

**DEVELOPMENT OF REGIONAL IMPACT
APPLICATION FOR DEVELOPMENT APPROVAL
UNDER SECTION 380.06, FLORIDA STATUTES**

PART I. APPLICATION INFORMATION

1. Statement of Intent

I, **Jeffrey Bercow**, the undersigned authorized agent of Krome Groves Land Trust et. al, (collectively the "Applicant"), hereby propose to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.), and Chapter 28-24, Florida Administrative Code (F.A.C.). In support thereof we submit the following information concerning City Park, which information is true and correct to the best of our knowledge.

10/2/25

(Date)



Jeffrey Bercow

2. Owner/Developer (name, address, phone). State whether or not the owner or developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.

• **Owners**

Edward Easton, Trustee

Krome Groves Land Trust
5505 Waterford District Drive, 5th Floor
Miami, Florida 33126
Contact: Edward Easton
Telephone: (305) 632-2839
Email: eweaston@theeastongroup.com

Guherqui International, S.A.

c/o Pablo S. Quesada
1615 S Federal Highway
Suite 103, Boca Raton, Florida 33434
Contact: Pablo Quesada
Telephone: (305) 497-8987
Email: pquesada@dqmlaw.com

Parkland West LLC

5505 Waterford District Drive, 5th Floor
Miami, FL 33126
Contact: Edward Easton
Telephone: (305) 632-2839
Email: eweaston@theeastongroup.com

Edward Easton, Trustee

Edward W. Easton Trust
10165 NW 19 Street

Miami, Florida 33172
Contact: Edward Easton
Telephone: (305) 632-2839
Email: eweaston@theeastongroup.com

The Owners are authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, Florida Statutes.

3. Authorized Agent and Consultants (name, address, phone)

- ***Authorized Agent / Legal Counsel***

Jeffrey Berrow, Esq.
Berrow, Radell, Fernandez, Larkin & Tapanes, PLLC
200 South Biscayne Blvd.
Suite 300
Miami, Florida 33131
Telephone: (305) 374-5300
Fax: (305) 377-6222
Email: jberrow@brzoninglaw.com

Graham Penn, Esq.
Berrow, Radell, Fernandez, Larkin & Tapanes, PLLC
200 South Biscayne Blvd.
Suite 300
Miami, Florida 33131
Telephone: (305) 377-6229
Fax: (305) 377-6222
Email: gpenn@brzoninglaw.com

- ***Planning***

The Curtis Group
7520 Red Road
Suite M
South Miami, FL 33143
Contact: Rob Curtis
Telephone: (305) 807-6306
Email: rob@curtisplanning.com

- ***Town Planning***

SWA
2200 Bridgeway Boulevard
Sausalito, California 94966
Contact: Gerdo Aquino
Telephone: (415) 332-5100
Fax: (415) 332-0719

- ***Transportation Planning***

David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, Florida 33134
Contact: Tim Plummer
Telephone: (305) 447-0900
Email: tim.plummer@dplummer.com

- ***Environmental***

EAS Engineering, Inc.
55 Almeria Avenue
Coral Gables, Florida 33134
Contact: Ed Swakon
Telephone: (305) 445-5553
Fax: (305) 444-2112
Email: eswakon@eas-eng.com

- ***Economic***

Lambert Advisory.
100 Biscayne Boulevard
Suite 2510
Miami, Florida 33132
Contact: Paul Lambert
Telephone: (305) 860-3716
Email: plambert@lambertadvisory.com

- **Archaeology**

Archaeological & Historical Conservancy, Inc.
4800 SW 64th Avenue, Suite 109
Davie, Florida 33314
Contact: Ryan Franklin, PhD
Telephone: (954) 792-9776
Fax: (954) 792-9954
Email: archlgcl@bellsouth.net

- **Surveying**

Ford Armenteros Manucy Inc.
1950 N.W. 94th Avenue
2nd Floor
Miami, Florida 33172
Contact: Daniel Rodriguez
Telephone: (305) 477-6472
Fax: (305) 470-2805
Email: danielr@fordco.com

- **Civil Engineering**

Langan
15150 NW 79th Court
Suite 200
Miami Lakes, Florida 33016
Contact: Michael Carr
Telephone: (954) 320-2120
Email: mcarr@langan.com

4. **Attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lessor estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lessor interest.**

The authorization forms are attached as Exhibit 4-1. There are four (4) parcels within a one-half mile radius in which parties with an interest in the DRI hold an interest. These parcels are listed in Exhibit 4-2.

