

Holland & Knight

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Joseph G. Goldstein
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RECEIVED

City of Doral

Planning & Zoning Department

Date: 08/14/2015

Project Name: Downtown Doral
Master Development
Agreement

Submittal #: _____

August 14, 2015

VIA HAND DELIVERY

Mr. Julian Perez
Director, Planning & Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

RE: Extension Request - Downtown Doral – Master Development Agreement

Dear Mr. Perez:

This firm represents CM Doral Development Company, LLC, the developer of the property known as Downtown Doral, which is generally located between NW 79th Avenue and NW 87th Avenue, on both sides of 53rd Street. Development of the mixed use project in conformity with its approved Pattern Book / Design Guidelines and Master Development Agreement (“MDA”) recorded in Official Records Book 24968 at Page 2689 of the Public Records of Miami Dade County, Florida, was approved by the City of Doral on June 28, 2006, pursuant to Ordinance 2006-18. The MDA was amended pursuant to Ordinance No. 2012-08 by a First Amendment to Master Development Agreement, recorded in OR Book 28099, at Page 1 of the Public Records of Miami Dade County, Florida, dated March 28, 2012.

The purpose of this letter is to request an extension of the initial ten year expiration date for an additional five year term (“Additional Term”), as stipulated in Paragraph 4 of the MDA.

Effective Date

Pursuant to the MDA the “Effective Date” is the latter of the date of execution of the MDA by the Developer and the City and the date which the Approval was finally approved and the expiration of all appeals and challenges. The Developer executed the agreement on August 22, 2006 and the City finalized the execution of the document on August 23, 2006. Ordinance 2006-18 approving the Downtown Doral project was approved on June 28, 2006 and the thirty (30) day appeal expired on July 28, 2006. Therefore, pursuant to the MDA the Effective Date of the agreement is August 23, 2006 and the Initial Term will expire on August 22, 2016.

The MDA provides for the Additional Term of five (5) years to be added onto the Initial Term (for an Entire Term of 15 years) upon a demonstration by the Developer to the City’s Planning and Zoning Director that development commenced in a timely fashion and has continued in good faith.

Commencement of Development.

According to Paragraph 4(d) of the MDA, construction of Downtown Doral was required to commence within eighteen (18) months from the effective date. Therefore, it would be reasonable to conclude that timely commencement of development would need to occur by February 22, 2008. "For purposes of construing this Agreement, initiation of construction may include but not be limited to the demolition of existing structures, site filling and grading work, and/or vertical construction of proposed uses."

Enclosed as Exhibit A, please find aerial photographs of the land that currently comprises Downtown Doral, dated August 2006, around the time of its initial approval, and from July 2007. As you can plainly see, several of the buildings that existed in August of 2006 had been demolished and site work had commenced, most notably for the construction of the project's sales center and the clearing of the City Park and adjacent land.

Exhibit B is a list of all activities surrounding the processing of approvals (including the initial approval of Downtown Doral in 2006) and the development of the project from receipt of initial entitlements through today. With regard to commencement of work, please note that the sales center received its TCO in May of 2007. Essentially, during that first 18 months, considerable permitting and site work commenced, the Denver Building was renovated and tenants were relocated to that facility to accommodate those who were located in the demolished buildings, the sales center was permitted, built and occupied, the City Hall contract was awarded, and site work for City Hall and the City Park commenced, permits were submitted and certain approvals granted for the first Cordoba Condominium and the 8333 NW 53 Street office building.

Continued Development in Good Faith.

Development of Downtown Doral has been continuous since the time of initial approval. Through today, Downtown Doral's development has been transformative. The City now occupies City Hall, which was completed and occupied by the City in 2012. The Cordoba Condominiums have been long built and occupied since 2010 and 2013, respectively. The 8333 office building was completed and occupied in 2010. The 7950 NW 53 Street office condominium was also completed and occupied around April of 2008. Development of the retail center, townhouses, and the residential tower are well underway. Exhibit C, provides aerial photographs of the Downtown Doral property from 2008 through December 2014.

Conclusion

Based on the foregoing, we respectfully request that the City, by and through its Planning and Zoning Director, determine that development commenced in a timely fashion and has continued in good faith through today, and confirm that development is authorized to proceed for the Additional Term of five (5) years, to expire at midnight on August 22, 2021, as authorized by Paragraph 4 of the MDA. Enclosed as Exhibit D, for your review and signatures, please find a suggested draft notice of extension that we have prepared for your consideration and use.

August 14, 2015
Page 3

We thank you in advance for your attention and favorable consideration of this project. Should you have any questions or require additional information, please contact me directly.

Sincerely,



Joseph G. Goldstein
HOLLAND & KNIGHT LLP

Cc: Gilberto Pastoriza, Esq.

