]***



**WITNESSES:**

Jacob Reiser  
Signature  
Jacob Reiser  
Printed Name

Heena  
Signature  
Heena Rana  
Printed Name

STATE OF New Jersey )  
 ) SS  
COUNTY OF Bergen )

**INTERNATIONAL ATLANTIC, LLC, a Delaware limited liability company**

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

The foregoing instrument was acknowledged before me by Martin Walrath, as Authorized Signatory of **INTERNATIONAL ATLANTIC, LLC, a Delaware limited liability company**, and for the purposes stated herein on behalf of said limited liability company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this 12<sup>th</sup> day of June, 2018, in the County and State aforesaid.



Ratna R Patel  
Notary Signature  
Ratna R Patel  
Print Name  
2390547  
Commission Number

My Commission Expires: 10/26/19

(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:

[Handwritten Signature]

Signature

Cheryl Little

Print Name

Sarah Coppola Ha

Signature

Sarah Coppola Ha

Print Name

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

By: [Handwritten Signature]

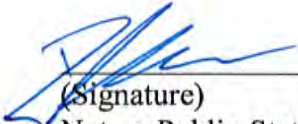
Mary Pat McKeown, Managing Director



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  
\_\_\_\_\_



## EXHIBIT "A"

### LEGAL DESCRIPTION FOR THE GRAHAM APPLICATION AREA:

A portion of Tracts 8, and 20 through 24, inclusive, of the Northeast 1/4 of Section 8, Township 52 South, Range 40 East; together with all of Tracts 1 through 24, inclusive, of the Southeast 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tracts 1, 2, 9 through 12, inclusive, a portion of Tracts 17 through 21, inclusive, all of Tracts 3 through 8, inclusive, and all of Tracts 22 through 24, inclusive, of the Southwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tract 8, of the Northwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with that portion of the 10 foot wide right-of-way lying within the limits of the herein described parcel; all according to the plat of "Chambers Land Company Subdivision", as recorded in Plat Book 2, at Page 68; also together with that portion of the 60 foot wide canal right-of-way as recorded in Official Records Book 5139 at Page 103, lying within the limits of the herein described parcel; also together with a portion of Tracts 24 and 25 of the Northwest 1/4 of Section 9, Township 52 South, Range 40 East; also together with a portion of Tracts 33, 41 through 43, inclusive, and 47, and all of Tracts 44 and 48, of the Southwest 1/4 of said 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 Southwest 1/4 of said Section 9; thence South 89 degrees 28 minutes 37 seconds West, along the South line of the said Southwest 1/4 of said Section 9, for 1980.94 feet to the Point of Beginning of the following described parcel; thence continue South 89 degrees 28 minutes 37 seconds West, along the last described course, for 660.31 feet to the Southwest corner of said Section 9; said corner also being the Southeast corner of said Section 8; thence South 89 degrees 41 minutes 50 seconds West, along the South line of said Section 8, for 5284.61 feet to the Southwest corner of said Section 8; thence North 02 degrees 37 minutes 33 seconds West, along the West line of the said Southwest 1/4 of said Section 8, for 347.26 feet to a point on the next described circular curve; said point bears North 57 degrees 41 minutes 53 seconds West from the radius point of the following described circular curve; thence Northeasterly, along said circular curve to the right, having a radius of 4365.35 feet and a central angle of 15 degrees 09 minutes 34 seconds for an arc distance of 1154.99 feet to a Point of Tangency; thence North 47 degrees 27 minutes 37 seconds East for 2518.56 feet; said last described three courses being coincident with 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); thence North 89 degrees 37 minutes 45 seconds East for 4743.50 feet; thence South 02 degrees 36 minutes 44 seconds West, along the Westerly 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) for 612.04 feet; thence South 89 degrees 33 minutes 22 seconds West, along the South line of said Tracts 33 and

48 of the said Southwest 1/4 of said Section 9 for 1620.91 feet; thence South 02 degrees 36 minutes 53 seconds East, along a line that is parallel with and 549.12 feet East of, as measured at right angles to, the West line of the said Southwest 1/4 of said Section 9, for 329.95 feet; thence South 89 degrees 32 minutes 42 seconds West, along the South line of said Tract 47 of the said Southwest 1/4 of said Section 9, for 549.51 feet; thence South 02 degrees 36 minutes 53 seconds East, along the said West line of the said Southwest 1/4 of said Section 9, for 660.11 feet; thence North 89 degrees 31 minutes 20 seconds East, along the North line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 1320.61 feet; thence South 02 degrees 37 minutes 01 seconds East, along the East line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 329.79 feet; thence South 89 degrees 30 minutes 39 seconds West, along the South line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 660.31 feet; thence South 02 degrees 36 minutes 57 seconds East, along the East line of the West 1/2 of said Tracts 43 through 41, inclusive and respectively, of the said Southwest 1/4 of said Section 9, for 989.77 feet to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

**LESS AND EXCEPTING THEREFROM: (Well Sites and Access Road)**

All of that certain parcel entitled Well Sites and Access Road as described in Exhibit "A" of the Special Warranty Deed as recorded in Official Records Book 28776 at Page 2457 of the Public Records of Miami-Dade County, Florida, being further described as follows:

A strip of land for Well Sites and Access Road Purposes. In that portion of Section 8, Township 52 South, Range 40 East, Miami-Dade County, Florida, lying 60 feet East of the West line of said Section 8 and Southeasterly of the Southeasterly Right of Way line of State Road No. 821, Homestead Extension of Florida's Turnpike, more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 52 South, Range 40 East; thence North 89 degrees 41 minutes 47 seconds East, along the South line of said Section 8 for a distance of 60.05 feet; thence North 02 degrees 37 minutes 46 seconds West, for a distance of 60.06 feet to a point on the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, also being the Point of Beginning; thence continue North 02 degrees 37 minutes 46 seconds West, along a line 60 feet East of and parallel with the West line of said Section 8, for a distance of 373.43 feet to intersect with a non-tangent circular curve concave Southeasterly, also being the Southeasterly right-of-way line of State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 56 degrees 19 minutes 50 seconds East; thence along said circular curve, having for its elements a radius of 4365.66 feet, a central angle of 13 degrees 47 minutes 07 seconds and an arc distance of 1050.37 feet to a Point of Tangency; thence North 47 degrees 27 minutes 17 seconds East, along said Southeasterly right-of-way line of the State Road No. 821 for a distance of 2481.17 feet; thence South 42 degrees 32 minutes 43 seconds East for a distance of 25.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 147.00 feet; thence South 42 degrees 32 minutes 43 seconds East for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes 43 seconds East, for a

distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes 43 seconds East, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 245.05 feet to a Point of Curvature of a circular curve concave Southeasterly; thence along said circular curve 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, having for its elements a radius of 4340.66 feet, a central angle of 9 degrees 28 minutes 51 seconds and an arc distance of 718.25 feet; thence South 51 degrees 53 minutes 44 seconds East, for a distance of 50.00 feet; thence South 37 degrees 38 minutes 14 seconds West for a distance of 50.00 feet; thence North 51 degrees 53 minutes 44 seconds West, for a distance of 50.00 feet to a point of a non-tangent circular curve concave Southeasterly and 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 52 degrees 41 minutes 10 seconds East; thence along said circular curve, having for its elements a radius of 4340.66 feet, a central angle of 2 degrees 27 minutes 36 seconds and an arc distance of 186.37 feet; thence South 23 degrees 22 minutes 18 seconds West, for a distance of 25.48 feet to a point of a non-tangent circular curve concave Southeasterly and 30 feet Southeasterly of and parallel with aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 55 degrees 28 minutes 34 seconds East; thence along said circular curve, having for its elements a radius of 4335.66 feet, a central angle of 0 degrees 43 minutes 29 seconds and an arc distance of 54.84 feet; thence South 02 degrees 37 minutes 46 seconds East along a line 90 feet East of and parallel with the West line of Section 8, for a distance of 339.77 feet; thence North 89 degrees 41 minutes 48 seconds East, for a distance of 15.01 feet; thence South 02 degrees 37 minutes 46 seconds East, for a distance of 25.02 feet; thence South 89 degrees 41 minutes 48 seconds West, along the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, for a distance of 45.04 feet to the Point of Beginning.

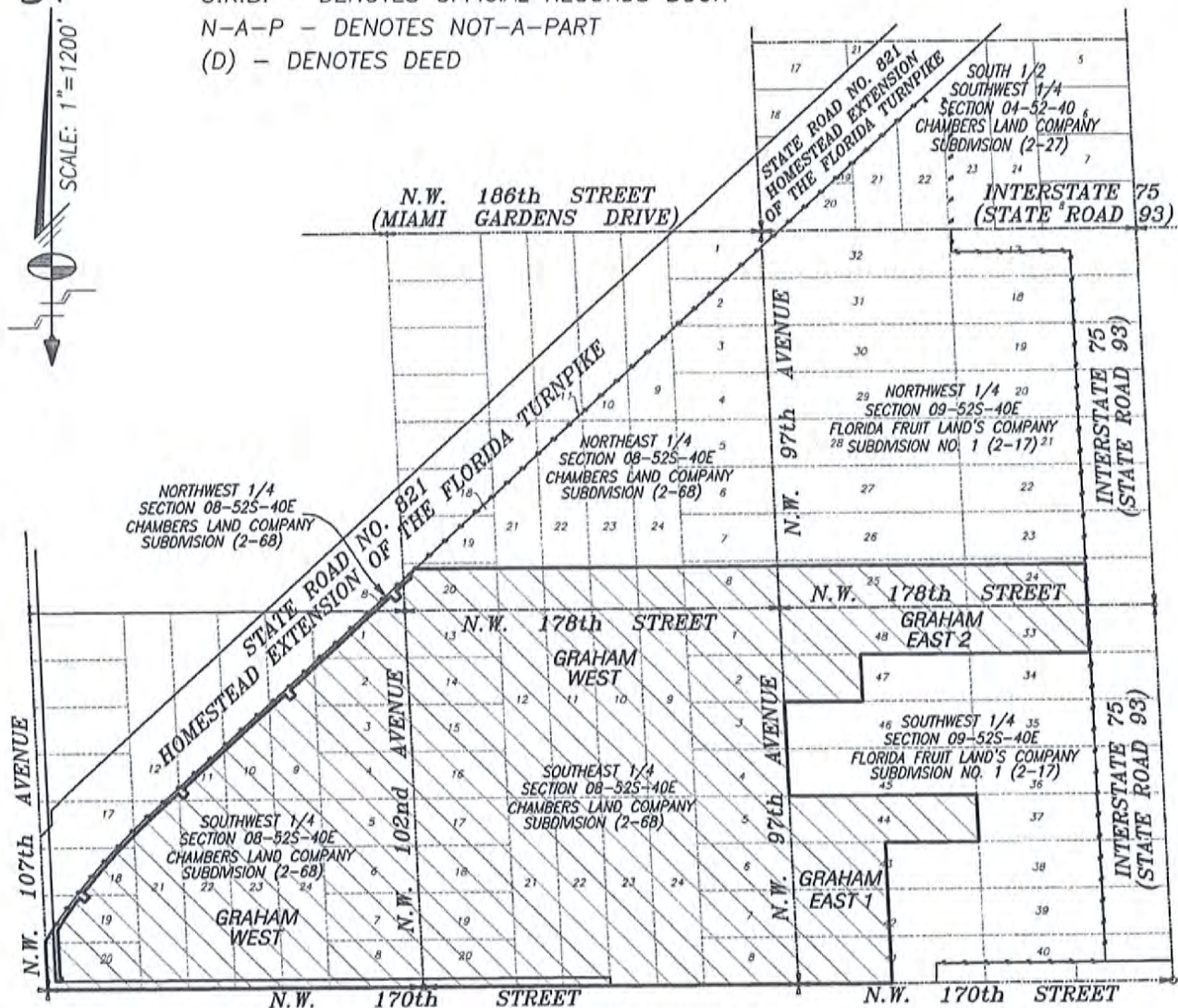
Containing 109,900 Square Feet or 2.52 Acres, more or less, by calculations.

