SIXTH AMENDMENT TO LEASE

This **SIXTH AMENDMENT TO LEASE** (this "Sixth Amendment") is being made and entered into effective as of January 26th, 2017 (the "Effective Date"), between the CITY OF NORTH MIAMI, FLORIDA, a Florida municipal corporation ("Landlord"), and OLETA PARTNERS LLC, a Delaware limited liability company ("Tenant").

W I T NE S S E T H:

WHEREAS, Landlord and Tenant entered into that certain Lease, dated as of May 29, 2012, that certain First Amendment to Lease ("First Amendment"), dated as of June 21, 2012, that certain Second Amendment to Lease ("Second Amendment"), dated as of July 31, 2012, that certain Third Amendment to Lease ("Third Amendment"), dated May 2, 2014, that certain Fourth Amendment to Lease, dated March 2, 2015, ("Fourth Amendment") Fifth Amendment to Lease, dated October 30, 2015 (the "Fifth Amendment" and, together with the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment collectively the "Lease") pursuant to which the Tenant is leasing the Premises (as such term is defined in the Lease) from Landlord; and

WHEREAS, Section 28.4 of the Lease permits a modification of the Lease if it is in writing and signed by all of the parties to be bound thereby; and

WHEREAS, simultaneously with the execution hereof, the Landlord is conveying fee title to that certain area of the Leased Premises, more particularly described on the legal description attached hereto as **Exhibit A**, to OPLH II LLC, a Delaware limited liability company, an Affiliate of Tenant; and (ii) OPLH I LLC, an Affiliate of Tenant, is conveying fee title to that certain area of land, more particularly described on the legal description attached hereto as **Exhibit B**, to the Landlord to be included as part of the Leased Premises.

WHEREAS, as a consequence of the foregoing, Landlord and Tenant desire to further amend the Lease by substituting the Legal Description attached hereto as Exhibit A, for the legal description presently attached to, and forming a part of, the Lease; and

WHEREAS, unless otherwise defined herein, capitalized terms used in this Sixth Amendment shall have the meanings ascribed to them in the Lease.

NOW, THEREFORE, upon the mutual covenants and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. AMENDMENT. **Exhibit A** to the Lease is hereby deleted and replaced in its entirety by **Exhibit C** attached hereto.

2. MISCELLANEOUS.

(a) *Recitals.* The Recitals hereinabove are incorporated herein by this reference and constitute a part of this Sixth Amendment.

(b) *Entire Agreement.* The provisions of this Sixth Amendment and the Lease shall be read together and viewed as a single document. In the event of a conflict or an ambiguity between this Sixth Amendment and the Lease, the provisions of this Sixth Amendment shall prevail. The Lease as amended by this Sixth Amendment contains the complete expression of the agreement by the parties regarding the subject matter hereof. Except as specifically amended and modified hereby, the Lease remains in full force and effect.

(c) *Governing Law.* This Sixth Amendment, its interpretation and performance, the relationship between the parties, and any disputes arising from or relating to any of the foregoing, shall be governed, construed, interpreted, and regulated under the laws of the State, without regard to principles of conflict of laws.

(d) *Successors and Assigns.* This Sixth Amendment shall bind and benefit Landlord and Tenant and their respective successors and assigns.

(e) *Counterparts.* This Sixth Amendment may be executed in counterparts.

IN WITNESS WHEREOF, City and OPLH I have executed this Amendment as of the Effective Date set forth above.

LARRY M. SPRING, JR., CPA
CITY MANAGER

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

NOTARY PUBLIC STATE OF FLORIDA
PAULMARIE ELIE
MY COMMISSION # FF 205511
EXPIRES: March 3, 2019
Bonded Thru Budget Notary Services

☐ ☐

The foregoing instrument was acknowledged before me this 18th day of January, 2017, by Larry M. Spring, as the City Manager of the CITY OF NORTH MIAMI, FLORIDA, a Florida municipal corporation. He (check applicable box) X is personally known to me or has produced _____ as identification.

[Signatures Continue on Next Page]

WITNESSES:

OLETA PARTNERS LLC,
a Delaware limited liability company

Print Name: Stacey Janes

By: _____
Mario Romine, Authorized Signatory

Print Name: Bonney

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

This instrument was acknowledged before me this 27th day of January, 2017, by Mario Romine as Authorized Signatory of **OLETA PARTNERS LLC**, a Delaware limited liability company. He or she is personally known to me or has produced a Florida driver's license as identification.

NOTARY PUBLIC

Bonney Rosas
Name of Notary Public

BONNEY ROSAS
Commission # FF 959548
My Commission Expires
February 10, 2020

My Commission Expires: 2-10-20

[SEAL]

EXHIBIT A

Legal Description

[SEE ATTACHED]

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", "BISCAYNE LANDING," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "A;" THENCE RUN NORTH 87°32'55" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "A," FOR A DISTANCE OF 589.34 FEET TO A POINT; THENCE RUN NORTH 02°27'05" WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 597.96 FEET; THENCE RUN NORTH 87°32'55" EAST FOR A DISTANCE OF 953.68 TO THE POINT OF BEGINNING; THENCE RUN NORTH 02°27'05" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 87°32'55" EAST FOR A DISTANCE OF 184.44 FEET TO A POINT OF A NON TANGENCIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1446.90 FEET, A CENTRAL ANGLE OF 02°22'35", AN ARC DISTANCE OF 60.01 FEET THROUGH A CHORD BEARING OF SOUTH 01°33'25" EAST AND A CHORD DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 11,042 SQUARE FEET MORE OR LESS (0.25 ACRES).