Enclosures

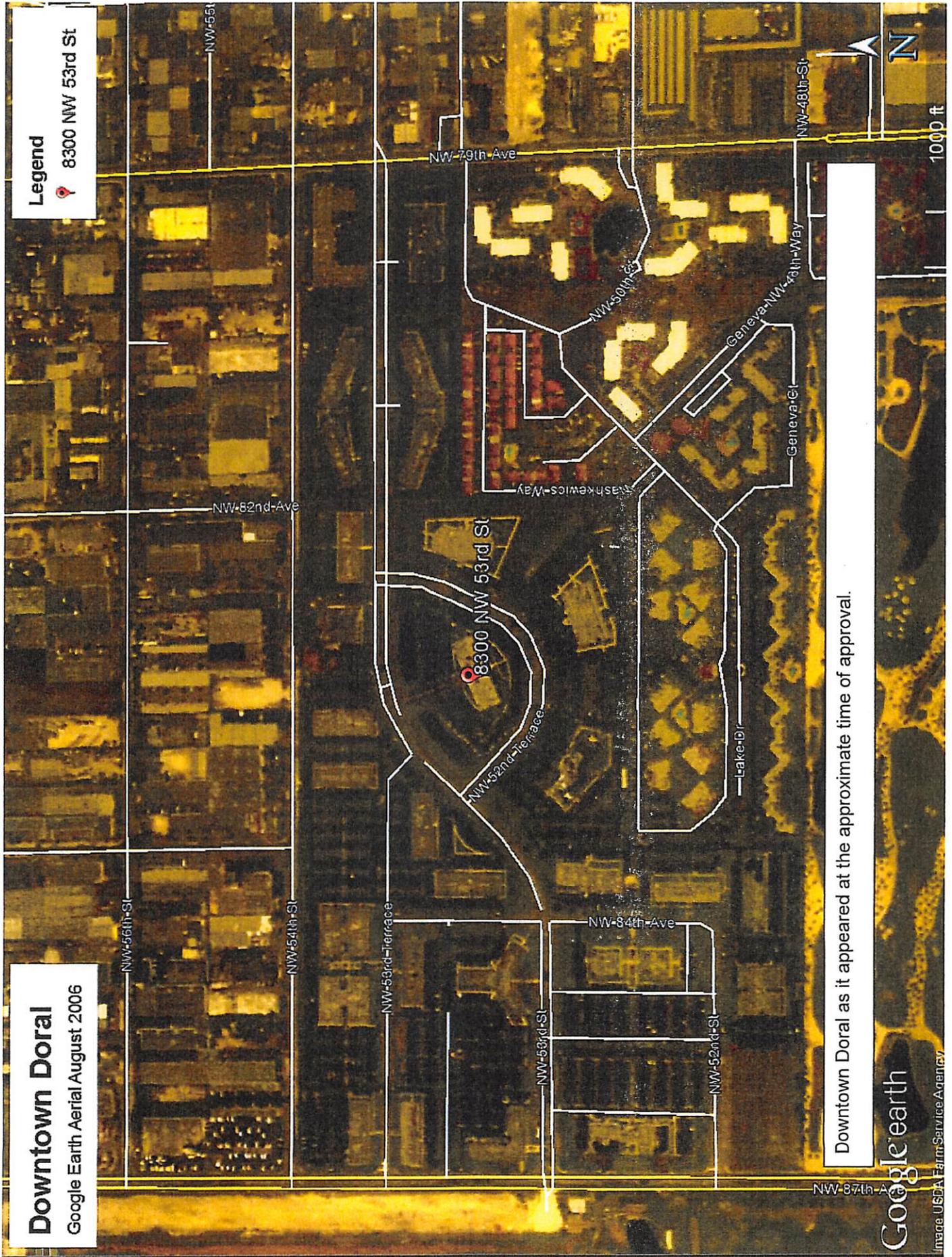
EXHIBIT A

Downtown Doral

Google Earth Aerial August 2006

Legend

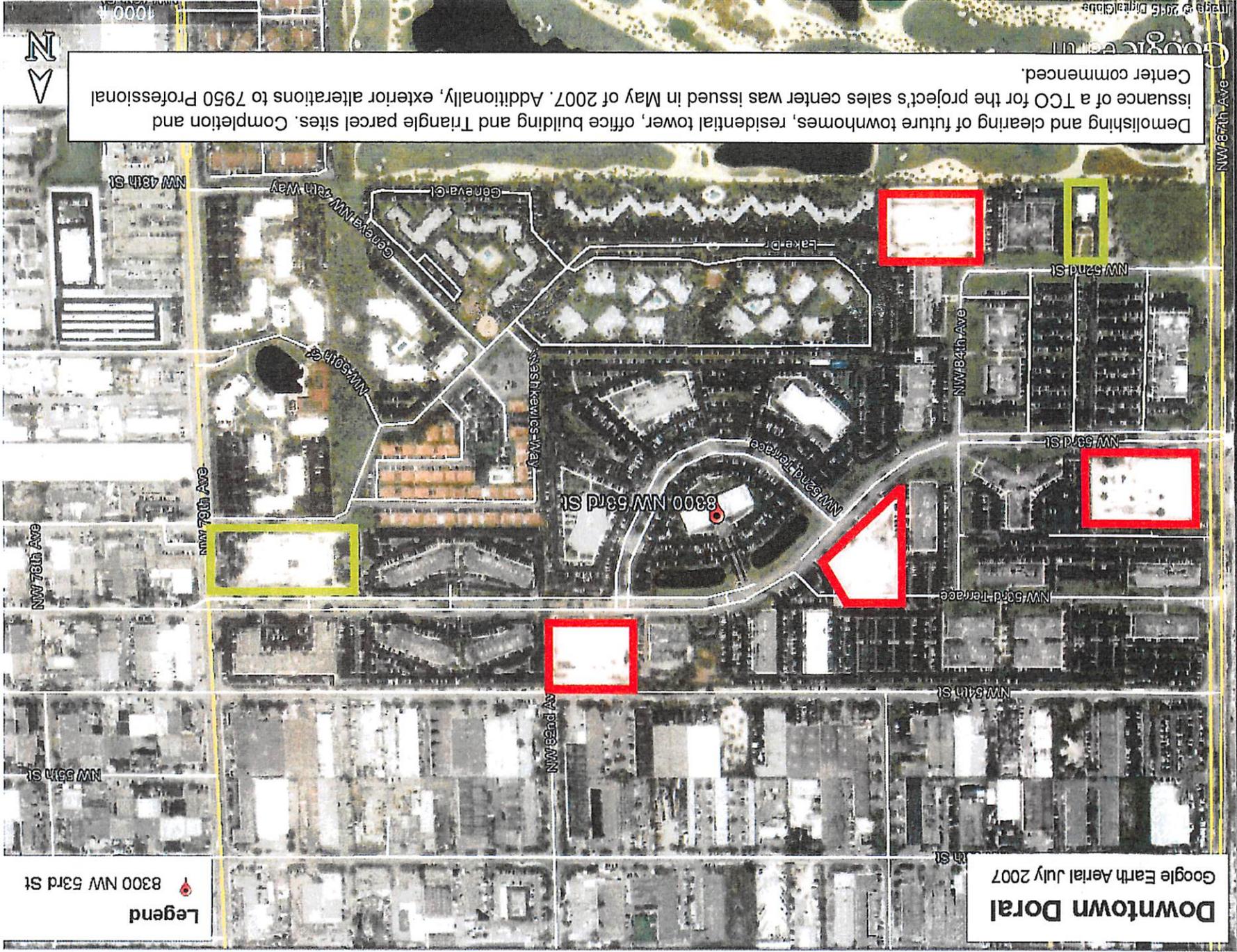
 8300 NW 53rd St



Downtown Doral as it appeared at the approximate time of approval.

Google earth

Image USA Farm Service Agency



Downtown Doral
Google Earth Aerial July 2007

Legend
8300 NW 53rd St

Demolishing and clearing of future townhomes, residential tower, office building and Triangle parcel sites. Completion and issuance of a TCO for the project's sales center was issued in May of 2007. Additionally, exterior alterations to 7950 Professional Center commenced.



EXHIBIT B

EVENT		DATE
Project-Wide		
PW	Downtown Doral Workshop at City of Doral	12/14/05
PW	City of Doral Zoning Guidelines submission	03/16/06
PW	City of Doral Zoning Guidelines submission_1st Response	05/16/06
PW	City of Doral Zoning Guidelines submission_2nd Response	06/20/06
PW	APPROVED - City of Doral PUD Ordinance (includes Regulating Plan)	06/26/06
PW	APPROVED - Master Development Agreement	08/23/06
PW	CDD Submittal	06/24/07
PW	City of Doral Workshop	06/29/07
PW	Right-of-Way Improvement Plans submitted to City of Doral	07/13/07
PW	Park Plans submitted to City of Doral	07/13/07
PW	Park Plans presentation to Staff	08/10/07