NOTE: The "Less and Excepting Therefrom" portion of this Legal Description is a restatement of the Legal Description entitled "Well Sites and Access Road" contained in the herein referenced Official Records Book 28776 at Page 2457.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION GRAHAM APPLICATION AREA

## 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
- N-A-P - DENOTES NOT-A-PART
- (D) - DENOTES DEED



LOCATION SKETCH

EXHIBIT "A"  
SHEET 1 OF 7 SHEETS

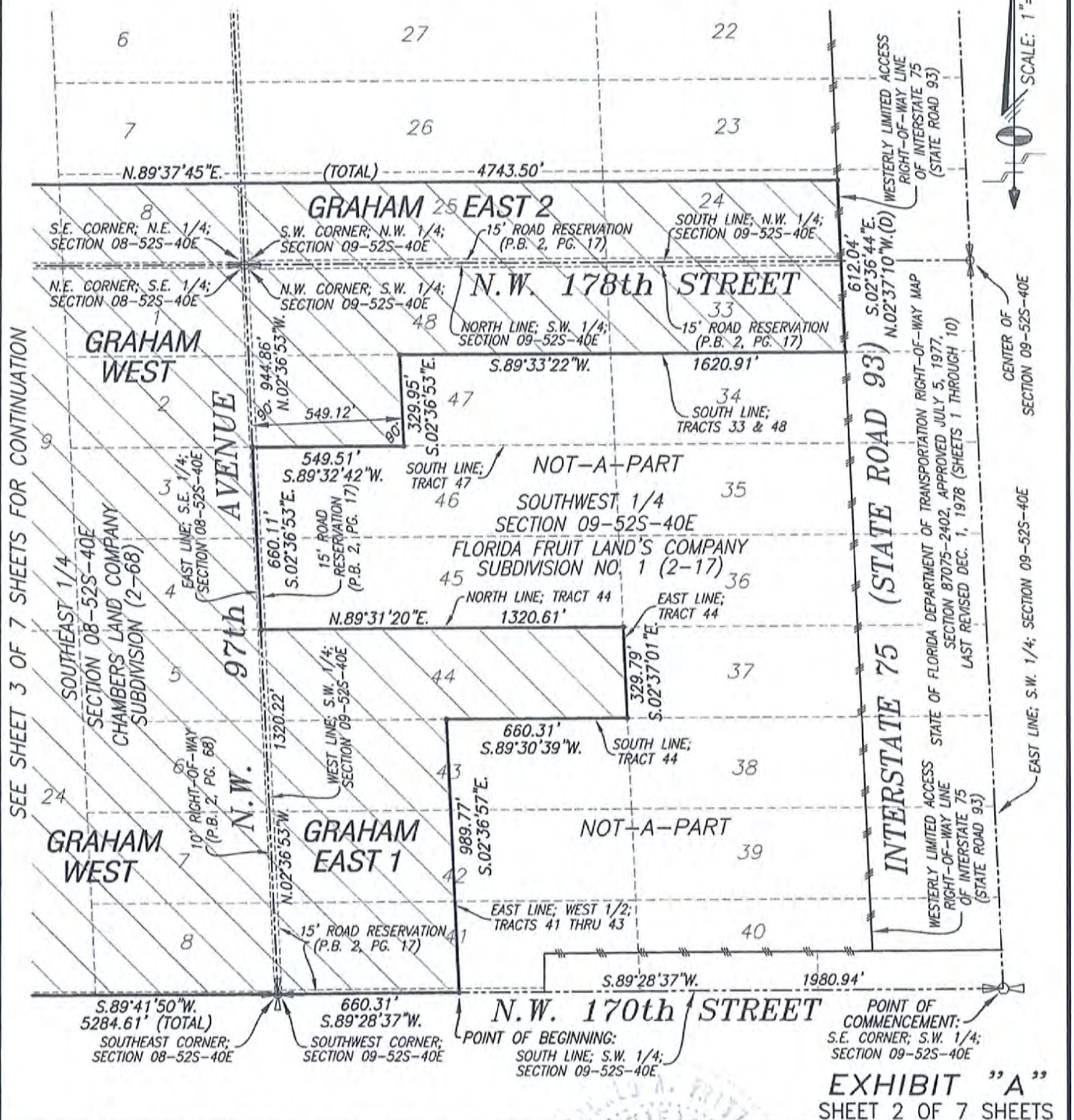


**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 207018 PREPARED UNDER MY SUPERVISION:  
 DATE: APRIL 26, 2017  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

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

REVISIONS
JULY 25, 2017
ADDED "LESS-OUT" LEGAL
OCT. 24, 2017; #207757
GENERAL, TITLE & EXHIBIT
MAY 10, 2018; #208591
TITLE OF EXHIBIT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION GRAHAM APPLICATION AREA



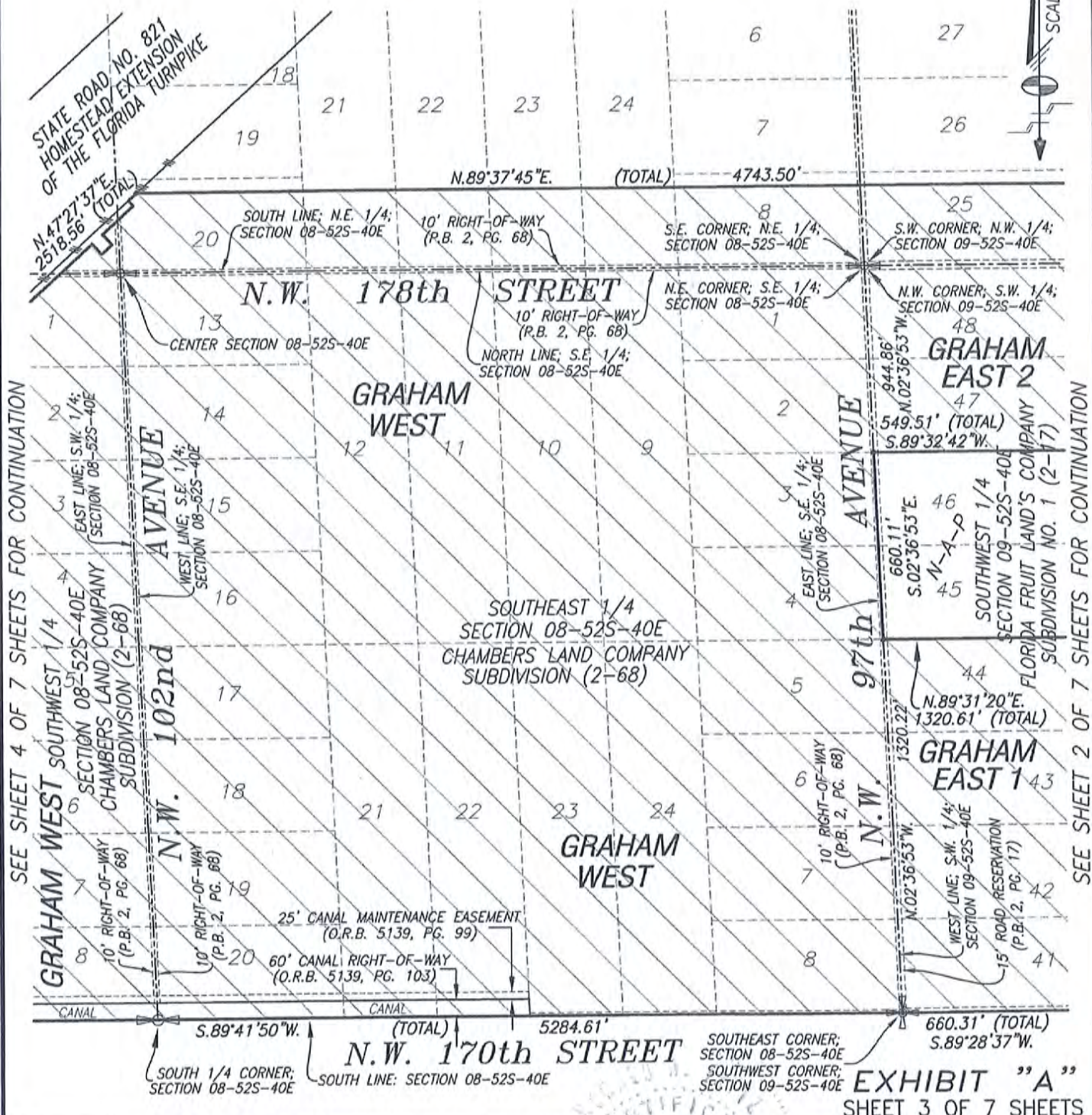
SEE SHEET 3 OF 7 SHEETS FOR CONTINUATION