NOTES:

THIS IS NOT A BOUNDARY SURVEY.
BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE NORTH LINE OF NE ¼ OF SECTION 21 TOWNSHIP 52 SOUTH RANGE 42 EAST, AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND IS REFERENCE FROM THE NORTHEAST CORNER OF TRACT A.
THIS LEGAL DESCRIPTION AND THE SKETCH TO ACCOMPANY LEGAL ARE NOT VALID ONE WITHOUT THE OTHER.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE ON AUGUST 31, 2016 AND MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

JOHN LIPTAK
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5664

THIS DESCRIPTION AND SKETCH WERE PREPARED BY
MASER CONSULTING, P.A.
8290 NW 64TH STREET - MIAMI, FLORIDA 33166
P.305.597.9701 F.305.597.9702

THIS DESCRIPTION AND SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

12/23/16	Revised to Add Hatch	ALR

BISCAYNE LANDING / SWAP AREA 2

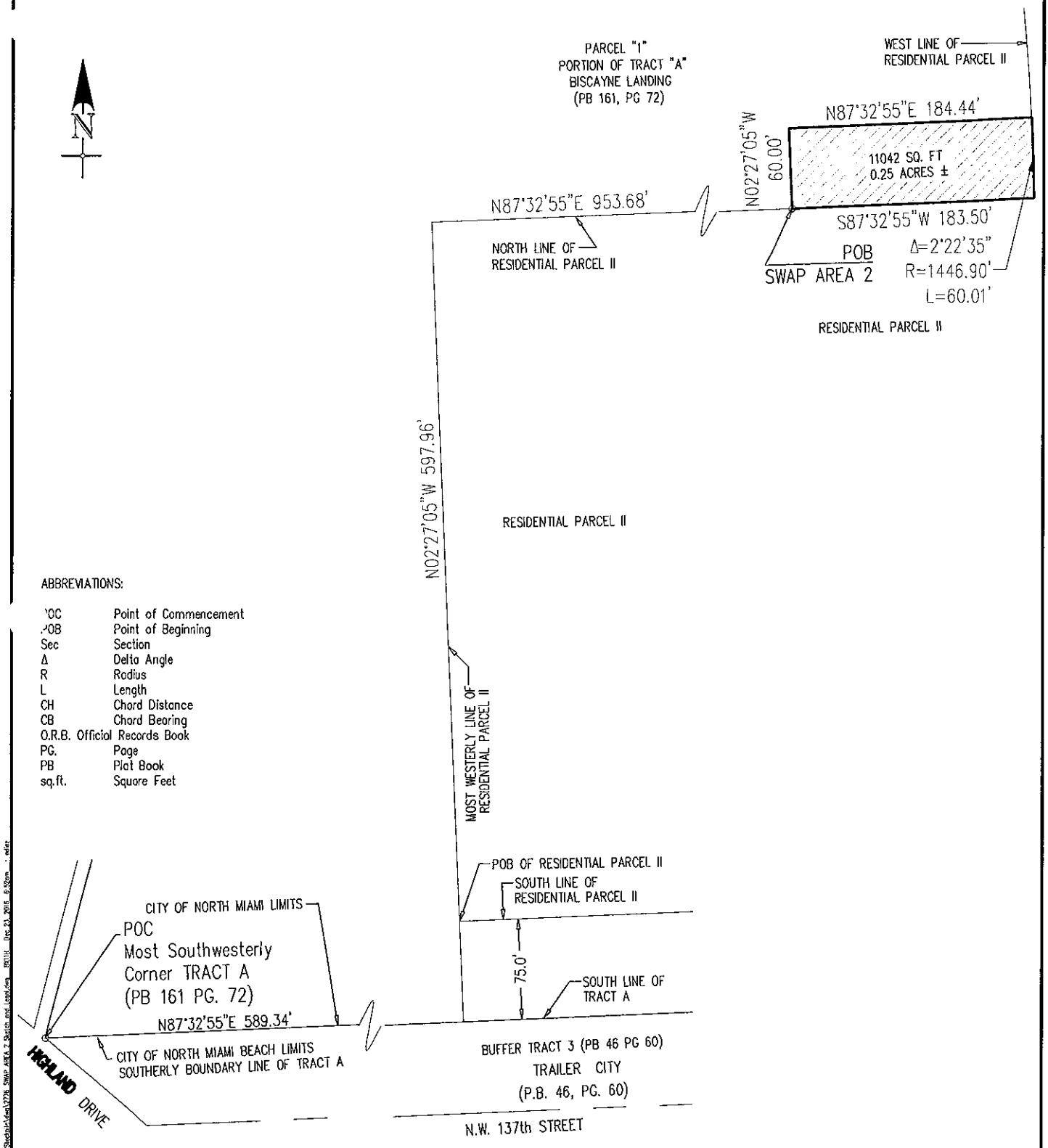
TRIANGLE IS NOW MASER CONSULTING P.A.