PW	APPROVED - Right-of-Way Improvement Plans	10/19/07
PW	Civic Plans submitted to City of Doral with Letter of Intent	02/29/08
PW	Revised Civic Plans submitted to City of Doral	03/18/08
PW	CDD Effective Date: City approval 11/28/07; County approval 7/1/08	07/11/08
PW	Revised Urban Regulations to City	10/15/08
PW	APPROVED - Revised Urban Regulations (Regulating Plan)	05/14/09
PW	City Hall presentation made to City Council	06/10/09
PW	APPROVED - Waiver of Plat	06/30/09
PW	City Hall Needs Assessment meeting held at City of Doral	10/14/09
7950 Professional Center (Denver)		
Denver	Building Permit issued for renovation	01/08/07
Denver	Third floor build-outs: Certificate of Occupancy	08/03/09
Vista Blanca Tower (G1)		
G1	Site Plan Submittal to City of Doral	08/08/06
G1	Design Development Phase Begins	09/01/06
G1	City comments to site plan submittal	10/17/06
G1	Response #1 to City comments	01/23/07
G1	City comments to response #1	03/09/07
G1	Response #2 to City comments	03/29/07
G1	Design Development Phase Completed	04/21/07
G1	Construction Document Phase Begins	04/28/07
G1	Site Plan Re-Submittal to City of Doral	09/28/07
G1	Building Permit Submittal to Building Department	10/08/07
G1	Administrative Site Plan Approved	12/28/07