**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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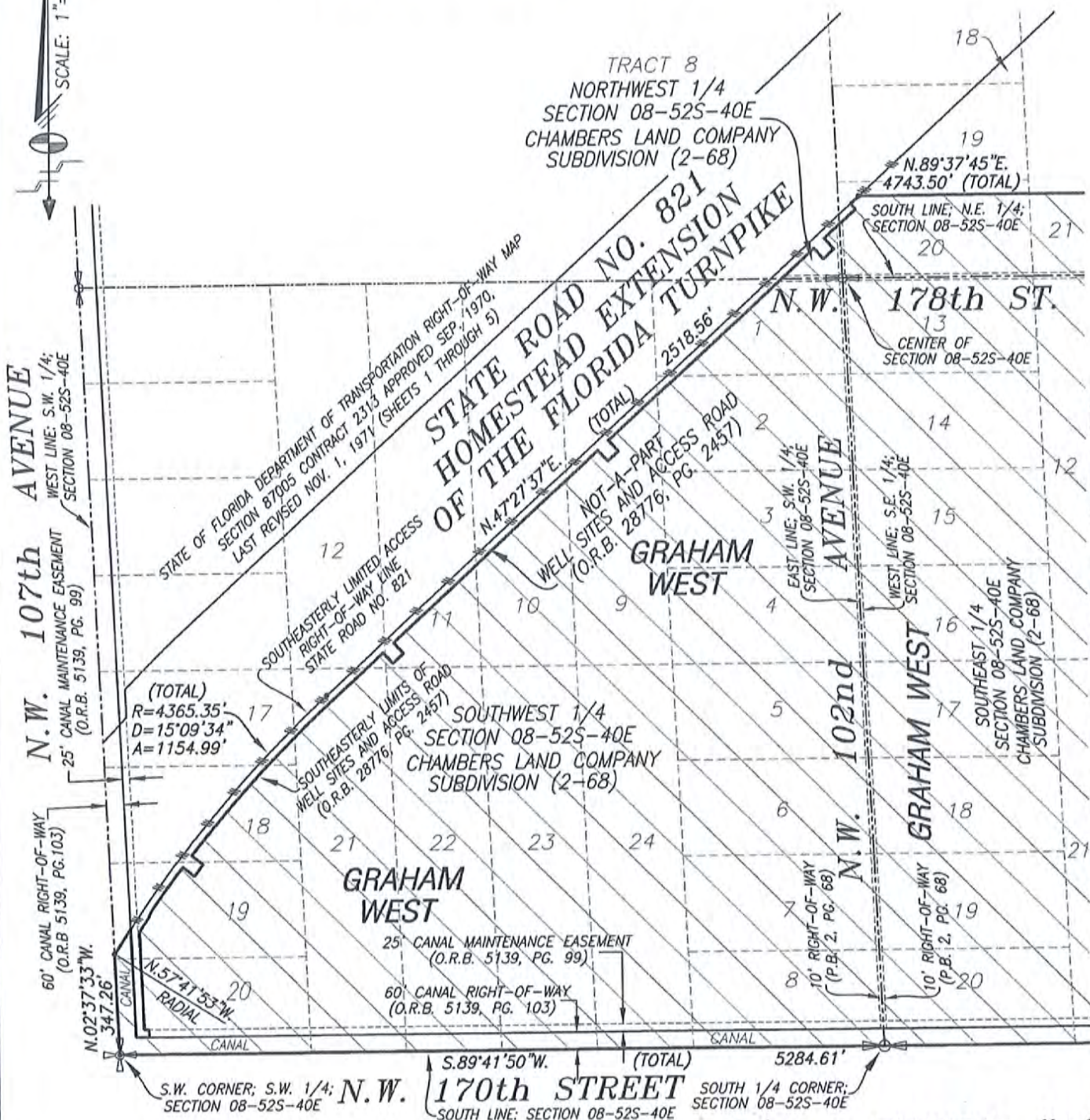
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION GRAHAM APPLICATION AREA



**EXHIBIT "A"**  
**SHEET 3 OF 7 SHEETS**

	<p><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</p>	<p><b>REVISIONS</b></p>	
	<p>ORDER NO. <u>207018</u>                  DATE: <u>APRIL 26, 2017</u>                  THIS IS NOT A "BOUNDARY SURVEY"                  CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">                 PREPARED UNDER MY SUPERVISION:                    RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT                  FLA. PROF. LAND SURVEYOR N° 2767             </td> <td style="width: 50%;">                 JULY 25, 2017                  ADDED "LESS-OUT" LEGAL                  OCT. 24, 2017; #207757                  GENERAL, TITLE &amp; EXHIBIT                  MAY 10, 2018; #208591                  TITLE OF EXHIBIT             </td> </tr> </table>	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767
PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	JULY 25, 2017 ADDED "LESS-OUT" LEGAL OCT. 24, 2017; #207757 GENERAL, TITLE & EXHIBIT MAY 10, 2018; #208591 TITLE OF EXHIBIT		

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION GRAHAM APPLICATION AREA



SEE SHEET 3 OF 7 SHEETS FOR CONTINUATION

**EXHIBIT "A"**  
SHEET 4 OF 7 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. 207018  
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 THIS IS NOT A "BOUNDARY SURVEY"  
 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
JULY 25, 2017
ADDED "LESS-OUT" LEGAL
OCT. 24, 2017; #207757
GENERAL, TITLE & EXHIBIT
MAY 10, 2018; #208591
TITLE OF EXHIBIT



# LEGAL DESCRIPTION TO ACCOMPANY SKETCH GRAHAM APPLICATION AREA

**LEGAL DESCRIPTION:**

A PORTION OF TRACTS 8, AND 20 THROUGH 24, INCLUSIVE, OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH ALL OF TRACTS 1 THROUGH 24, INCLUSIVE, OF THE SOUTHEAST 1/4 OF SAID SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH A PORTION OF TRACTS 1, 2, 9 THROUGH 12, INCLUSIVE, A PORTION OF TRACTS 17 THROUGH 21, INCLUSIVE, ALL OF TRACTS 3 THROUGH 8, INCLUSIVE, AND ALL OF TRACTS 22 THROUGH 24, INCLUSIVE, OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH A PORTION OF TRACT 8, OF THE NORTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH THAT PORTION OF THE 10 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL; ALL ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 68; ALSO TOGETHER WITH THAT PORTION OF THE 60 FOOT WIDE CANAL RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 5139 AT PAGE 103, LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL; ALSO TOGETHER WITH A PORTION OF TRACTS 24 AND 25 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH A PORTION OF TRACTS 33, 41 THROUGH 43, INCLUSIVE, AND 47, AND ALL OF TRACTS 44 AND 48, OF THE SOUTHWEST 1/4 OF SAID 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 SOUTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 28 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 1980.94 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89 DEGREES 28 MINUTES 37 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 660.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, FOR 5284.61 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 02 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 8, FOR 347.26 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 57 DEGREES 41 MINUTES 53 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4365.35 FEET AND A CENTRAL ANGLE OF 15 DEGREES 09 MINUTES 34 SECONDS FOR AN ARC DISTANCE OF 1154.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 47 DEGREES 27 MINUTES 37 SECONDS EAST FOR 2518.56 FEET; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH 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); THENCE NORTH 89 DEGREES 37 MINUTES 45 SECONDS EAST FOR 4743.50 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 44 SECONDS EAST [SOUTH 02 DEGREES 37 MINUTES 10 SECONDS EAST (D)], ALONG THE WESTERLY 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) FOR 612.04 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACTS 33 AND 48 OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9 FOR 1620.91 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 549.12 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 329.95 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 47 OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 549.51 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, ALONG THE SAID WEST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 660.11 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 44 OF THE

(CONTINUED ON SHEET 6 OF 7 SHEETS)

**EXHIBIT "A"**  
SHEET 5 OF 7 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. 207018 PREPARED UNDER MY SUPERVISION:  
 DATE: APRIL 26, 2017 *Ronald A. Fritz*  
 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
JULY 25, 2017
ADDED "LESS-OUT" LEGAL
OCT. 24, 2017; #207757
GENERAL, TITLE & EXHIBIT
MAY 10, 2018; #208591
TITLE OF EXHIBIT



## LEGAL DESCRIPTION TO ACCOMPANY SKETCH GRAHAM APPLICATION AREA

### LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 6 OF 7 SHEETS)

DISTANCE OF 50.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, FOR A DISTANCE OF 245.05 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CIRCULAR CURVE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, HAVING FOR ITS ELEMENTS A RADIUS OF 4340.66 FEET, A CENTRAL ANGLE OF 9 DEGREES 28 MINUTES 51 SECONDS AND AN ARC DISTANCE OF 718.25 FEET; THENCE SOUTH 51 DEGREES 53 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 37 DEGREES 38 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 51 DEGREES 53 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET TO A POINT OF A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE, AT WHICH POINT THE RADIAL BEARS SOUTH 52 DEGREES 41 MINUTES 10 SECONDS EAST; THENCE ALONG SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 4340.66 FEET, A CENTRAL ANGLE OF 2 DEGREES 27 MINUTES 36 SECONDS AND AN ARC DISTANCE OF 186.37 FEET; THENCE SOUTH 23 DEGREES 22 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 25.48 FEET TO A POINT OF A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND 30 FEET SOUTHEASTERLY OF AND PARALLEL WITH AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE, AT WHICH POINT THE RADIAL BEARS SOUTH 55 DEGREES 28 MINUTES 34 SECONDS EAST; THENCE ALONG SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 4335.66 FEET, A CENTRAL ANGLE OF 0 DEGREES 43 MINUTES 29 SECONDS AND AN ARC DISTANCE OF 54.84 FEET; THENCE SOUTH 02 DEGREES 37 MINUTES 46 SECONDS EAST ALONG A LINE 90 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 8, FOR A DISTANCE OF 339.77 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 15.01 FEET; THENCE SOUTH 02 DEGREES 37 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 25.02 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 48 SECONDS WEST, ALONG THE NORTH LINE OF 60 FEET CANAL RIGHT-OF-WAY RECORDED IN O.R.B. 5139, PAGE 103, FOR A DISTANCE OF 45.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 109,900 SQUARE FEET OR 2.52 ACRES, MORE OR LESS, BY CALCULATIONS.

NOTE: THE "LESS AND EXCEPTING THEREFROM" PORTION OF THIS LEGAL DESCRIPTION IS A RESTATEMENT OF THE LEGAL DESCRIPTION ENTITLED "WELL SITES AND ACCESS ROAD" CONTAINED IN THE HEREIN REFERENCED OFFICIAL RECORDS BOOK 28776 AT PAGE 2457.