	Draw By: JP	Date: 08/31/16
	Job #: 2776	Scale: NOT TO SCALE

8290 N.W. 64th Street - Miami, FL 33166 - LB7388 - LB8020
Phone: 305.597.9701 www.maserconsulting.com Fax: 305.597.9702

Sketch No.: 2776.52

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



ABBREVIATIONS:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Δ	Delta Angle
R	Radius
L	Length
CH	Chord Distance
CB	Chord Bearing
O.R.B.	Official Records Book
PG.	Page
PB	Plat Book
sq.ft.	Squore Feet

12/23/16	Revised to Add Hatch	ALR

BISCAYNE LANDING / SWAP AREA 2

	Draw By: JP	Date: 08/31/16
	Job #: 2776	Scale: 1"=100'

TRIANGLE IS NOW MASER CONSULTING P.A.
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Phone: 305.597.9701 www.maserconsulting.com Fax: 305.597.9702

Sketch No.: 2776.52

EXHIBIT B

Legal Description

[SEE ATTACHED]

LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF BISCAYNE LANDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 52 NORTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THE AFOREMENTIONED TRACT "A"; THENCE RUN SOUTH 02°55'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND IT'S SOUTHERLY PROLONGATION THEREOF, FOR A DISTANCE OF 1,396.14 FEET TO A POINT ON THE NORTH LINE OF THE RESIDENTIAL PARCEL 1; THENCE NORTH 88°24'08" WEST, ALONG SAID NORTH LINE OF THE RESIDENTIAL PARCEL 1, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH 88°24'08" WEST, A DISTANCE OF 39.43 FEET; THENCE NORTH 02°55'05" WEST A DISTANCE OF 11.66 FEET; THENCE SOUTH 87°02'48" WEST, A DISTANCE OF 358.81 FEET TO A POINT, THE LAST 3 COURSES ARE COINCIDENT WITH THE NORTH LINE OF SAID RESIDENTIAL PARCEL 1; THENCE RUN SOUTH 78°04'41" EAST FOR A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 67°16'04" EAST FOR A DISTANCE OF 30.04 FEET TO A POINT ON A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 34.50 FEET, A CENTRAL ANGLE OF 27°31'25"; AN ARC DISTANCE OF 16.57 FEET TROUGH A CHORD BEARING OF NORTH 36°18'18" WEST AND A CHORD DISTANCE OF 16.41 TO A POINT OF TANGENCY; THENCE RUN SOUTH 22°32'35" EAST FOR A DISTANCE OF 33.29 FEET TO A POINT ON A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 263.50 FEET, A CENTRAL ANGLE OF 12°33'43"; AN ARC DISTANCE OF 57.77 FEET TROUGH A CHORD BEARING OF NORTH 76°06'32" EAST AND A CHORD DISTANCE OF 57.66 FEET TO A POINT; THENCE RUN NORTH 22°27'14" WEST FOR A DISTANCE OF 39.93 FEET TO A POINT; THENCE RUN NORTH 67°24'48" EAST FOR A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°38'43" FOR AN ARC DISTANCE OF 9.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 58°56'30" EAST FOR A DISTANCE OF 17.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°00'56" FOR AN ARC DISTANCE OF 6.99 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78°57'26" EAST FOR A DISTANCE OF 120.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°47'42" FOR AN ARC DISTANCE OF 14.06 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 119.03 FEET, A CENTRAL ANGLE OF 24°50'57"; AN ARC DISTANCE OF 51.62 FEET TROUGH A CHORD BEARING OF NORTH 67°00'48" EAST AND A CHORD DISTANCE OF 51.22 FEET TO A POINT OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 183.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'19" AN ARC DISTANCE OF 37.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 11,042 SQUARE FEET MORE OR LESS (0.25 ACRES).

NOTES:

THIS IS NOT A BOUNDARY SURVEY.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE NORTH LINE OF NE ¼ OF SECTION 21 TOWNSHIP 52 SOUTH RANGE 42 EAST, AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND IS REFERENCE FROM THE NORTHEAST CORNER OF TRACT A.

THIS LEGAL DESCRIPTION AND THE SKETCH TO ACCOMPANY LEGAL ARE NOT VALID ONE WITHOUT THE OTHER.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE ON AUGUST 31, 2016 AND MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

JOHN LIPTAK
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5664

THIS DESCRIPTION AND SKETCH WERE PREPARED BY
MASER CONSULTING, P.A.
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THIS DESCRIPTION AND SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