	Cordoba Condominium (K1)	
K1	Schematic Design Phase	06/13/05
K1	Site Plan Submittal to City of Doral	08/16/06
K1	City comments to site plan submittal	10/24/06
K1	Response #1 to City comments	01/09/07
K1	City comments to response #1	02/23/07
K1	Response #2 to City comments	03/12/07
K1	City comments to response #2	05/01/07
K1	Administrative Site Plan Approved	12/28/07
K1	Miami-Dade Water & Sewer agreement approved	11/06/08
K1	Cordoba Condominium Groundbreaking Ceremony!	12/03/08
K1	Building Permit Issued	12/29/08
K1	Topping Off Celebration	05/29/09
K1	Clubhouse revisions submitted to City for permitting	10/15/09
	Sales Center	
SC	Sales Center Site Plan submitted to City of Doral	11/27/06
SC	Received comments from City of Doral	02/02/07
SC	Sales Center response to City of Doral	02/05/07
SC	Notice of Commencement	02/12/07
SC	Sales Center TCO	05/16/07
	Grand Opening!!	05/17/07
	New Office Building - 8333 NW 53rd Street	
8333	Site Plan Submittal to City of Doral	08/06/08
8333	City Comments to Site Plan Submittal	09/19/08
8333	Response to City Comments	10/15/08
8333	Waiver of Plat Submittal	10/15/08
8333	Site Plan Approved	03/31/09
8333	Building Permit received - Permit #2009-00630	05/07/09
8333	Construction Commenced	05/20/09
8333	8333 Downtown Doral Ground Breaking Ceremony!!	05/27/09
8333	Waiver of Plat approved	06/30/09
8333	Substantial Completion	08/13/10

	School	
School	Downtown Doral Charter Elementary School Ground Breaking Event	04/15/14
	Construction Documents completed 100%	05/01/14
	Permit Issued	09/22/14
	Miami Dade County Public School Permit #BP90474414	
	Notice of Commencement	08/08/14
	Notice to Proceed	09/05/14
	Substantial Completion	08/30/15
	Final Completion - Certificate of Occupancy	07/31/15
	5252 Paseo Condo	
	Construction Documents completed 100%	02/27/14
	Dewatering Permit - Miami Dade County CLV20140033	03/25/14
	City of Doral Foundation Permit Issued- City of Doral Permit # 2014010438	04/14/14
	City of Doral Master Building Permit - Permit # 2014030188	09/12/14
	Letter of Authorization to Proceed with Site Preparation & Pile Caps Construction	04/07/14
	Letter Agreement for Site Preparation and Pile Caps Construction	05/21/14
	Notice of Commencement	08/14/14
	Top Off	05/15/15
	Substantial Completion	Estimated 10-30-15
	Final Completion - Certificate of Occupancy	Estimated 11-08-15
	5260 Paseo Garage	
	Construction Documents completed 100%	03/07/14
	City of Doral Master Permit Issued- Permit #2014030257	06/09/14
	Substantial Completion	Estimated 07-30-15
	Final Completion - Certificate of Occupancy	Estimated 08-03-15
	5300 Paseo Condo	
	Construction Documents completed 100%	06/02/14
	City of Doral Master Permit Issued- Permit # 2014040441	05/21/14
	Letter Agreement for Site Preparation	05/21/14
	Notice of Commencement	10/09/14
	Notice of Commencement	04/20/15
	Top Off	Estimated 12-15-15
	Substantial Completion	Estimated 08-24-16
	Final Completion - Certificate of Occupancy	Estimated 08-24-16
	5310 Paseo Garage	
	Construction Documents completed 100%	03/19/14
	City of Doral Master Permit Issued- Permit # 2014031088	06/09/14
	Miami Dade County Permit 2014-041694	05/05/15
	Notice of Commencement	08/14/14
	Substantial Completion	Estimated 07-30-15
	Final Completion - Certificate of Occupancy	Estimated 08-03-15
	Retail	
	Construction Documents completed 100%	02/10/14
	Doral Permit Issued- Permit # Bldg. A& C 2014020240; Bldgs. B& D 2014020307	07/03/14
	Miami Dade Permit Numbers Bldgs. A& C- 2014-044094; Buildings B&D 2014-044095	06/04/14
	Notice of Commencement	08/14/14
	Amended Notice of Commencement	08/20/14
	Substantial Completion	Estimated 07-30-15
	Final Completion - Certificate of Occupancy	Estimated 08-03-15

EXHIBIT C



OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2008 Folio: 35-3022-018-0010 Address: 8300 NW 53 ST



Demolishing and clearing of future Cordoba I site.