### 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 14,656,176 SQUARE FEET, MORE OR LESS (336.459 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: THE GRAHAM COMPANIES
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 THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**EXHIBIT "A"**  
SHEET 7 OF 7 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
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ORDER NO. 207018 PREPARED UNDER MY SUPERVISION:  
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*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

#### REVISIONS

JULY 25, 2017
ADDED "LESS-OUT" LEGAL
OCT. 24, 2017; #207757
GENERAL, TITLE & EXHIBIT
MAY 10, 2018; #208591
TITLE OF EXHIBIT

## **EXHIBIT "B"**

### **LEGAL DESCRIPTION OF EMPLOYMENT CENTER PARCEL**

A portion of Tracts 8, and 20 through 24, inclusive, of the Northeast 1/4 of Section 8, Township 52 South, Range 40 East; together with all of Tracts 1 through 24, inclusive, of the Southeast 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tracts 1, 2, 9 through 12, inclusive, a portion of Tracts 17 through 21, inclusive; all of Tracts 3 through 8, inclusive; and all of Tracts 22 through 24, inclusive, of the Southwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tract 8, of the Northwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with that portion of the 10 foot wide right-of-way lying within the limits of the herein described parcel; all according to the plat of "Chambers Land Company Subdivision", as recorded in Plat Book 2, at Page 68; also together with that portion of the 60 foot wide canal right-of-way as recorded in Official Records Book 5139 at Page 103, lying within the limits of the herein described parcel; both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 9, Township 52 South, Range 40 East; thence South 89 degrees 28 minutes 37 seconds West, along the South line of the said Southwest 1/4 of said Section 9, for 2641.25 feet to the Point of Beginning of the following described parcel; said Point of Beginning being the Southwest corner of said Section 9; said corner also being the Southeast corner of said Section 8; thence South 89 degrees 41 minutes 50 seconds West, along the South line of said Section 8, for 5284.61 feet to the Southwest corner of said Section 8; thence North 02 degrees 37 minutes 33 seconds West, along the West line of the said Southwest 1/4 of said Section 8, for 347.26 feet to a point on the next described circular curve; said point bears North 57 degrees 41 minutes 53 seconds West from the radius point of the following described circular curve; thence Northeasterly, along the arc of said circular curve to the right, having a radius of 4365.35 feet and a central angle of 15 degrees 09 minutes 34 seconds for an arc distance of 1154.99 feet to a Point of Tangency; thence North 47 degrees 27 minutes 37 seconds East for 2518.56 feet; said last described three courses being coincident with 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); thence North 89 degrees 37 minutes 45 seconds East for 2572.94 feet; thence South 02 degrees 36 minutes 53 seconds East, along the West line of said Section

9, for 2925.19 feet to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

**LESS AND EXCEPTING THEREFROM: (Well Sites and Access Road)**

All of that certain parcel entitled Well Sites and Access Road as described in Exhibit "A" of the Special Warranty Deed as recorded in Official Records Book 28776 at Page 2457 of the Public Records of Miami-Dade County, Florida, being further described as follows:

A strip of land for Well Sites and Access Road Purposes. In that portion of Section 8, Township 52 South, Range 40 East, Miami-Dade County, Florida, lying 60 feet East of the West line of said Section 8 and Southeasterly of the Southeasterly Right of Way line of State Road No. 821, Homestead Extension of Florida's Turnpike, more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 52 South, Range 40 East; thence North 89 degrees 41 minutes 47 seconds East, along the South line of said Section 8 for a distance of 60.05 feet; thence North 02 degrees 37 minutes 46 seconds West, for a distance of 60.06 feet to a point on the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, also being the Point of Beginning; thence continue North 02 degrees 37 minutes 46 seconds West, along a line 60 feet East of and parallel with the West line of said Section 8, for a distance of 373.43 feet to intersect with a non tangent circular curve concave Southeasterly, also being the Southeasterly right-of-way line of State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 56 degrees 19 minutes 50 seconds East; thence along said circular curve, having for its elements a radius of 4365.66 feet, a central angle of 13 degrees 47 minutes 07 seconds and an arc distance of 1050.37 feet to a Point of Tangency; thence North 47 degrees 27 minutes 17 seconds East, along said Southeasterly right-of-way line of the State Road No. 821 for a distance of 2481.17 feet; thence South 42 degrees 32 minutes 43 seconds East for a distance of 25.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 147.00 feet; thence South 42 degrees 32 minutes 43 seconds East for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes 43 seconds East, for a distance of 50.00 feet; thence South

47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes 43 seconds East, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 245.05 feet to a Point of Curvature of a circular curve concave Southeasterly; thence along said circular curve 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, having for its elements a radius of 4340.66 feet, a central angle of 9 degrees 28 minutes 51 seconds and an arc distance of 718.25 feet; thence South 51 degrees 53 minutes 44 seconds East, for a distance of 50.00 feet; thence South 37 degrees 38 minutes 14 seconds West for a distance of 50.00 feet; thence North 51 degrees 53 minutes 44 seconds West, for a distance of 50.00 feet to a point of a non-tangent circular curve concave Southeasterly and 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 52 degrees 41 minutes 10 seconds East; thence along said circular curve, having for its elements a radius of 4340.66 feet, a central angle of 2 degrees 27 minutes 36 seconds and an arc distance of 186.37 feet; thence South 23 degrees 22 minutes 18 seconds West, for a distance of 25.48 feet to a point of a non-tangent circular curve concave Southeasterly and 30 feet Southeasterly of and parallel with aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 55 degrees 28 minutes 34 seconds East; thence along said circular curve, having for its elements a radius of 4335.66 feet, a central angle of 0 degrees 43 minutes 29 seconds and an arc distance of 54.84 feet; thence South 02 degrees 37 minutes 46 seconds East along a line 90 feet East of and parallel with the West line of Section 8, for a distance of 339.77 feet; thence North 89 degrees 41 minutes 48 seconds East, for a distance of 15.01 feet; thence South 02 degrees 37 minutes 46 seconds East, for a distance of 25.02 feet; thence South 89 degrees 41 minutes 48 seconds West, along the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, for a distance of 45.04 feet to the Point of Beginning.

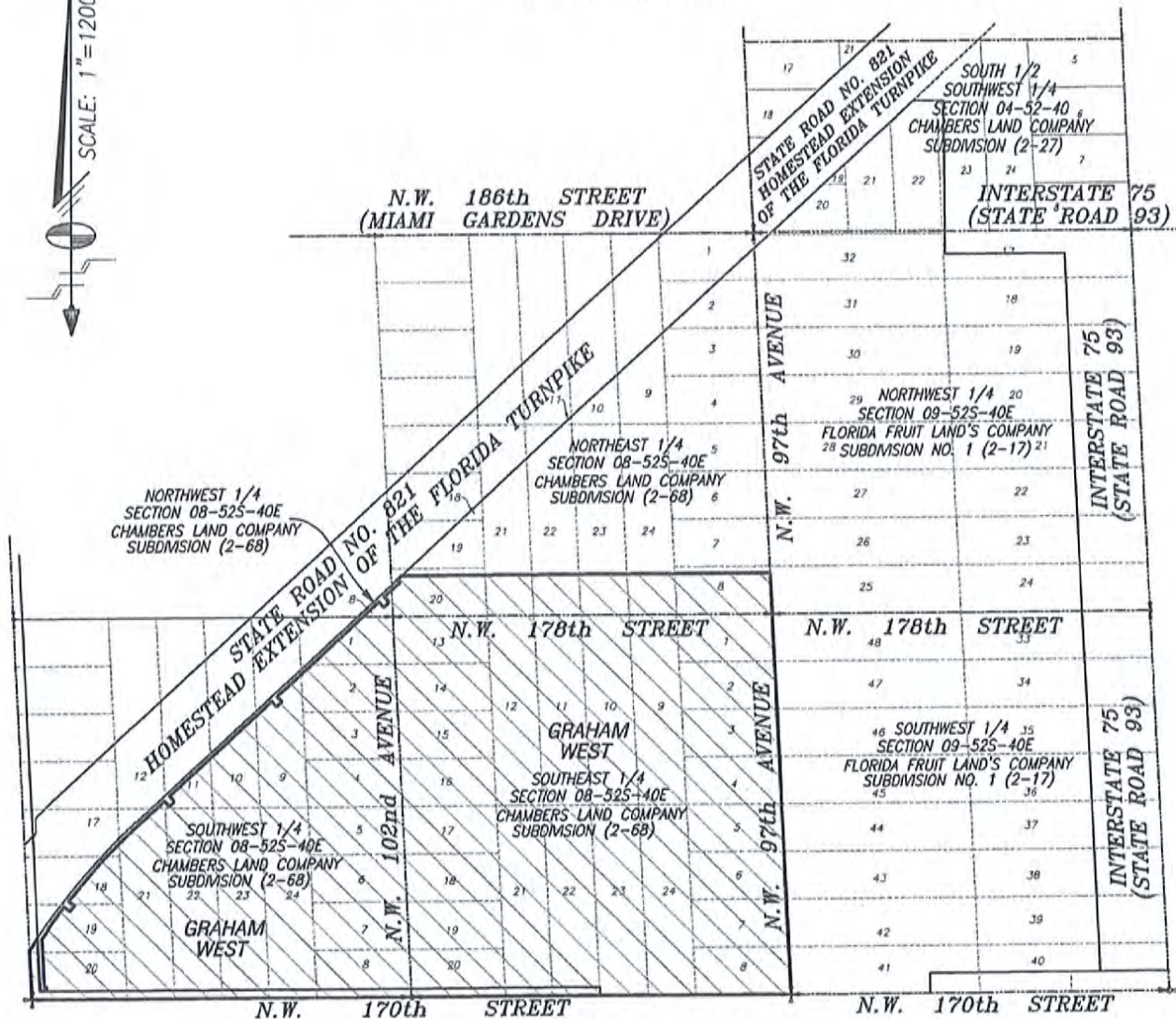
Containing 109,900 Square Feet or 2.52 Acres, more or less, by calculations.

NOTE: The "Less and Excepting Therefrom" portion of this Legal Description is a restatement of the Legal Description entitled "Well Sites and Access Road" contained in the herein referenced Official Records Book 28776 at Page 2457, of the Public Records of Miami-Dade County, Florida.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION EMPLOYMENT CENTER PARCEL