1	12/23/16	Revised to Add Hatch	ALR

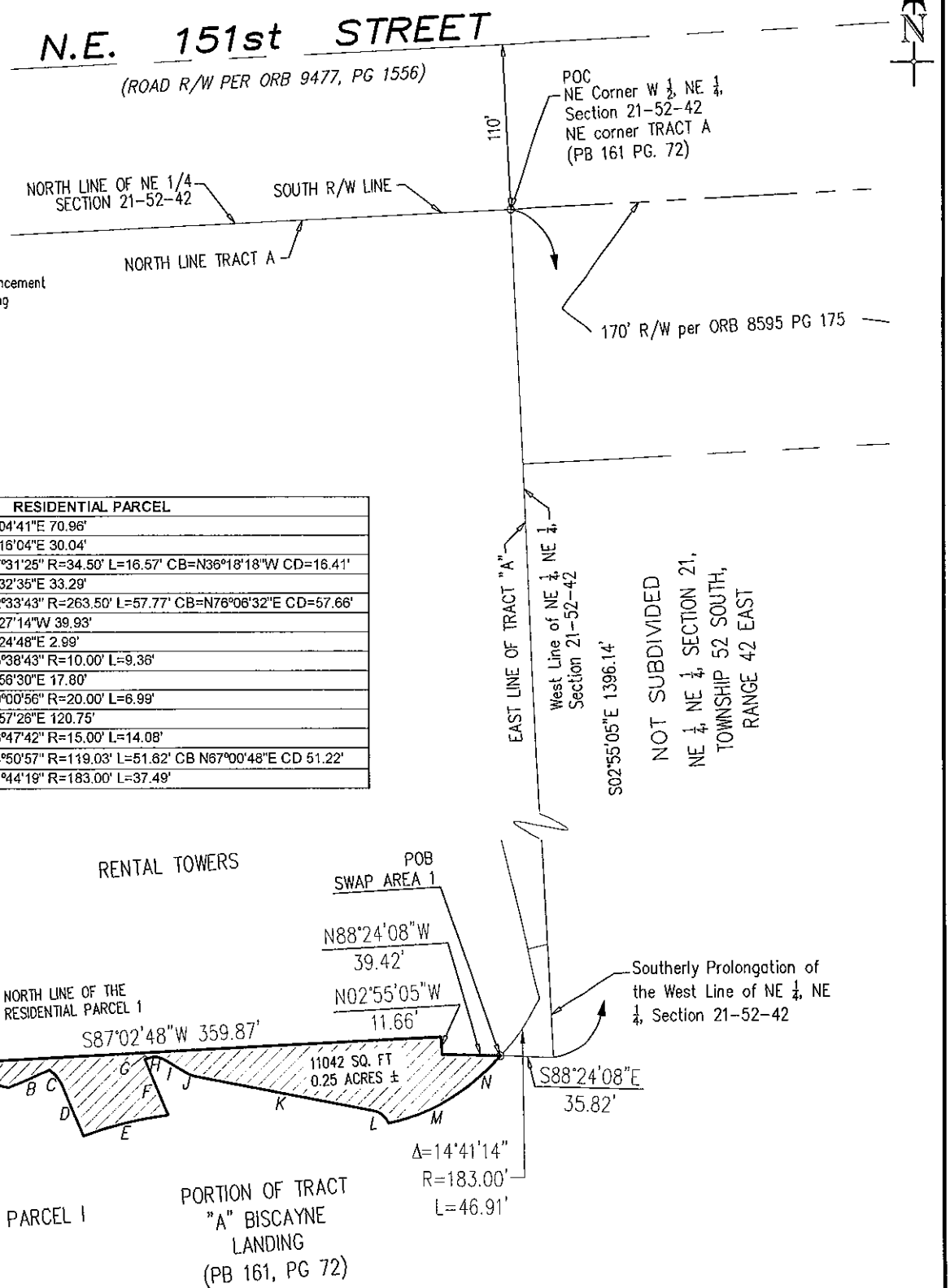
BISCAYNE LANDING / SWAP AREA 1

TRIANGLE IS NOW → MASER CONSULTING P.A.

8290 N.W. 64th Street - Miami, FL 33166 - LB7388 - LB8020
Phone: 305.597.9701 www.maserconsulting.com Fax: 305.597.9702

	Draw By: JP	Date: 08/31/16	
	Job #: 2776	Scale: NOT TO SCALE	Sketch No.: 2776.51

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



ABBREVIATIONS:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Δ	Delta Angle
R	Radius
L	Length
CH	Chord Distance
CB	Chord Bearing
O.R.B.	Official Records Book
PG.	Page
PB	Plat Book
sq.ft.	Square Feet

RESIDENTIAL PARCEL	
A	S78°04'41"E 70.96'
B	N67°16'04"E 30.04'
C	Δ=27°31'25" R=34.50' L=16.57' CB=N36°18'18"W CD=16.41'
D	S22°32'35"E 33.29'
E	Δ=12°33'43" R=263.50' L=57.77' CB=N76°06'32"E CD=57.66'
F	N22°27'14"W 39.93'
G	N67°24'48"E 2.99'
H	Δ=53°38'43" R=10.00' L=9.36'
I	S58°56'30"E 17.80'
J	Δ=20°00'56" R=20.00' L=6.99'
K	S78°57'26"E 120.75'
L	Δ=53°47'42" R=15.00' L=14.08'
M	Δ=24°50'57" R=119.03' L=51.62' CB N67°00'48"E CD 51.22'
N	Δ=11°44'19" R=183.00' L=37.49'

1	12/23/16	Revised to Add Hatch	ALR

BISCAYNE LANDING / SWAP AREA 1

	Draw By: JP	Date: 08/31/16
	Job #: 2776	Scale: 1"=100'