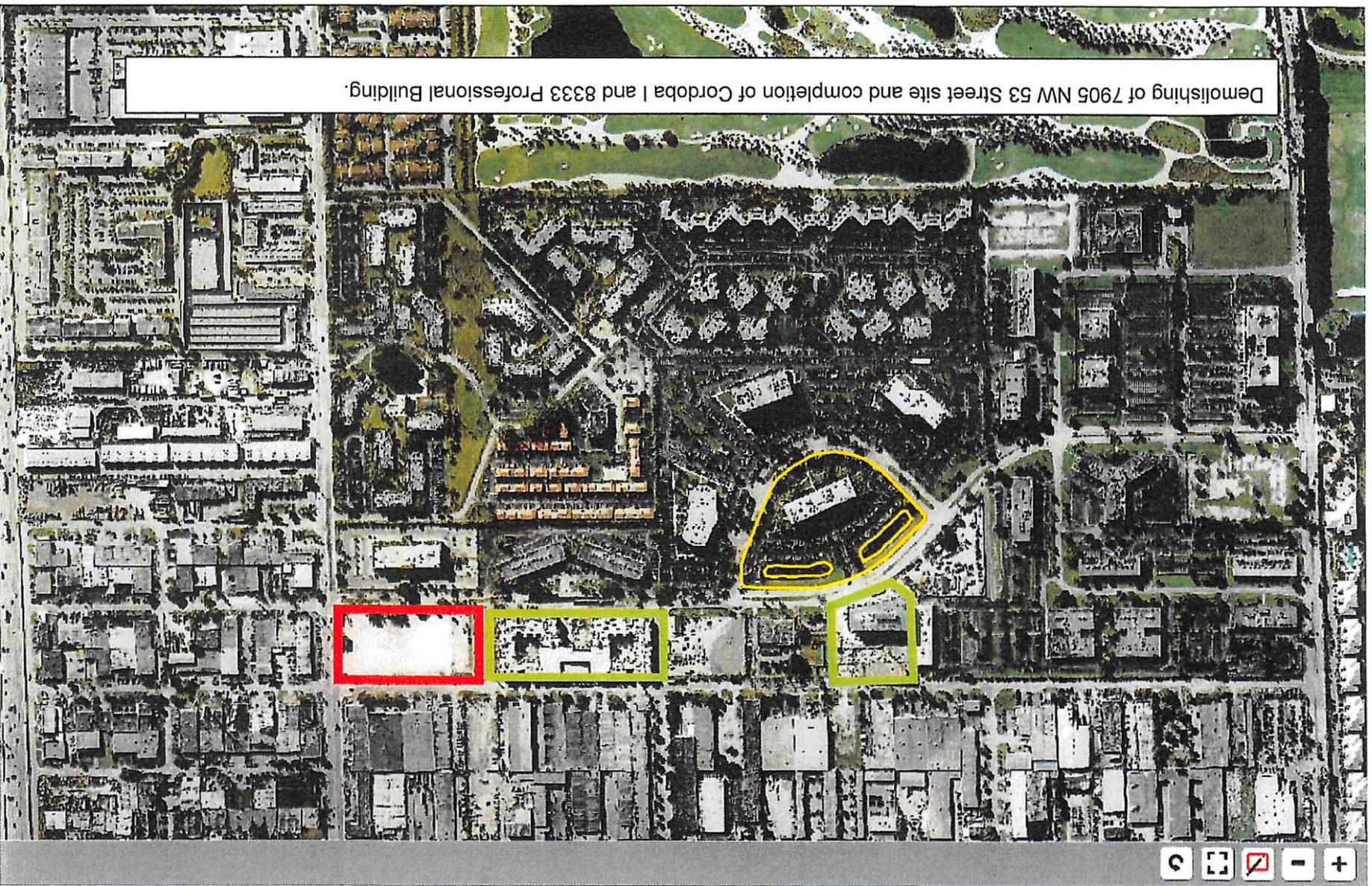


OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2009 Folio: 35-3022-018-0010 Address: 8300 NW 53 ST



Early construction of Cordoba I site.