## 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



LOCATION SKETCH

EXHIBIT "B"  
SHEET 1 OF 7 SHEETS



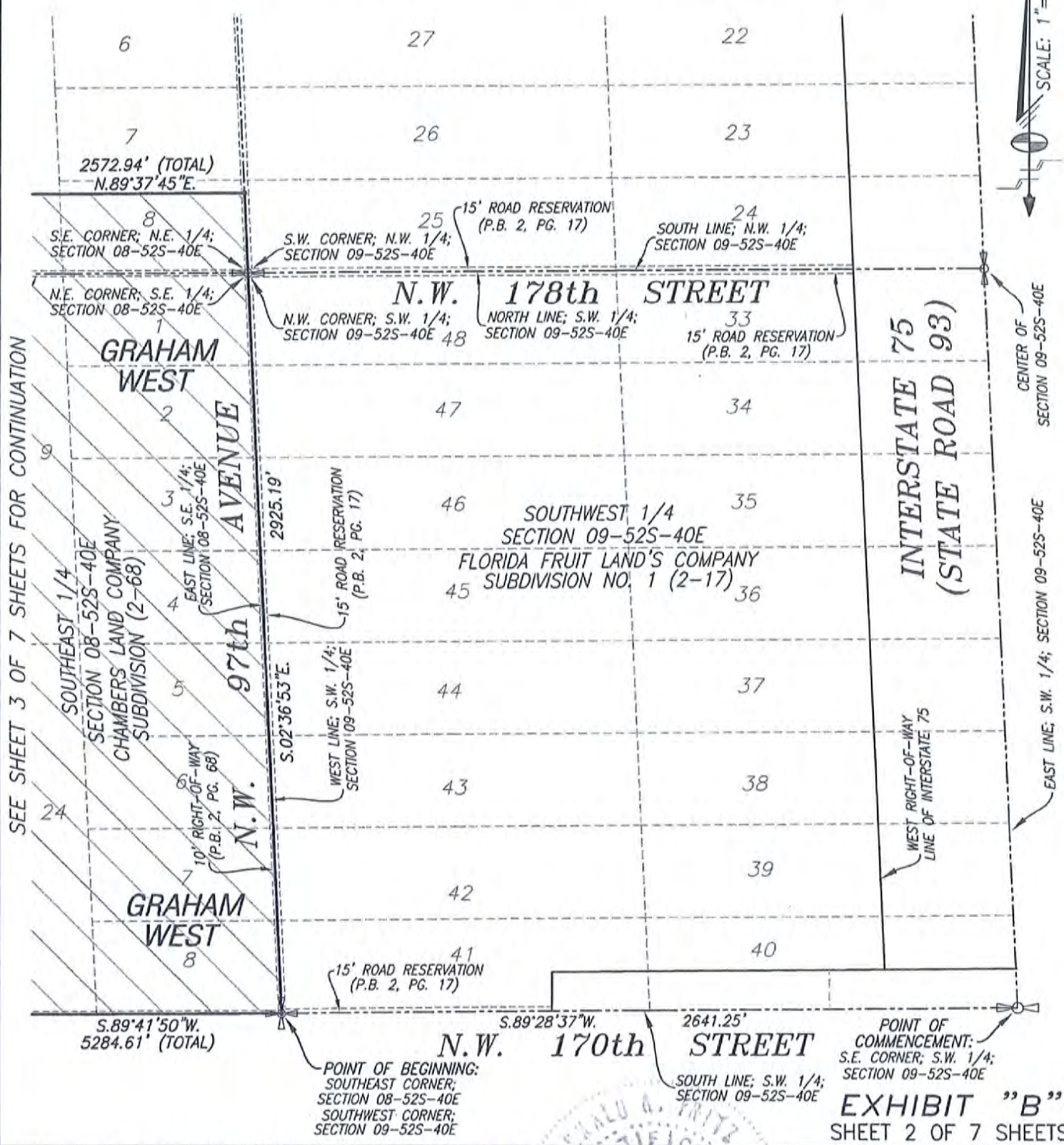
**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 207018 PREPARED UNDER MY SUPERVISION:  
 DATE: APRIL 26, 2017  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

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

REVISIONS
JULY 25, 2017
ADDED "LESS-OUT" LEGAL
OCT. 24, 2017; #207757
GENERAL, TITLE & EXHIBIT
MAY 10, 2018; #208591
EXHIBIT & TITLE OF EXHIBIT



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION EMPLOYMENT CENTER PARCEL



SEE SHEET 3 OF 7 SHEETS FOR CONTINUATION

**EXHIBIT "B"**  
SHEET 2 OF 7 SHEETS

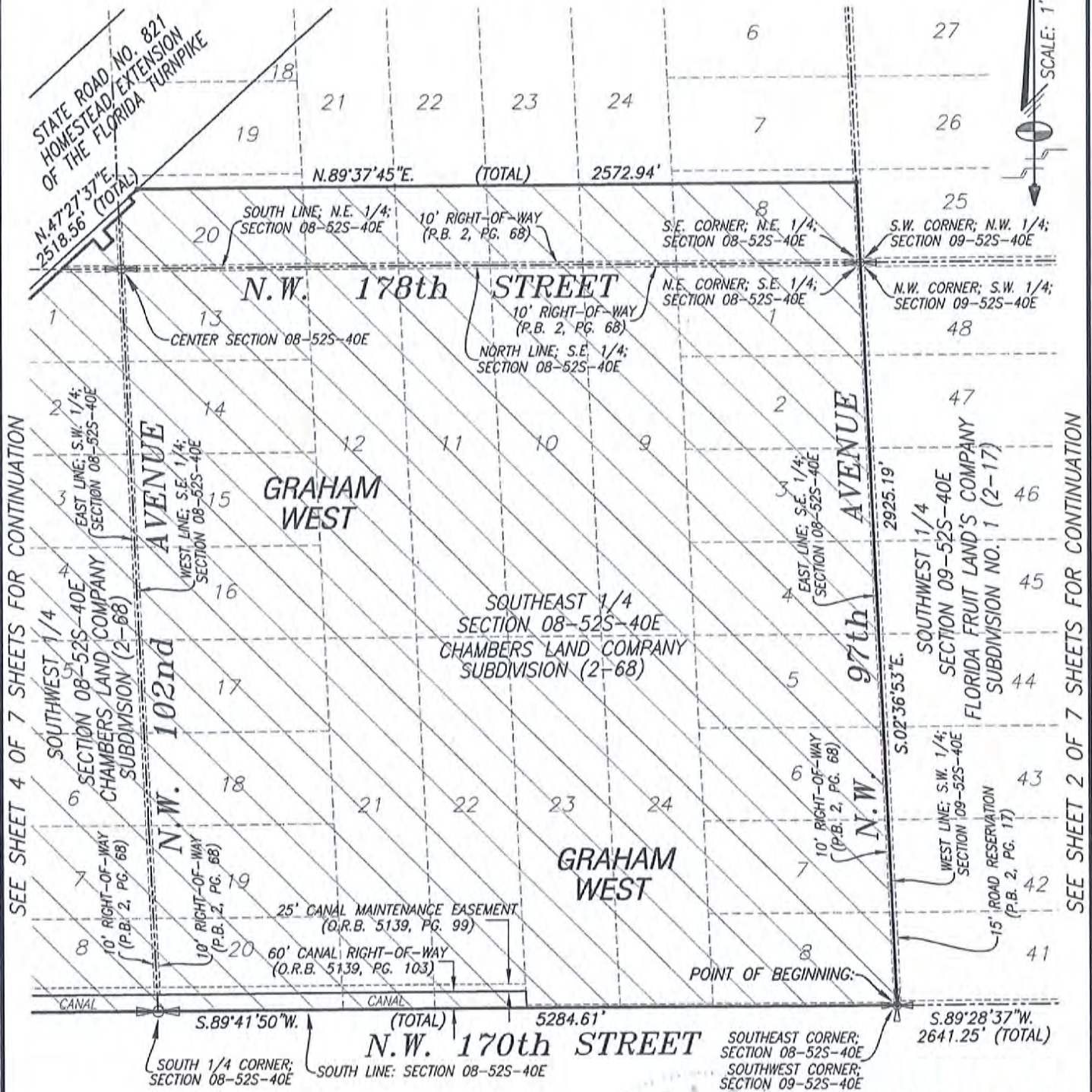


**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
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PREPARED UNDER MY SUPERVISION:  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION EMPLOYMENT CENTER PARCEL



SEE SHEET 4 OF 7 SHEETS FOR CONTINUATION

SEE SHEET 2 OF 7 SHEETS FOR CONTINUATION

**EXHIBIT "B"**  
SHEET 3 OF 7 SHEETS

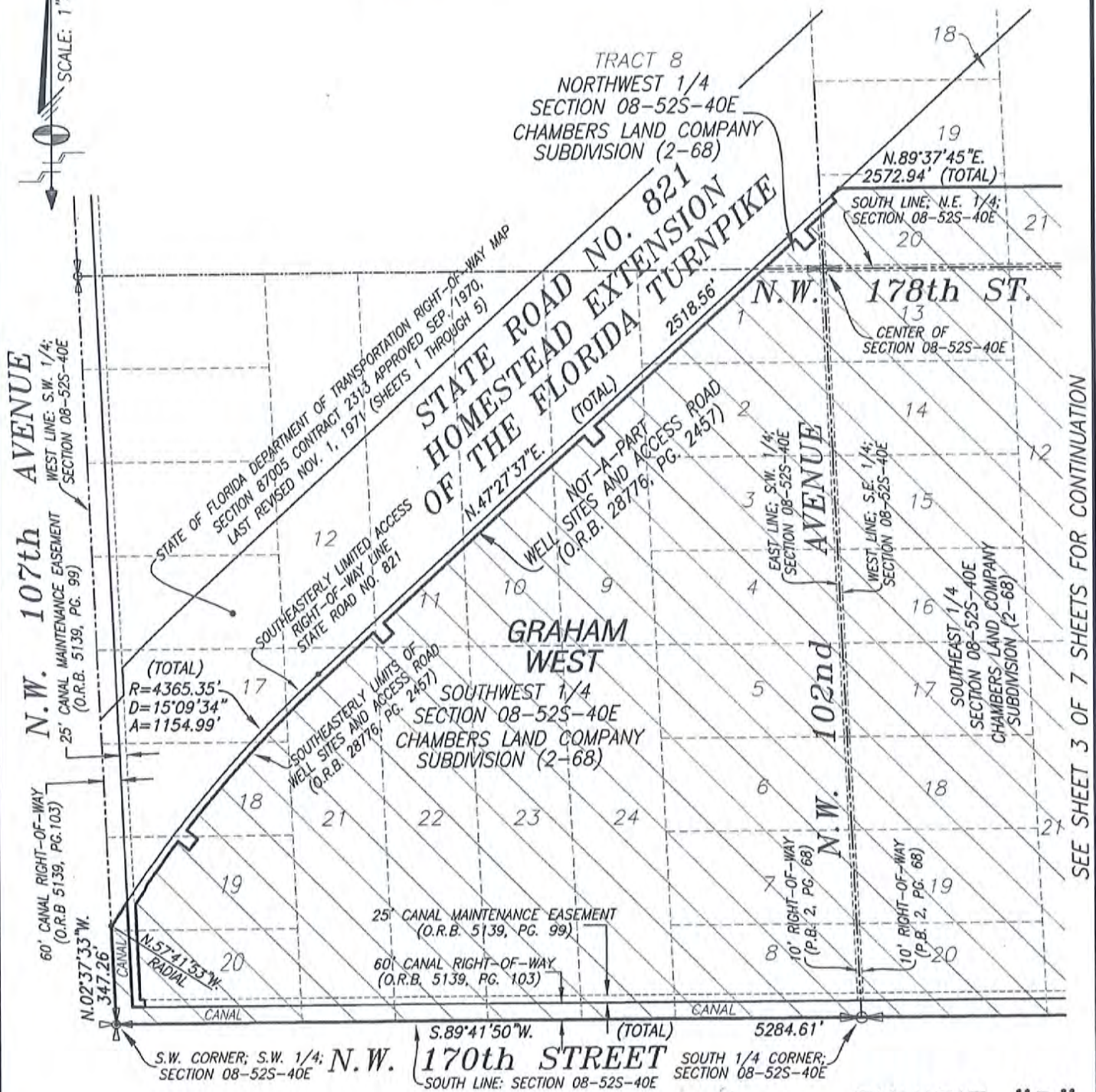


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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION EMPLOYMENT CENTER PARCEL



SEE SHEET 3 OF 7 SHEETS FOR CONTINUATION

**EXHIBIT "B"**  
SHEET 4 OF 7 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
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## LEGAL DESCRIPTION TO ACCOMPANY SKETCH EMPLOYMENT CENTER PARCEL