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Phone: 305.597.9701 www.maserconsulting.com Fax: 305.597.9702

Sketch No.: 2776.51

EXHIBIT C

Legal Description

[SEE ATTACHED]

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PARCEL 1

LEGAL DESCRIPTION:

PARCEL 1:

TRACT "A" OF BISCAYNE LANDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 52 NORTH, RANGE 42 EAST, LESS (LESS OUT PARCEL "A"), AND LESS (LESS OUT PARCEL "B"), ALSO KNOWN AS THAT PIECE OF LAND DEPICTED ON "THE OAKS I CONDOMINIUMS" RECORDED IN OFFICIAL RECORDS BOOK 25427 AT PAGE 4674 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LESS OUT PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LESS OUT PARCEL "A":

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, THE SAME BEING THE NORTHEAST CORNER OF SAID TRACT "A" OF BISCAYNE LANDING; THENCE SOUTH 87°02'55" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT "A" OF BISCAYNE LANDING, AND ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, AND ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 151ST STREET FOR A DISTANCE OF 396.01 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE ALONG THE BOUNDARY OF THE OAKS CONDOMINIUM AS DESCRIBED IN OFFICIAL RECORD BOOK 25427 AT PAGE 4613 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR THE FOLLOWING (4) COURSES; (1) THENCE SOUTH 03°17'25" EAST FOR A DISTANCE OF 522.10 FEET; (2) THENCE NORTH 86°42'35" EAST FOR A DISTANCE OF 159.56 FEET (3) THENCE SOUTH 27°35'03" EAST FOR A DISTANCE OF 138.47 FEET; (4) THENCE SOUTH 83°13'18" EAST FOR A DISTANCE OF 177.81 FEET TO A POINT ON THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, ALSO BEING THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°55'05" EAST ALONG SAID LINE FOR A DISTANCE OF 252.90 FEET; THENCE SOUTH 87°09'14" WEST FOR A DISTANCE OF 501.91 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 82°36'35" WEST FROM SAID POINT; THENCE NORTHWESTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 352.64 FEET, THROUGH A CENTRAL ANGLE OF 23°27'40" FOR AN ARC DISTANCE OF 144.40 FEET; THENCE NORTH 78°35'03" EAST FOR 122.19 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS NORTH 85°51'34" EAST FROM SAID POINT; THENCE NORTHEASTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 38°22'29" FOR AN ARC DISTANCE OF 66.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 34°14'03" EAST FOR 70.48 FEET; THENCE NORTH 51°25'22" WEST FOR 70.73 FEET; THENCE NORTH 43°42'31" WEST FOR 108.81 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 72°52'56" FOR AN ARC DISTANCE OF 76.32 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 31°32'21" FOR AN ARC DISTANCE OF 13.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°21'55" WEST FOR A DISTANCE OF 173.92 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 125.00 FEET THROUGH A CENTRAL ANGLE OF 78°55'58" FOR AN ARC DISTANCE OF 172.20 FEET; THENCE NORTH 02°57'01" WEST FOR A DISTANCE OF 138.00 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT "A" OF BISCAYNE LANDING, AND ALSO BEING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID N.E. 151ST STREET; THENCE NORTH 87°02'55" EAST ALONG SAID NORTH BOUNDARY LINE OF SAID TRACT "A" OF BISCAYNE LANDING, AND ALONG SAID NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 21, AND ALONG SAID SOUTH RIGHT OF WAY LINE OF N.E. 151ST STREET FOR A DISTANCE OF 149.64 FEET TO THE POINT OF BEGINNING.

AND

LESS OUT PARCEL "B":

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID TRACT "A" OF "BISCAYNE LANDING," SAID POINT BEING FURTHER DESCRIBED AS BEING THE NORTHEAST CORNER OF THE WEST 1/2 THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST OF THENCE SOUTH 02°55'05" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 677.06 FEET; THENCE NORTH 83°13'18" WEST, A DISTANCE OF 177.81 FEET; THENCE NORTH 27°35'03" WEST, A DISTANCE OF 138.47 FEET; THENCE SOUTH 86°42'35" WEST A DISTANCE OF 159.56 FEET; THENCE NORTH 03°17'25" WEST, A DISTANCE OF 522.10 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A"; THENCE, NORTH 87°02'55" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 396.01 FEET TO THE POINT OF BEGINNING.