Demolishing of 7905 NW 53 Street site and completion of Cordoba I and 8333 Professional Building.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/10/2015

Property Information	
Folio:	35-3022-007-0380
Property Address:	8111 NW 53 ST
Owner	DORAL KI PHASE LLC JP MORGAN INV MANAGEMENT INC
Mailing Address	245 PARK AVE NEW YORK , NY 10167
Primary Zone	6119 URBAN CENTER - CORE
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	384 / 352 / 0
Floors	4
Living Units	224
Actual Area	330,528 Sq.Ft
Living Area	330,528 Sq.Ft
Adjusted Area	322,937 Sq.Ft
Lot Size	203,859 Sq.Ft
Year Built	2010



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,484,898	\$3,057,885	\$2,018,204
Building Value	\$28,515,102	\$27,942,115	\$20,481,796
XF Value	\$0	\$0	\$0
Market Value	\$33,000,000	\$31,000,000	\$22,500,000
Assessed Value	\$25,954,500	\$23,595,000	\$21,450,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$7,045,500	\$7,405,000	\$1,050,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
22 53 40 4.68 AC KOGER EXECUTIVE CENTER PB 91-38 TRACTS 37 & 38 OR 17544-1204 0297 01

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$25,954,500	\$23,595,000	\$21,450,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$33,000,000	\$31,000,000	\$22,500,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$25,954,500	\$23,595,000	\$21,450,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$25,954,500	\$23,595,000	\$21,450,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1997	\$0	17544-1204	Qual by exam of deed
07/01/1995	\$0	16869-2351	Qual by exam of deed

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Version:

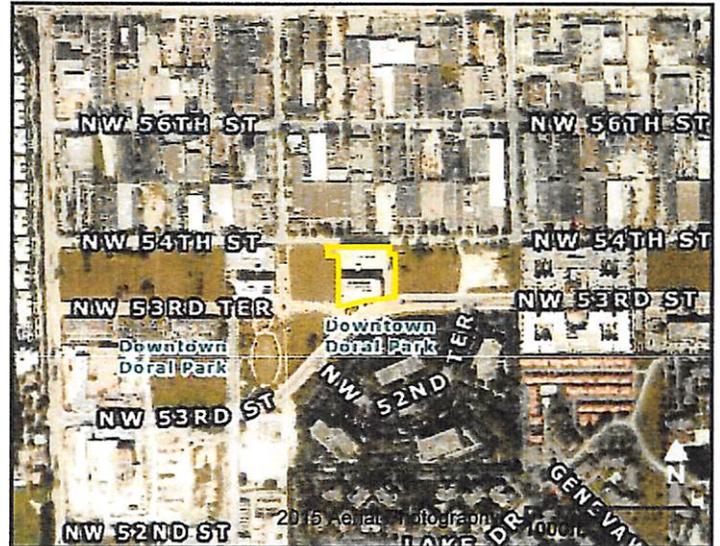


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/10/2015

Property Information	
Folio:	35-3022-032-0060
Property Address:	8333 NW 53 ST
Owner	DORAL 8333 OFFICE LLC J P MORGAN INV MGMT INC
Mailing Address	245 PARK AVE NEW YORK, NY 10167
Primary Zone	6119 URBAN CENTER - CORE
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	350,072 Sq.Ft
Living Area	350,072 Sq.Ft
Adjusted Area	346,352 Sq.Ft
Lot Size	102,407 Sq.Ft
Year Built	2010



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,252,954	\$1,843,326	
Building Value	\$28,011,831	\$27,037,895	
XF Value	\$1,343,024	\$1,356,730	
Market Value	\$31,607,809	\$30,237,951	
Assessed Value	\$23,061,259	\$20,670,508	

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$8,546,550	\$9,567,443	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
DOWNTOWN DORAL NORTHWEST PB 169-034 T-23219 LOT 2 BLK 2 LOT SIZE 102407 SQ FT FAU 35-3022-007-0340

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	
Taxable Value	\$23,061,259	\$20,670,508	
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$31,607,809	\$30,237,951	
City			
Exemption Value	\$0	\$0	
Taxable Value	\$23,061,259	\$20,670,508	
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$23,061,259	\$20,670,508	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