### LEGAL DESCRIPTION:

A PORTION OF TRACTS 8, AND 20 THROUGH 24, INCLUSIVE, OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH ALL OF TRACTS 1 THROUGH 24, INCLUSIVE, OF THE SOUTHEAST 1/4 OF SAID SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH A PORTION OF TRACTS 1, 2, 9 THROUGH 12, INCLUSIVE, A PORTION OF TRACTS 17 THROUGH 21, INCLUSIVE; ALL OF TRACTS 3 THROUGH 8, INCLUSIVE; AND ALL OF TRACTS 22 THROUGH 24, INCLUSIVE, OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH A PORTION OF TRACT 8, OF THE NORTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH THAT PORTION OF THE 10 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL; ALL ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 68; ALSO TOGETHER WITH THAT PORTION OF THE 60 FOOT WIDE CANAL RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 5139 AT PAGE 103, LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL; BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST; THENCE SOUTH 89 DEGREES 28 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 2641.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID SECTION 9; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, FOR 5284.61 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 02 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 8, FOR 347.26 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 57 DEGREES 41 MINUTES 53 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4365.35 FEET AND A CENTRAL ANGLE OF 15 DEGREES 09 MINUTES 34 SECONDS FOR AN ARC DISTANCE OF 1154.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 47 DEGREES 27 MINUTES 37 SECONDS EAST FOR 2518.56 FEET; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH 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); THENCE NORTH 89 DEGREES 37 MINUTES 45 SECONDS EAST FOR 2572.94 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 8, FOR 2925.19 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED COURSE ALSO BEING ALONG THE WEST LINE OF SAID SECTION 9; ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM: (WELL SITES AND ACCESS ROAD)

ALL OF THAT CERTAIN PARCEL ENTITLED WELL SITES AND ACCESS ROAD AS DESCRIBED IN EXHIBIT "A" OF THE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 28776 AT PAGE 2457 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

A STRIP OF LAND FOR WELL SITES AND ACCESS ROAD PURPOSES. IN THAT PORTION OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING 60 FEET EAST OF THE WEST LINE OF SAID SECTION 8 AND SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 821, HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; THENCE NORTH 89 DEGREES 41 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 8 FOR A DISTANCE OF 60.05 FEET; THENCE NORTH 02 DEGREES 37 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 60.06 FEET TO A POINT ON THE NORTH LINE OF

(CONTINUED ON SHEET 6 OF 7 SHEETS)

**EXHIBIT "B"**  
SHEET 5 OF 7 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. 207018

PREPARED UNDER MY SUPERVISION:

DATE: APRIL 26, 2017

*Ronald A. Fritz*

THIS IS NOT A "BOUNDARY SURVEY"

RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT

CERTIFICATE OF AUTHORIZATION No. LB-87

FLA. PROF. LAND SURVEYOR N° 2767

### REVISIONS

JULY 25, 2017
ADDED "LESS-OUT" LEGAL
OCT. 24, 2017; #207757
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# LEGAL DESCRIPTION TO ACCOMPANY SKETCH EMPLOYMENT CENTER PARCEL

**LEGAL DESCRIPTION:**

(CONTINUED FROM SHEET 5 OF 7 SHEETS)

60 FEET CANAL RIGHT-OF-WAY RECORDED IN O.R.B. 5139, PAGE 103, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 37 MINUTES 46 SECONDS WEST, ALONG A LINE 60 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 8, FOR A DISTANCE OF 373.43 FEET TO INTERSECT WITH A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 821, HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE, AT WHICH POINT THE RADIAL BEARS SOUTH 56 DEGREES 19 MINUTES 50 SECONDS EAST; THENCE ALONG SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 4365.66 FEET, A CENTRAL ANGLE OF 13 DEGREES 47 MINUTES 07 SECONDS AND AN ARC DISTANCE OF 1050.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 47 DEGREES 27 MINUTES 17 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821 FOR A DISTANCE OF 2481.17 FEET; THENCE SOUTH 42 DEGREES 32 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, FOR A DISTANCE OF 147.00 FEET; THENCE SOUTH 42 DEGREES 32 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 42 DEGREES 32 MINUTES 43 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, FOR A DISTANCE OF 969.56 FEET; THENCE SOUTH 42 DEGREES 32 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 42 DEGREES 32 MINUTES 43 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, FOR A DISTANCE OF 969.56 FEET; THENCE SOUTH 42 DEGREES 32 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 42 DEGREES 32 MINUTES 43 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, FOR A DISTANCE OF 245.05 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CIRCULAR CURVE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, HAVING FOR ITS ELEMENTS A RADIUS OF 4340.66 FEET, A CENTRAL ANGLE OF 9 DEGREES 28 MINUTES 51 SECONDS AND AN ARC DISTANCE OF 718.25 FEET; THENCE SOUTH 51 DEGREES 53 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 37 DEGREES 38 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 51 DEGREES 53 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET TO A POINT OF A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE, AT WHICH POINT THE RADIAL BEARS SOUTH 52 DEGREES 41 MINUTES 10 SECONDS EAST; THENCE ALONG SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 4340.66 FEET, A CENTRAL ANGLE OF 2 DEGREES 27 MINUTES 36 SECONDS AND AN ARC DISTANCE OF 186.37 FEET; THENCE SOUTH 23 DEGREES 22 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 25.48 FEET TO A POINT OF A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND 30 FEET SOUTHEASTERLY OF AND PARALLEL WITH AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 821, HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE, AT WHICH POINT THE RADIAL BEARS SOUTH 55 DEGREES 28 MINUTES 34 SECONDS EAST; THENCE ALONG SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 4335.66 FEET, A CENTRAL ANGLE OF 0 DEGREES 43 MINUTES 29 SECONDS AND AN ARC DISTANCE OF 54.84 FEET; THENCE SOUTH 02 DEGREES 37 MINUTES 46 SECONDS EAST ALONG A LINE 90 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 8, FOR A DISTANCE OF 339.77 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 15.01 FEET;

(CONTINUED ON SHEET 7 OF 7 SHEETS)

**EXHIBIT "B"**  
SHEET 6 OF 7 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. 207018 PREPARED UNDER MY SUPERVISION:  
 DATE: APRIL 26, 2017  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

REVISIONS	
JULY 25, 2017	
ADDED "LESS-OUT" LEGAL	
OCT. 24, 2017; #207757	
GENERAL, TITLE & EXHIBIT	
MAY 10, 2018; #208591	
EXHIBIT & TITLE OF EXHIBIT	

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH EMPLOYMENT CENTER PARCEL

**LEGAL DESCRIPTION:**

(CONTINUED FROM SHEET 6 OF 7 SHEETS)

THENCE SOUTH 02 DEGREES 37 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 25.02 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 48 SECONDS WEST, ALONG THE NORTH LINE OF 60 FEET CANAL RIGHT-OF-WAY RECORDED IN O.R.B. 5139, PAGE 103, FOR A DISTANCE OF 45.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 109,900 SQUARE FEET OR 2.52 ACRES, MORE OR LESS, BY CALCULATIONS.

NOTE: THE "LESS AND EXCEPTING THEREFROM" PORTION OF THIS LEGAL DESCRIPTION IS A RESTATEMENT OF THE LEGAL DESCRIPTION ENTITLED "WELL SITES AND ACCESS ROAD" CONTAINED IN THE HEREIN REFERENCED OFFICIAL RECORDS BOOK 28776 AT PAGE 2457.

**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 12,055,886 SQUARE FEET, MORE OR LESS (276.765 ACRES, MORE OR LESS) NOTE: AREA INCLUDES THE 10 FOOT WIDE PLATTED RIGHT-OF-WAY PER PLAT BOOK 2 AT PAGE 68, 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: THE GRAHAM COMPANIES
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 "B"**  
SHEET 7 OF 7 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
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 CERTIFICATE OF AUTHORIZATION No. LB-87 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
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## **EXHIBIT "C"**

### **LEGAL DESCRIPTION OF BUSINESS AND OFFICE PARCEL**

(Graham East 1)

A portion of Tracts 41 through 43, inclusive, and all of Tract 44, of the Southwest 1/4 of said 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 Southwest 1/4 of said Section 9; thence South 89 degrees 28 minutes 37 seconds West, along the South line of the said Southwest 1/4 of said Section 9, for 1980.94 feet to the Point of Beginning of the following described parcel (Graham East 1); thence continue South 89 degrees 28 minutes 37 seconds West, along the last described course, for 660.31 feet to the Southwest corner of said Section 9; said corner also being the Southeast corner of Section 8, Township 52 South, Range 40 East; thence North 02 degrees 36 minutes 53 seconds West, along the West Line of the said Southwest 1/4 of said Section 9, for 1320.22 feet to a point to be hereinafter referred to as Point "A"; thence North 89 degrees 31 minutes 20 seconds East, along the North line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 1320.61 feet; thence South 02 degrees 37 minutes 01 seconds East, along the East line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 329.79 feet; thence South 89 degrees 30 minutes 39 seconds West, along the South line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 660.31 feet; thence South 02 degrees 36 minutes 57 seconds East, along the East line of the West 1/2 of said Tracts 43 through 41, inclusive and respectively, of the said Southwest 1/4 of said Section 9, for 989.77 feet to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

(Graham East 2)

A portion of Tracts 24 and 25 of the Northwest 1/4 of Section 9, Township 52 South, Range 40 East; together with a portion of Tracts 33 and 47 and all of Tract 48, of the Southwest 1/4 of said 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:

(Graham East 2)

Commence at the afore-described Point "A"; thence North 02 degrees 36 minutes 53 seconds West, along the West Line of the said Southwest 1/4 of said Section 9, for 660.11 feet to the Point of Beginning of the following described parcel (Graham East 2); thence continue North 02 degrees 36 minutes 53 seconds West, along the last described course, for 944.86 feet; thence North 89 degrees 37 minutes 45 seconds East for 2170.56 feet; thence South 02 degrees 36 minutes 44 seconds West, along the Westerly 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) for 612.04 feet; thence South 89 degrees 33 minutes 22 seconds West, along the South line of said Tracts 33 and 48, respectively, of the said Southwest 1/4 of said Section 9 for 1620.91 feet; thence South 02 degrees 36 minutes 53 seconds East, along a line that is parallel with and 549.12 feet East of, as measured at right angles to, the said West line of the said Southwest 1/4 of said Section 9, for 329.95 feet; thence South 89 degrees 32 minutes 42 seconds West, along the South line of said Tract 47 of the said Southwest 1/4 of said Section 9, for 549.51 feet to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