5. **Attach a legal description of the development site. Include section, township and range.**

The City Park DRI development site consists of approximately 969 gross acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west. The site is located in Section 19, Township 55, Range 39 and Section 20, Township 55, Range 39.

A legal description of the property is included in **Exhibit 5-1**.

6. **Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?**

No. A binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs have not been requested.

7. **List all local governments with jurisdiction over the proposed development.**

Miami-Dade County has jurisdiction over the processing of changes to the Miami-Dade County Comprehensive Development Master Plan and approval of Development of Regional Impact application.

8. **List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.**

The project will obtain any and all necessary permits. Currently, the Applicant anticipates obtaining the following permits, which will be obtained prior to the initiation of the development, as required.

Agency	Permit/Approval	Status
Miami-Dade County	ADA/DRI Development Order	In Process
	Re-zoning	In Process
	CDMP Amendments	In Process
	Site Plan Approval	Future Action
	Plat Approval	Future Action
	Building Permit(s)	Future Action
	Wastewater Collection System Permit	Future Action
	Roadway Improvement Plans	Future Action
	Tree Removal Permit	If Required
	Water Distribution System Permit	Future Action
	Complex Source Permit	If Required
	Wetland Jurisdictional Determination	Jurisdictional Determination of No Wetlands Issued
	Class IV (Freshwater Wetland Dredge & Fill)	Not Required
	Surface Water Management Permit	Future Action (if not issued by SFWMD)
State of Florida		
South Florida Regional Planning Council	DRI Review	In Process
South Florida Water Management District	Wetland Jurisdictional Determination	Jurisdictional Determination of No Wetlands Issued
	Environmental Resource Permit (Stormwater and Water Quality Certification)	Future Action (if not issued by Miami-Dade County)
	Water Use Permit	If Required
Department of Commerce	DRI Review	In Process
Department of Environmental Protection	Wastewater Collection System Permit	Future Action
	Water Distribution System Permit	Future Action
	Air Quality	If Required
Department of Transportation	Roadway Improvement Plans	Future Action

Agency	Permit/Approval	Status
Federal		
U.S. Army Corps of Engineers	Wetland Jurisdictional Determination	Not Required
	Dredge and Fill Permit	Not Required
Source: The Curtis Group		

At this time, registration of the development as currently proposed with the Division of Florida Land Sales, Condominiums, and Mobile Homes under Chapter 498, Florida Statutes, will not be required. The development will not be registered with H.U.D. Division of Interstate Land Sales registration or with other state agencies.

Exhibit 4-1
Notarized Authorization Forms

ACKNOWLEDGEMENT
EDWARD W. EASTON, TRUSTEE
EDWARD W. EASTON TRUST

I, Edward W. Easton, as Trustee of the Edward W. Easton Trust, hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Trust as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 14 day of August 2025.