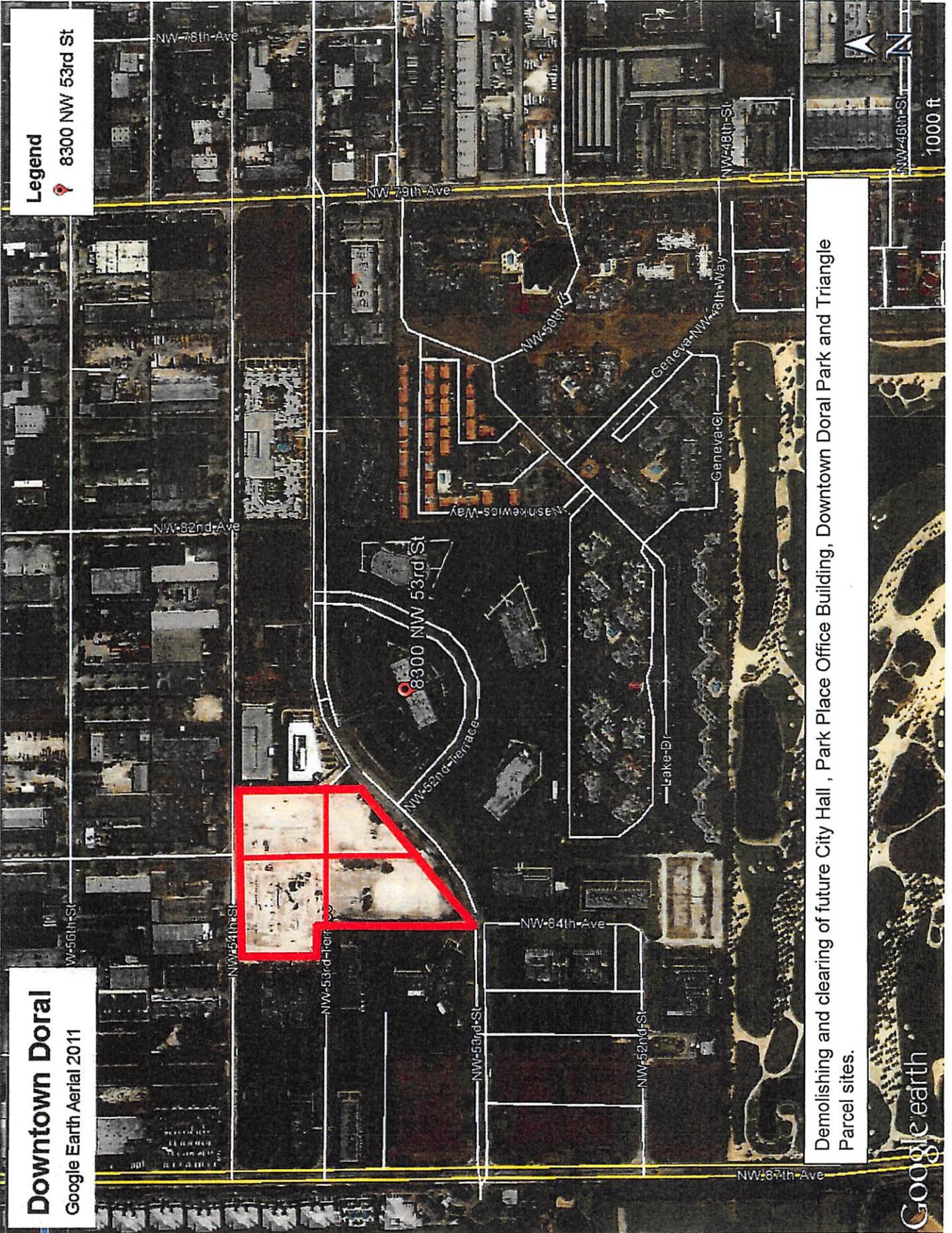
Downtown Doral
Google Earth Aerial 2011

Legend

 8300 NW 53rd St

Demolishing and clearing of future City Hall, Park Place Office Building, Downtown Doral Park and Triangle Parcel sites.

Google earth





OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2012 Folio: 35-3022-018-0010 Address: 8300 NW 53 ST



Completion of City Hall and construction of Cordoba II.

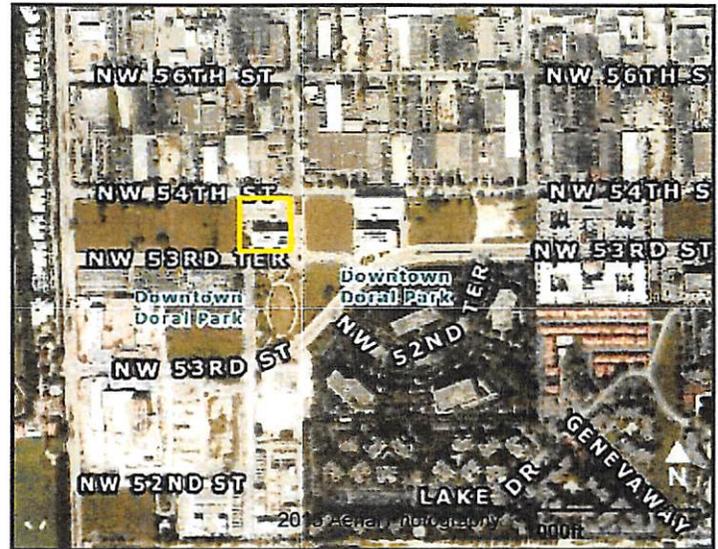


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/10/2015

Property Information	
Folio:	35-3022-032-0040
Property Address:	8401 NW 53 TER
Owner	CITY OF DORAL
Mailing Address	8300 NW 53 ST STE 200 DORAL , FL 33166
Primary Zone	6119 URBAN CENTER - CORE
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	126,924 Sq.Ft
Living Area	126,924 Sq.Ft
Adjusted Area	125,270 Sq.Ft
Lot Size	87,086 Sq.Ft
Year Built	2012



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,915,892	\$1,567,548	
Building Value	\$10,252,296	\$9,872,581	
XF Value	\$902,541	\$902,541	
Market Value	\$13,070,729	\$12,342,670	
Assessed Value	\$9,710,663	\$8,827,876	