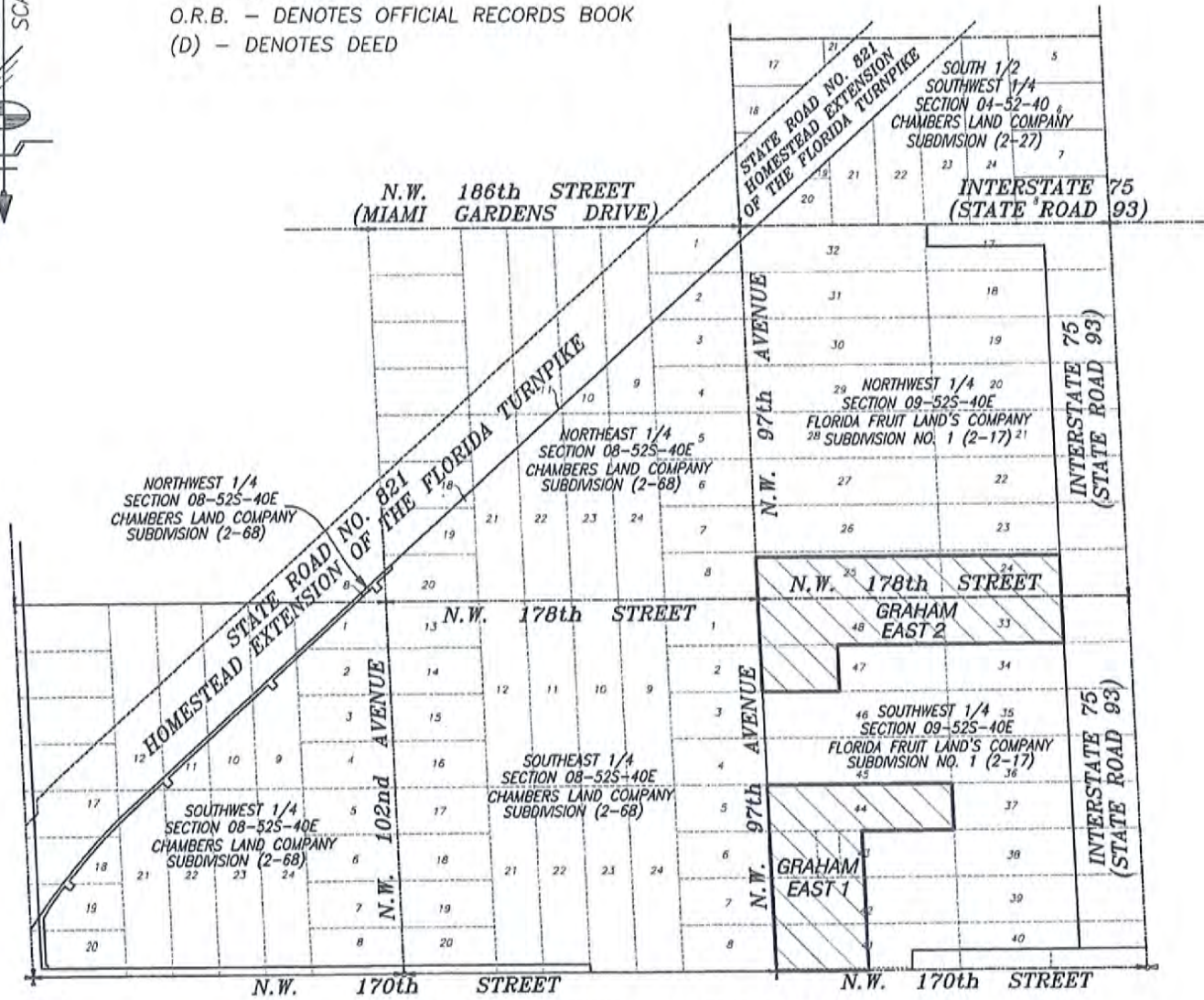


# SKETCH TO ACCOMPANY LEGAL DESCRIPTION BUSINESS AND OFFICE PARCEL



**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
- (D) - DENOTES DEED



**LOCATION SKETCH**

**EXHIBIT "C"**  
SHEET 1 OF 4 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. 207018

PREPARED UNDER MY SUPERVISION:

DATE: APRIL 26, 2017

*Ronald A. Fritz*  
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**REVISIONS**

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TITLE OF EXHIBIT



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION BUSINESS AND OFFICE PARCEL

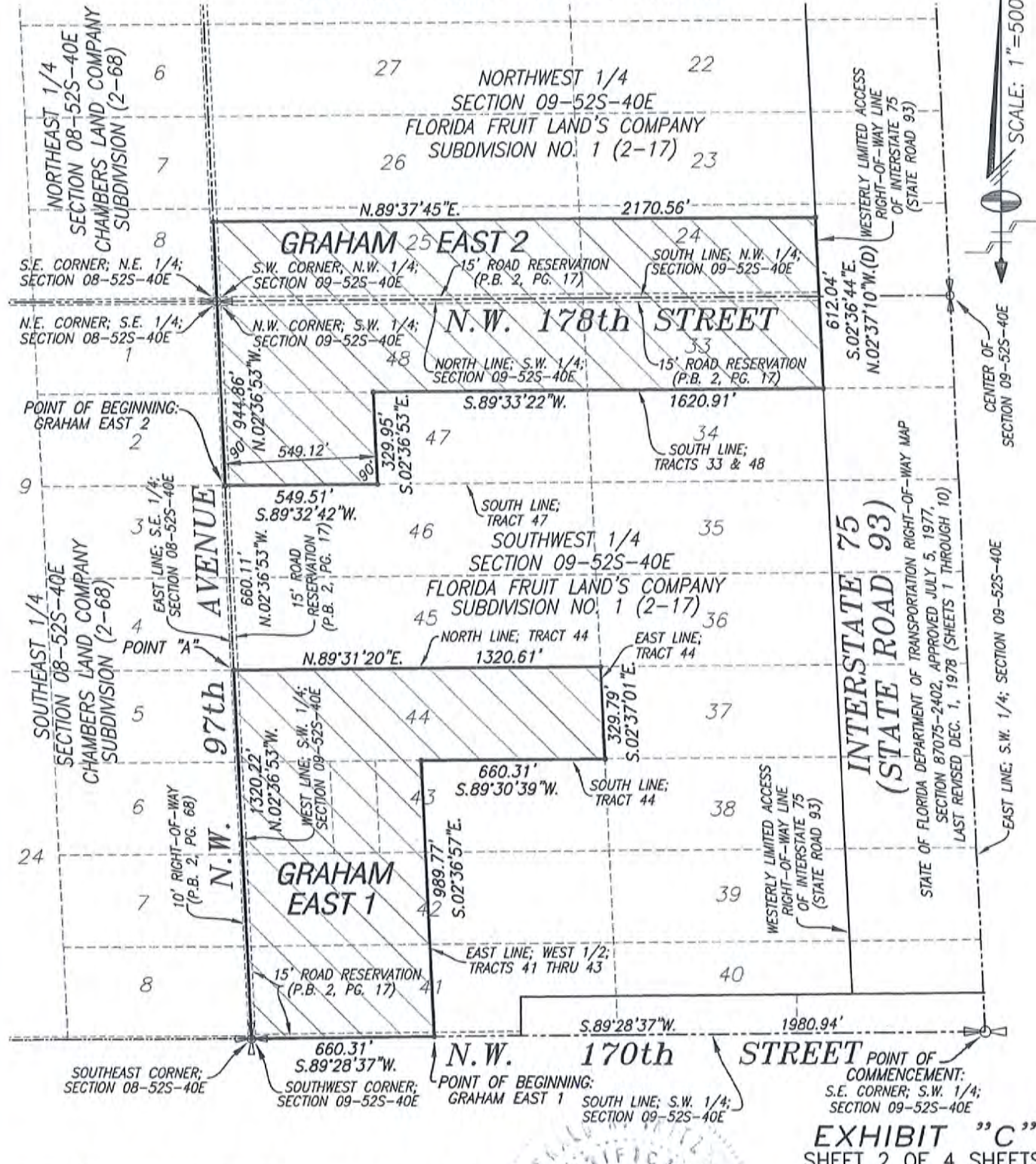


EXHIBIT "C"  
SHEET 2 OF 4 SHEETS

## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

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TITLE OF EXHIBIT



# LEGAL DESCRIPTION TO ACCOMPANY SKETCH BUSINESS AND OFFICE PARCEL

**LEGAL DESCRIPTION:**

(GRAHAM EAST 1)

A PORTION OF TRACTS 41 THROUGH 43, INCLUSIVE, AND ALL OF TRACT 44, OF THE SOUTHWEST 1/4 OF SAID 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 SOUTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 28 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 1980.94 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL (GRAHAM EAST 1); THENCE CONTINUE SOUTH 89 DEGREES 28 MINUTES 37 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 660.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; THENCE NORTH 02 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 1320.22 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 44 OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 1320.61 FEET; THENCE SOUTH 02 DEGREES 37 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 44 OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 329.79 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 44 OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 660.31 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 57 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID TRACTS 43 THROUGH 41, INCLUSIVE AND RESPECTIVELY, OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 989.77 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

(GRAHAM EAST 2)

A PORTION OF TRACTS 24 AND 25 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH A PORTION OF TRACTS 33 AND 47 AND ALL OF TRACT 48, OF THE SOUTHWEST 1/4 OF SAID 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 AFORE-DESCRIBED POINT "A"; THENCE NORTH 02 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 660.11 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL (GRAHAM EAST 2); THENCE CONTINUE NORTH 02 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 944.86 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 45 SECONDS EAST FOR 2170.56 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 44 SECONDS EAST [SOUTH 02 DEGREES 37 MINUTES 10 SECONDS EAST (D)], ALONG THE WESTERLY 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) FOR 612.04 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACTS 33 AND 48, RESPECTIVELY, OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9 FOR 1620.91 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 549.12 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 329.95 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 47 OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 9, FOR 549.51 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**EXHIBIT "C"**  
SHEET 3 OF 4 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. 207018 PREPARED UNDER MY SUPERVISION:  
 DATE: APRIL 26, 2017  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

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

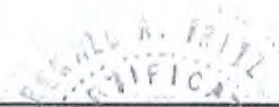
REVISIONS
OCT. 24, 2017; #207757
GENERAL, TITLE & EXHIBIT
MAY 10, 2018; #208591
TITLE OF EXHIBIT

## LEGAL DESCRIPTION TO ACCOMPANY SKETCH BUSINESS AND OFFICE PARCEL

**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 2,600,290 SQUARE FEET, MORE OR LESS (59.694 ACRES, MORE OR LESS).  
NOTE: AREA INCLUDES THE 15 FOOT WIDE ROAD RESERVATION PER PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PROPERTY.
4. ORDERED BY: THE GRAHAM COMPANIES
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 THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**EXHIBIT "C"**  
SHEET 4 OF 4 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. 207018 PREPARED UNDER MY SUPERVISION:  
 DATE: APRIL 26, 2017 *Ronald A. Fritz*  
 THIS IS NOT A "BOUNDARY SURVEY" RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 CERTIFICATE OF AUTHORIZATION No. LB-87 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS
OCT. 24, 2017; #207757
GENERAL, TITLE & EXHIBIT
MAY 10, 2018; #208591
TITLE OF EXHIBIT