WITNESSES:


 Signature

Larisa Matias
 Print Name


Edward W. Easton Trust

Name of Trust

Address:

10165 NW 19th St

Miami, FL 33172


 Signature
Lenette Trivett
 Print Name

By: 
 Print Name: Edward W. Easton, Trustee

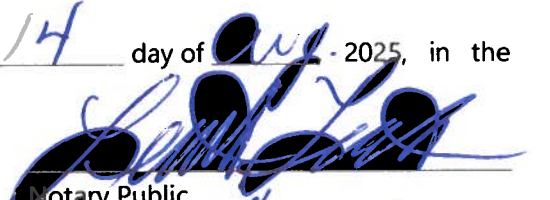
STATE OF Florida
 COUNTY OF Miami-Dade

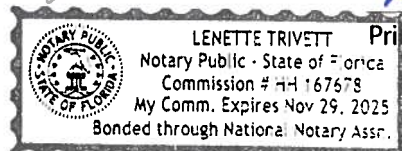
The foregoing instrument was acknowledged before me by Edward W. Easton, Trustee, to me personally known or produced _____, as identification and who acknowledged the foregoing instrument for the purposes herein contained, and acknowledged that they were authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

Witness my signature and official seal this 14 day of Aug 2025, in the County and State aforesaid.

☐ did take an oath
☒ did not take an oath

My Commission expires: 11-29-25


 Notary Public
Lenette Trivett
 Print Name




ACKNOWLEDGEMENT FOR CORPORATION PARKLAND WEST, LLC

I, Edward W. Easton, the Trustee of the Krome Groves Land Trust, the managing member of the Parkland West LLC, hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Parkland West LLC as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 14 day of August 2025.

WITNESSES:


Signature

Larisa Matias

Print Name


Signature

Lenette Trivett

Print Name

Parkland West, LLC

Name of Corporation

Address:

5505 Waterford District Drive

Miami, Florida 33126

By 

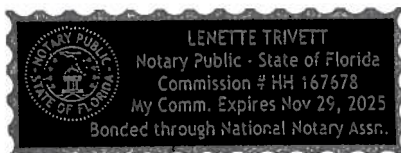
Edward W. Easton, Trustee
of Krome Groves Land
Trust, Managing Member
of Parkland West LLC

STATE OF Florida


COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Edward W. Easton, the Trustee of Parkland West LLC, a Florida limited liability company, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 14 day of August, 2025, in the County and State aforesaid.



My Commission Expires: 11-29-25


Notary Public, State of FL
Lenette Trivett
Print Name

ACKNOWLEDGEMENT
EDWARD W. EASTON, TRUSTEE
KROME GROVES LAND TRUST

I, Edward W. Easton, as Trustee of the Krome Groves Land Trust, hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Trust as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 14 day of August, 2025.

WITNESSES:

[Signature]
Signature

Lariga Matias
Print Name

[Signature]
Signature
Lenette Trivett
Print Name

Krome Grove Land Trust

Name of Trust

Address:

5505 Waterford District Drive
Miami, Florida 33126

By: [Signature]
Print Name: Edward W. Easton, Trustee

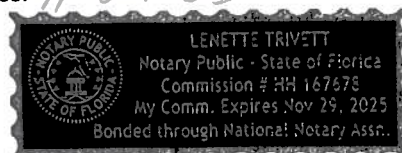
STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Edward W. Easton, Trustee, to me personally known or produced _____, as identification and who acknowledged the foregoing instrument for the purposes herein contained, and acknowledged that they were authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

Witness my signature and official seal this 14 day of Aug, 2025, in the County and State aforesaid.

- ☒ did take an oath
☐ did not take an oath

My Commission expires: 11-29-25



[Signature]
Notary Public
Lenette Trivett
Print Name

ACKNOWLEDGEMENT GUHERQUI INTERNATIONAL, S.A.

I, Pablo S. Quesada, as authorized signatory of the Guherqui International, S.A., hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Trust as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 12 day of August, 2025.

WITNESSES:

Lisset Rodriguez
Signature
Lisset Rodriguez
Print Name

Karen Alvarado
Signature
Karen Alvarado
Print Name

Guherqui International, S.A.
Name of Corporation
Address:
1615 S Federal Highway, Suite
103 Boca Raton, Florida
33434

By *Pablo S. Quesada*
Pablo S. Quesada,
Authorized Signatory

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Pablo S. Quesada, the authorized signatory of Guherqui International, S.A., on behalf of the corporation. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 12 day of August, 2025, in the County and State aforesaid.