AND

LESS OUT PARCEL "C":

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF PAGRO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 59 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 5, (U.S. 1 / BISCAYNE BOULEVARD), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SAID STATE ROAD 5, SECTION 87030-2571, DATED 03/10/1992; THENCE S 86°24'55" W, ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD 5, A DISTANCE OF 25.53 FEET; THENCE N 08°08'23" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 33.58 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE N 08°08'23" E, ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 5, A DISTANCE OF 115.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 13,276.42 FEET AND A CHORD BEARING OF N 09°29'42" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 5 A DISTANCE OF 167.86 FEET, THROUGH A CENTRAL ANGLE OF 00°43'28" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 13,388.42 FEET AND A CHORD BEARING OF N 09°12'39" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 5 A DISTANCE OF 302.02 FEET, THROUGH A CENTRAL ANGLE OF 01°17'35" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING OF N 69°01'49" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 21.23 FEET, THROUGH A CENTRAL ANGLE OF 34°45'36" TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NE 151ST STREET; THENCE N 86°24'37" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NE 151ST STREET, 2.62 FEET; THENCE S 53°01'04" W 11.20 FEET; THENCE S 09°22'05" W 223.48 FEET; THENCE S 09°04'01" E 6.33 FEET; THENCE S 09°22'05" W 38.13 FEET; THENCE S 31°10'10" W 5.39 FEET; THENCE S 09°22'05" W 271.32 FEET; THENCE S 22°01'34" W 45.34 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AGGREGATE AREA OF 8,001,839 SQUARE FEET MORE OR LESS (183.70 ACRES).

AND
LESS OUT RESIDENTIAL PARCEL II:

A PORTION OF TRACT "A", "BISCAYNE LANDING," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 87 DEGREES 32 MINUTES 55 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "A," FOR A DISTANCE OF 589.17 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 27 MINUTES 05 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED RESIDENTIAL PARCEL 2; THENCE RUN NORTH 02 DEGREES 27 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 522.89 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 32 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 953.68 FEET TO A POINT;THENCE RUN NORTH 02 DEGREES 27 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 32 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 184.44 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1,446.90 FEET, A CENTRAL ANGLE OF 31 DEGREES 48 MINUTES 35 SECONDS, A CHORD DISTANCE OF 793.02 FEET WITH A CHORD BEARING OF NORTH 18 DEGREES 39 MINUTES 01 SECONDS WEST, FOR AN ARC DISTANCE OF 863.30 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 380.48 FEET, A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 16 SECONDS, A CHORD DISTANCE OF 147.62 FEET THROUGH A CHORD BEARING OF NORTH 54 DEGREES 01 MINUTES 35 SECONDS EAST, FOR AN ARC DISTANCE OF 148.56 FEET TO A POINT; THENCE RUN NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 132.24 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 52 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 195.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 516.86 FEET, A CENTRAL ANGLE OF 15 DEGREES 02 MINUTES 48 SECONDS, A CHORD DISTANCE OF 135.34 FEET THROUGH A CHORD BEARING OF SOUTH 11 DEGREES 13 MINUTES 44 SECONDS EAST FOR AN ARC DISTANCE OF 135.73 FEET TO A POINT; THENCE, SOUTH 33 DEGREES 28 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 73.97 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 05 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 89.51 FEET TO A POINT; THENCE RUN SOUTH 47 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 48.54 FEET TO A POINT; THENCE RUN SOUTH 37 DEGREES 12 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 26.91 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 06 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 38.70 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 22 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 40.53 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 06 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 35.03 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 09 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 59.33 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 09 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 95.99 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 51 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 64.87 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 58.46 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 34 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 93.53 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 35 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 56.09 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 56 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 33.99 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 09 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 90.99 FEET TO A POINT; THENCE RUN SOUTH 05 DEGREES 05 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 42.13 FEET TO A POINT; THENCE RUN SOUTH 05 DEGREES 02 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 43.15 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 36 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 57.05 FEET TO A POINT; THENCE RUN SOUTH 05 DEGREES 30 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 54.20 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 55.54 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 04 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 40.16 FEET TO A POINT; THENCE RUN SOUTH 07 DEGREES 58 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 53.11 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 30 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 37.87 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 19 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 153.27 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 39 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 9.60 FEET TO A POINT; THENCE RUN SOUTH 83 DEGREES 29 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 72.06 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 76.25 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 95.16 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 45 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 54.16 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 19 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 30.94 FEET TO A POINT; THENCE RUN SOUTH 82 DEGREES 54 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 27.50 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 46 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 24.23 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 46 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 20.58 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 46 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 42.78 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES 09 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 42.39 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 26 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 35.09 FEET TO A POINT; THENCE RUN SOUTH 83 DEGREES 53 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 33.44 FEET TO A POINT; THENCE RUN SOUTH 78 DEGREES 48 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 50.60 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 32 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 575.11 FEET TO A POINT; THENCE SOUTH 87 DEGREES 32 MINUTES 55 SECONDS WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AGGREGATE AREA OF 1,127,408 SQUARE FEET MORE OR LESS (25.881 ACRES).

AND
LESS OUT RESIDENTIAL PARCEL I:

A PORTION OF TRACT "A," "BISCAYNE LANDING," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THE AFOREMENTIONED TRACT "A"; THENCE RUN SOUTH 02 DEGREES 55 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND IT'S SOUTHERLY PROLONGATION THEREOF, FOR A DISTANCE OF 1,396.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED RESIDENTIAL PARCEL I; THENCE RUN SOUTH 88 DEGREES 24 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 578.86 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 104.50 FEET TO A POINT; THENCE RUN SOUTH 36 DEGREES 35 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 63.14 FEET TO A POINT; THENCE RUN SOUTH 06 DEGREES 42 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 10.44 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 08 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 69.87 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 33 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 49.55 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 58 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 53.91 FEET TO A POINT;