**EXHIBIT "D"**

**LAND USE EXCHANGE RATES**

<b>TABLE D1 - The Graham Companies - Land Use Exchange Rates</b>						
	<b>Gross PM Peak Hour</b>	<b>TO:</b>	<b>Business Park</b>	<b>Retail</b>	<b>Apartments</b>	<b>Hotel</b>
<b>Land Uses</b>	<b>Trip Rates - Note 1</b>	<b>Units</b>	<b>KSF</b>	<b>KSF</b>	<b>DU</b>	<b>ROOMS</b>
<b>FROM:</b>			<b>1.0507</b>	<b>2.3446</b>	<b>0.5590</b>	<b>0.6000</b>
<b>Business Park (ITE LUC 770)</b>	<b>1.0507</b>	<b>KSF</b>	<b>1.0000</b>	<b>0.44812</b>	<b>1.8796</b>	<b>1.7511</b>
<b>Retail (ITE LUC 820)</b>	<b>2.3446</b>	<b>KSF</b>	<b>2.2315</b>	<b>1.0000</b>	<b>4.1943</b>	<b>3.9077</b>
<b>Apartments (ITE LUC 220)</b>	<b>0.5590</b>	<b>DU</b>	<b>0.5320</b>	<b>0.2384</b>	<b>1.0000</b>	<b>0.9317</b>
<b>Hotel (ITE LUC 310)</b>	<b>0.6000</b>	<b>ROOMS</b>	<b>0.5711</b>	<b>0.2559</b>	<b>1.0733</b>	<b>1.0000</b>
<b>Note 1 - Trip Rates</b>	<b>Calculation of the Gross PM peak hour trip rates are provided in Exhibit B-2</b>					
<b>Note 2 - Exchange Example 1</b>	<b>Retail to Apartments</b>	The exchange rate between Retail and Apartments is 1,000 SF of Retail for 4,1943 Apartments, where 10,000 SF of Retail is equivalent to 41,943 Apartments and 100,000 SF of Retail is equivalent to 419,43 Apartments and 1,000,000 SF of Retail is equivalent to 4,194.3 Apartments.				
<b>Note 3 - Exchange Example 2</b>	<b>Retail to Business Park</b>	The exchange rate from Retail to Business Park is 1,000 SF of Retail for every 2,231.5 SF of Business Park, where 10,000 SF of Retail is equivalent to 22,315 SF of Business Park and 100,000 SF of Retail is equivalent to 223,150 SF of Business Park and 1,000,000 SF of Retail is equivalent to 2,231,500 SF of Business Park.				
<b>Note 4 - Exchange Example 3</b>	<b>Business Park to Apartments</b>	The exchange rate between Business Park and Apartments is 1,000 SF of Business Park for 1.8796 Apartments, where 10,000 SF of Business Park is equivalent to 18,796 Apartments and 100,000 SF of Business Park is equivalent to 187.96 Apartments and 1,000,000 SF of Business Park is equivalent to 1,879.6 Apartments.				
<b>Note 5 - Exchange Example 4</b>	<b>Business Park to Hotel</b>	The exchange rate from Business Park to Hotel Rooms is 1,000 SF of Business Park for 1.7511 Hotel Rooms, where 10,000 SF of Business Park is equivalent to 17,511 Hotel Rooms and 100,000 SF of Business Park is equivalent to 175.11 Hotel Rooms and 1,000,000 SF of Business Park is equivalent to 1,751.1 Hotel Rooms.				
<b>Note 6 - Exchange Example 5</b>	<b>Business Park to Retail</b>	The exchange rate from Business Park to Retail is 1,000 SF of Business Park for every 448.12 SF of Retail, where 10,000 SF of Business Park is equivalent to 4,481.2 SF of Retail, and 100,000 SF of Business Park is equivalent to 44,812 SF of Retail, and 1,000,000 SF of Business Park is equivalent to 448,120 SF of Retail.				
<p>Note 7 - The development program for the Graham Companies Application Area is initially programmed to be 3,000,000 SF of Business Park use, 1,000,000 SF of Retail use and 2,000 Apartments (no "for sale" housing). The Retail Use shall be limited to no more than 1,000,000 SF. The Graham Companies may seek approvals for a modified development program that simultaneously increases and decreases the density and intensity of uses within the Property for each land use provided that in no event shall the retail use be increased, and that the total vehicle trip generation associated with the overall development of the Property does not exceed a total of 5,315 Net External PM Peak Hour Vehicle Trips (exclusive of trips generated by development of additional residential density / development program bonuses resulting from the affordable or workforce housing provisions of the CDMP). For a Conservative Analysis, Miami-Dade County has also requested that the Flexibility Matrix reflect Gross PM Peak Hour Trips (less pass-by) (Instead of Net External PM Peak Hour Trips). The Gross PM Peak Hour Trip Exchange Rates shall be prepared using the trip generation rates and methodological assumptions provided in Exhibits B-1 and B-2 attached herein.</p>						
<p>Note 8: The Applicant reserves the right to update the Trip Generation Rates and/or Equations used in Exhibits B-1 and B-2, and modify this Flexibility Matrix based upon the release of future updated additions of the "ITE Trip Generation Manual" as published by the Institute of Transportation Engineers (from time to time).</p>						
Cathy Sweetapple & Associates	The Graham Companies					<b>3/30/2018</b>

**TABLE D2 - THE GRAHAM FLEXIBILITY MATRIX**

**GROSS PM PEAK HR TRIP GENERATION RATES FOR THE PROPOSED DEVELOPMENT PROGRAM**

**Exhibit B-2 – The Graham Companies - Gross PM Peak Hour Trip Rates**

Use	Scale	Units	Gross PM PK HR Vehicular Trips	Internal Capture [1]	Pass-By Trips	Net External PM PK HR Trips	Gross PM PK HR Trips Less Pass-by	Gross PM PK HR Trip Rate With Pass-by but Without Internalization
Apartments (ITE LUC 220)	2,000	APTS	1,118	205	0	913	1,118	0.5590
Retail (ITE LUC 820)	1,000,000	KSF	2,802	515	457	1,830	2345	2.3446
Business Park (ITE LUC 770)	3,000,000	KSF	3,152	579	0	2,573	3,152	1.0507
<b>Total</b>			<b>7,072</b>	<b>1,300</b>	<b>457</b>	<b>5,315</b>	<b>6,615</b>	
Hotel (Lodging) - ITE LUC 310	1,600	ROOMS	960					0.60 trips/room

Note [1] - Internal Capture has been removed from the Flexibility Matrix Calculations at MDC's request.

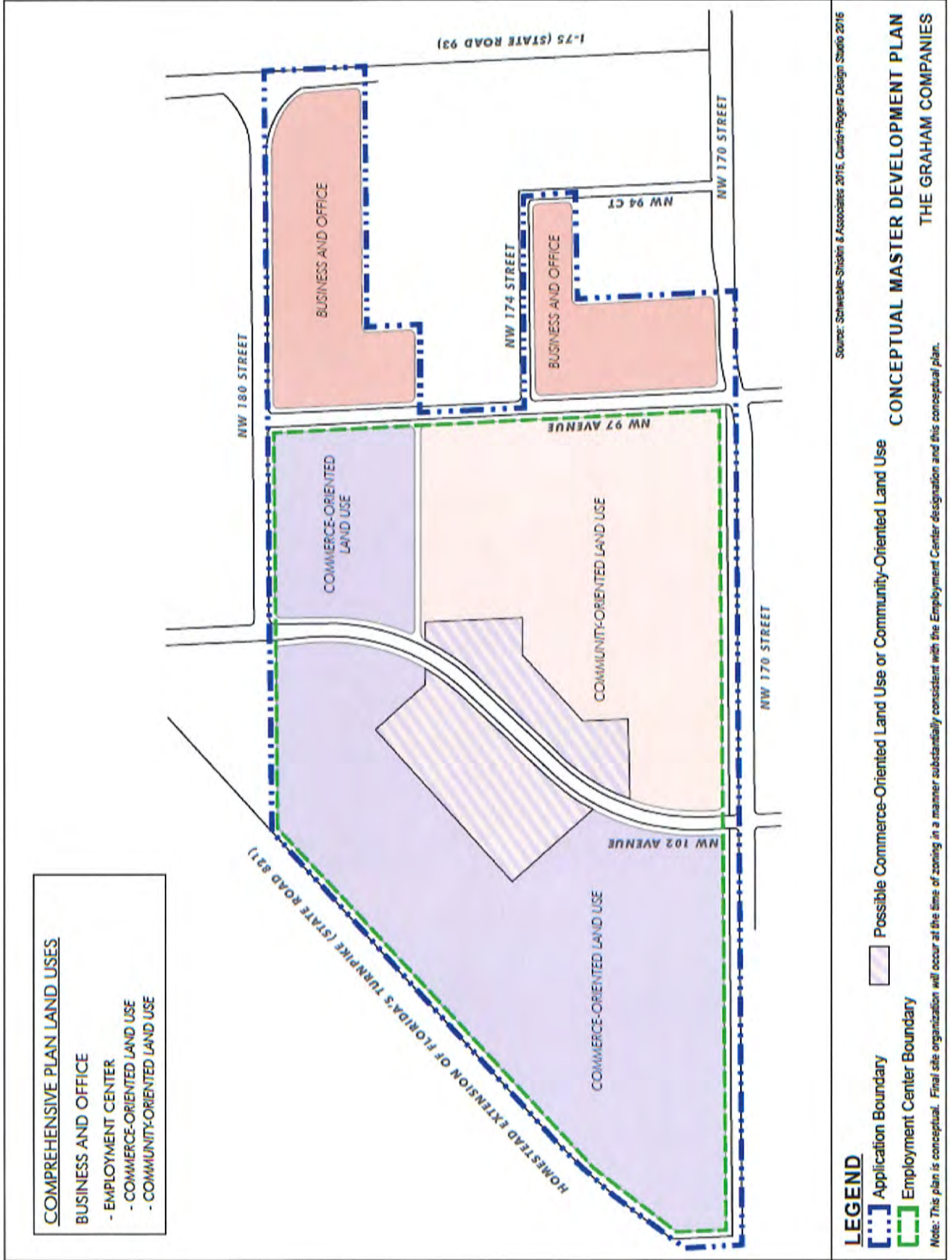
Note [2] - The Flexibility Matrix has been adjusted to reflect Gross Trips Less Pass-by.

Note [3] - The Applicant reserves the right to update the Trip Generation Rates and/or Equations used in Exhibits B-1 and B-2, and modify this Flexibility Matrix based upon the Release of future updated additions of the "ITE Trip Generation Manual" as published by the Institute of Transportation Engineers (from time to time).

Cathy Sweetapple & Associates

3/28/2018

**EXHIBIT "E"**  
**INITIAL DEVELOPMENT PLAN**



**CONCEPTUAL MASTER DEVELOPMENT PLAN**  
THE GRAHAM COMPANIES