GLADYS L. ABRAHAM
Commission # HH 183990
Expires October 9, 2025
Bonded Thru Budget Notary Services

My Commission Expires:

Gladys L. Abraham
Notary Public - State of Florida
Gladys L. Abraham
Print Name

GLADYS L. ABRAHAM
Commission # HH 183990
Expires October 9, 2025
Bonded Thru Budget Notary Services



Exhibit 4-2
Property Ownership within Property and Within ½ Mile Radius

Properties within 1/2 Mile of City Park Boundary in which Parties with an Interest in the DRI Hold an Interest		
Folio	Owner of Parcel Within ½ Mile of City Park Boundary	Relationship to DRI Applicants
30-5929-000-0012	Edward W. Easton Trust / Corsica West I Land Trust	Edward W. Easton, trustee, is an owner and applicant
30-5929-000-0190	South Florida State Corporation	South Florida State Corporation is a related entity to Guherqui International, S.A., which is an owner and applicant
30-5929-000-0170	South Florida State Corporation	South Florida State Corporation is a related entity to Guherqui International, S.A., which is an owner and applicant
30-5929-000-0230	South Florida State Corporation	South Florida State Corporation is a related entity to Guherqui International, S.A., which is an owner and applicant

Exhibit 5-1
Legal Description

Legal Description

PARCEL "A"

THE WEST 1/2 OF THE EAST 1/2, OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. LESS A 100.00 FEET RIGHT-OF-WAY FOR THE SEABOARD AIRLINE RAILROAD, AS-BUILT AND IN PLACE LYING 50.00 FEET ON EITHER SIDE OF THE EXISTING RAILROAD TRACKS, AND LESS THE SOUTH 40.00 FEET FOR PUBLIC RIGHT-OF-WAY AND LESS THE FOLLOWING PARTICULARLY DESCRIBED PARCEL OF LAND FOR PUBLIC RIGHT-OF-WAY:

COMMENCE AT THE AGREED N.W. CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, THAT CERTAIN "AGREED FINAL JUDGEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DATED JUNE 19, 1991; THENCE, N02°39'22"W, FOR 40.00 FEET; THENCE, S86°20'38"W, FOR 74.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A 2,060.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'38" FOR AN ARC DISTANCE OF 401.26 FEET TO A POINT OF TANGENCY; THENCE, N82°29'44"W, FOR 3.62 FEET TO THE POINT OF BEGINNING; THENCE, S02°10'36"E, FOR 81.13 FEET; THENCE, N82°30'06"W, 216.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 2,062.72 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°24'03" FOR AN ARC DISTANCE OF 338.44 FEET; THENCE, S88°05'28"W, FOR 116.10 FEET; THENCE, N02°04'17"W, FOR 40.00 FEET; THENCE, N88°05'28"E, FOR 533.68 FEET; THENCE, S82°29'44"E, FOR 134.53 FEET TO THE POINT OF BEGINNING;

PARCEL "B"

THE WEST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 40 FEET FOR PUBLIC RIGHT-OF-WAY.

PARCEL "C"

THE EAST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 40.00 FEET AND THE EAST 35.00 FEET FOR PUBLIC RIGHT-OF-WAY, AND LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SAID SECTION 20, LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE AREA BOUNDED BY LINES LYING 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, AND 35.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 20, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL "D"

THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE CENTERLINE OF A 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 4331, AT PAGE 282, AND OFFICIAL RECORDS BOOK 4371, AT PAGE 323, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE EAST 35.00 FEET FOR PUBLIC RIGHT-OF-WAY, AND LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SAID SECTION 20, LYING SOUTH OF THE CENTERLINE OF THE SAID 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY AND LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86-40255 RECORDED IN SAID OR BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL "E"

THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTH OF THE CENTERLINE OF A 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 4331, AT PAGE 282, AND OFFICIAL RECORDS BOOK 4371, AT PAGE 323, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SAID SECTION 20, LYING NORTH OF THE CENTERLINE OF THE SAID 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY AND LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86-40255 RECORDED IN SAID OR BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LESS THE FOLLOWING PARTICULARLY DESCRIBED PARCEL OF LAND FOR PUBLIC RIGHT-OF-WAY:

BEGIN AT THE AGREED N.W. CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, THAT CERTAIN "AGREED FINAL JUDGEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DATED JUNE 19, 1991; THENCE, N86°20'38"E, FOR 187.96 FEET; THENCE, N02°16'54"W, FOR 40.01 FEET; THENCE, S86°20'38"W, FOR 263.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A 2,060.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'38" FOR AN ARC DISTANCE OF 401.26 FEET TO A POINT OF TANGENCY; THENCE, N82°29'44"W, FOR 3.62 FEET; THENCE, S02°10'36"E, FOR 81.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 2,140.00 FEET, TO WHICH A RADIAL LINE BEARS S07°14'10"W; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'05" FOR AN ARC DISTANCE OF 419.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°34'36" FOR AN ARC DISTANCE OF 39.96 FEET TO A POINT OF TANGENCY; THENCE, S02°25'20"E, FOR 454.01 FEET; THENCE, N88°08'59"E, FOR 35.00 FEET; THENCE, N02°25'20"W, FOR 520.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL I

SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LESS THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) THEREOF AND ROAD RIGHT(S) OF WAY(S). MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET AND THE SOUTH 55.00 FEET FOR PUBLIC RIGHT-OF-WAY.

AND

LESS AND EXCEPT THE AREA BOUNDED BY LINES LYING 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE

39 EAST, AND BY THE EXISTING RIGHT-OF-WAY LINE FOR KROME AVENUE, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL I, AS SHOWN IN OFFICIAL RECORDS BOOK 29646, PAGE 3592 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

PARCEL II

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LOCATED IN MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET FOR PUBLIC RIGHT-OF-WAY.

AND

LESS AND EXCEPT THE AREA BOUNDED BY THE EXISTING RIGHT-OF-WAY LINE FOR KROME AVENUE, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL II, AS SHOWN IN OFFICIAL RECORDS BOOK 29646, PAGE 3592 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A LINE LYING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

PARCEL III

THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST. MIAMI-DADE COUNTY.

LESS FROM ABOVE DESCRIBED PARCELS I, II AND III:

THAT PORTION OF S.W. 177TH AVENUE (KROME AVENUE/STATE ROAD NO. 997), LYING WEST OF THE EAST LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION DESCRIBED IN OFFICIAL RECORDS BOOK 29646, PAGE 3592, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 18 (THE SAME BEING NORTH 1/4 CORNER OF SECTION 19), TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING A 1 1/2" DIAMETER IRON PIPE, THENCE S85°54'31"W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 2,472.81 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE; THENCE S02°05'46"E FOR 7.32 FEET; THENCE S02°03'00"E FOR 479.04 FEET; THENCE S04°19'23"W FOR 179.96 FEET; THENCE S02°03'27"E FOR 229.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 12,427.24 FEET AND A CENTRAL ANGLE OF 04°34'54", THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 993.76 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 22,917.00 FEET AND A CENTRAL ANGLE OF 04°29'44", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1,798.08 FEET; THENCE S01°58'17"E FOR 1,635.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 19, SAID POINT LYING 66.05 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 19.

PARCEL IV

THE WEST (W 1/2) OF THE WEST (W 1/2) OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET FOR PUBLIC RIGHT-OF-WAY.

LESS AND EXCEPT:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL V

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA., LESS THE NORTH 35.00 FEET AND LESS THE SOUTH 55.00 FEET FOR PUBLIC RIGHT-OF-WAY.

ALL TOGETHER WITH THE FULLY DEDICATED RIGHT-OF-WAY OF KROME AVENUE (S.W. 177th AVENUE) (STATE ROAD NO. 997) (SECTION 87150-2532), ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.