THENCE RUN SOUTH 06 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 51.81 FEET TO A POINT; THENCE RUN SOUTH 03 DEGREES 32 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 52.64 FEET TO A POINT; THENCE RUN SOUTH 03 DEGREES 38 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 33.33 FEET TO A POINT; THENCE RUN SOUTH 17 DEGREES 55 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 17.53 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 55 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 55.88 FEET TO A POINT; THENCE RUN SOUTH 19 DEGREES 38 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 40.47 FEET TO A POINT; THENCE RUN SOUTH 06 DEGREES 53 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 39.13 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 25 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 39.21 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 38 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 78.42 FEET TO A POINT; THENCE RUN SOUTH 05 DEGREES 22 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 53.39 FEET TO A POINT; THENCE RUN SOUTH 13 DEGREES 13 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 48.69 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 41 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 48.27 FEET TO A POINT; THENCE RUN SOUTH 51 DEGREES 59 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 38.70 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 08 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 39.86 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 57.57 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 42 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 38.43 FEET TO A POINT; THENCE RUN SOUTH 53 DEGREES 02 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 31.50 FEET TO A POINT; THENCE RUN SOUTH 28 DEGREES 35 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 21.61 FEET TO A POINT; THENCE RUN SOUTH 09 DEGREES 19 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 38.60 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 17 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 80.42 FEET TO A POINT; THENCE RUN SOUTH 37 DEGREES 34 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 8.51 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 46 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 28.57 FEET TO A POINT; THENCE RUN SOUTH 13 DEGREES 40 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 41.20 FEET TO A POINT; THENCE RUN SOUTH 17 DEGREES 09 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 6.00 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 04 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 25.27 FEET TO A POINT; THENCE RUN SOUTH 36 DEGREES 00 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 43.10 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 49 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 1.67 FEET TO A POINT; THENCE RUN SOUTH 66 DEGREES 17 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 14.94 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 53 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 35.25 FEET TO A POINT; THENCE RUN SOUTH 78 DEGREES 08 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 11.04 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 45.08 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 52 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 54.12 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 28 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 61.62 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 08 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 77.88 FEET TO A POINT; THENCE RUN SOUTH 44 DEGREES 05 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 3.71 FEET TO A POINT; THENCE RUN SOUTH 78 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 12.05 FEET TO A POINT; THENCE RUN SOUTH 76 DEGREES 25 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 50.44 FEET TO A POINT; THENCE RUN SOUTH 76 DEGREES 25 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 68.04 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 41.21 FEET TO A POINT; THENCE RUN NORTH 83 DEGREES 15 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 24.62 FEET TO A POINT; THENCE RUN NORTH 78 DEGREES 39 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 55.94 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 35 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 87.57 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 29 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 88.81 FEET TO A POINT; THENCE RUN SOUTH 56 DEGREES 56 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 78.11 FEET TO A POINT; THENCE RUN SOUTH 47 DEGREES 13 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 118.28 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 37 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 165.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 52 MINUTES 37 SECONDS, A CHORD LENGTH OF 58.81 FEET THROUGH A CHORD BEARING OF NORTH 06 DEGREES 39 MINUTES 10 SECONDS EAST, FOR AN ARC DISTANCE OF 58.87 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00 DEGREES 45 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 19.41 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 32 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 88.98 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 37 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 765.18 FEET TO A POINT; THENCE RUN NORTH 07 DEGREES 12 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 83.91 FEET TO A POINT; THENCE RUN NORTH 15 DEGREES 51 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 85.28 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 40 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 348.37 FEET;THENCE RUN SOUTH 78°04'41" EAST FOR A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 67°16'04" EAST FOR A DISTANCE OF 30.04 FEET TO A POINT ON A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 34.50 FEET, A CENTRAL ANGLE OF 27°31'25"; AN ARC DISTANCE OF 16.57 FEET TROUGH A CHORD BEARING OF NORTH 36°18'18" WEST AND A CHORD DISTANCE OF 16.41 TO A POINT OF TANGENCY; THENCE RUN SOUTH 22°32'35" EAST FOR A DISTANCE OF 33.29 FEET TO A POINT ON A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 263.50 FEET, A CENTRAL ANGLE OF 12°33'43"; AN ARC DISTANCE OF 57.77 FEET TROUGH A CHORD BEARING OF NORTH 76°06'32" EAST AND A CHORD DISTANCE OF 57.66 FEET TO A POINT; THENCE RUN NORTH 22°27'14" WEST FOR A DISTANCE OF 39.93 FEET TO A POINT; THENCE RUN NORTH 67°24'48" EAST FOR A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°38'43" FOR AN ARC DISTANCE OF 9.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 58°56'30" EAST FOR A DISTANCE OF 17.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°00'56" FOR AN ARC DISTANCE OF 6.99 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78°57'26" EAST FOR A DISTANCE OF 120.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°47'42" FOR AN ARC DISTANCE OF 14.06 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 119.03 FEET, A CENTRAL ANGLE OF 24°50'57"; AN ARC DISTANCE OF 51.62 FEET TROUGH A CHORD BEARING OF NORTH 67°00'48" EAST AND A CHORD DISTANCE OF 51.22 FEET TO A POINT OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 183.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'19" AN ARC DISTANCE OF 37.49 FEET TO THE POINT; THENCE RUN SOUTH 88°24'08" EAST FOR A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

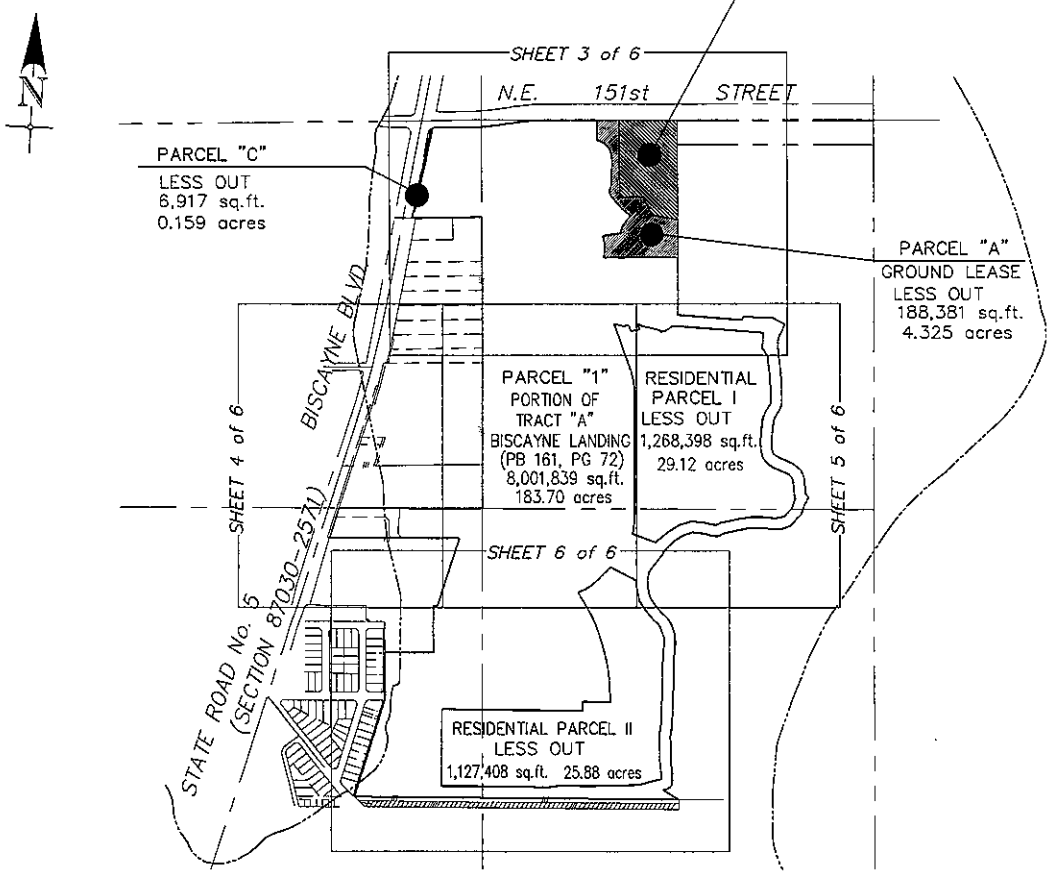
SAID PARCEL OF LAND CONTAINING 1,268,398 SQUARE FEET MORE OR LESS (29.118 ACRES).

Date: 12/12/2016	Project: 2776
Scale: 1"=200'	Checked by: RT
F.B. N/A	Drawn by: JP
Sheet: 1 of 6	Sketch: 2776.54
Ref.	

TRIANGLE IS NOW MASER
8290 N.W. 64th Street - Miami, FL 33166
LB7383 - LB8030
Phone: 305.597.9701 - Fax: 305.597.9702

Drawing name: P:\Proj\2776 Biscayne Landing Concrete Stockpile\dwg\2776 LEGALS (2016)\2776- SOLEVA GROUND LEASE AREA.dwg SHEET 2 OF 6 Dec 21, 2016 3:47pm : nathanridge

Sketch Number: 2776.54



LOCATION MAP
Not to Scale

SURVEYOR'S NOTES

1. THIS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N08°08'15"E ALONG THE BASELINE OF STATE ROAD 5 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 87030-2201.
3. ALL DISTANCES SHOWN ARE BASED ON U.S. SURVEY FOOT.
4. LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY THE CLIENT.
5. THIS LEGAL DESCRIPTION AND THE SKETCH TO ACCOMPANY LEGAL ARE NOT VALID ONE WITHOUT THE OTHER.

LEGEND

A	Arc length
Δ	Delta
(C)	Calculated
CB	Chord Bearing
CD	Chord Distance
(D)	Deed
(M)	Measured
ORB	Official Records Book
(P)	Platted
PB	Plat Book
PG	Page
R	Radius
R/W	Right of Way
SQ FT	Square Feet
S.R.	State Road

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PARCEL 1

Date:	12/12/2016
Scale:	1"=200'
F.B.	N/A
Sheet:	2 of 6
Ref:	
Project:	2776
Checked by:	RT
Drawn by:	JP
Sketch:	2776.54