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$3,360,066	\$3,514,794	
Municipal	Exemption	\$9,710,663	\$8,827,876	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

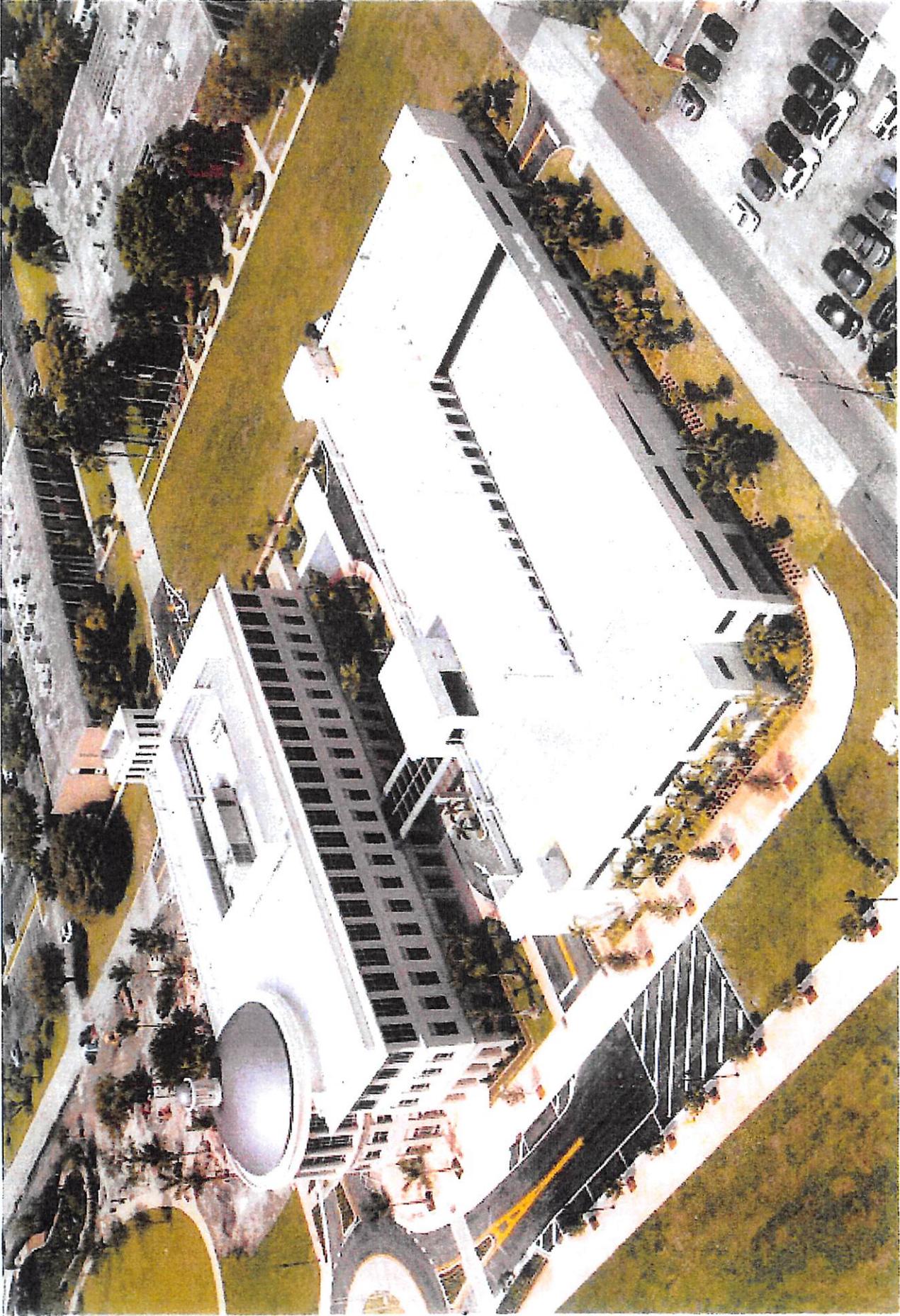
Short Legal Description
DOWNTOWN DORAL NORTHWEST PB 169-034 T-23219 LOT 4 BLK 1 LOT SIZE 87086 SQ FT FAU 35-3022-007-0131 & 0130

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$9,710,663	\$8,827,876	
Taxable Value	\$0	\$0	
School Board			
Exemption Value	\$13,070,729	\$12,342,670	
Taxable Value	\$0	\$0	
City			
Exemption Value	\$9,710,663	\$8,827,876	
Taxable Value	\$0	\$0	
Regional			
Exemption Value	\$9,710,663	\$8,827,876	
Taxable Value	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/26/2012	\$100	28206-4411	Corrective, tax or QCD; min consideration
06/13/2012	\$21,553,603	28154-3430	Federal, state or local government agency

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Version:



Print #120508113
Date: 05/06/12
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Aerial Photography, Inc. 554-568-0484

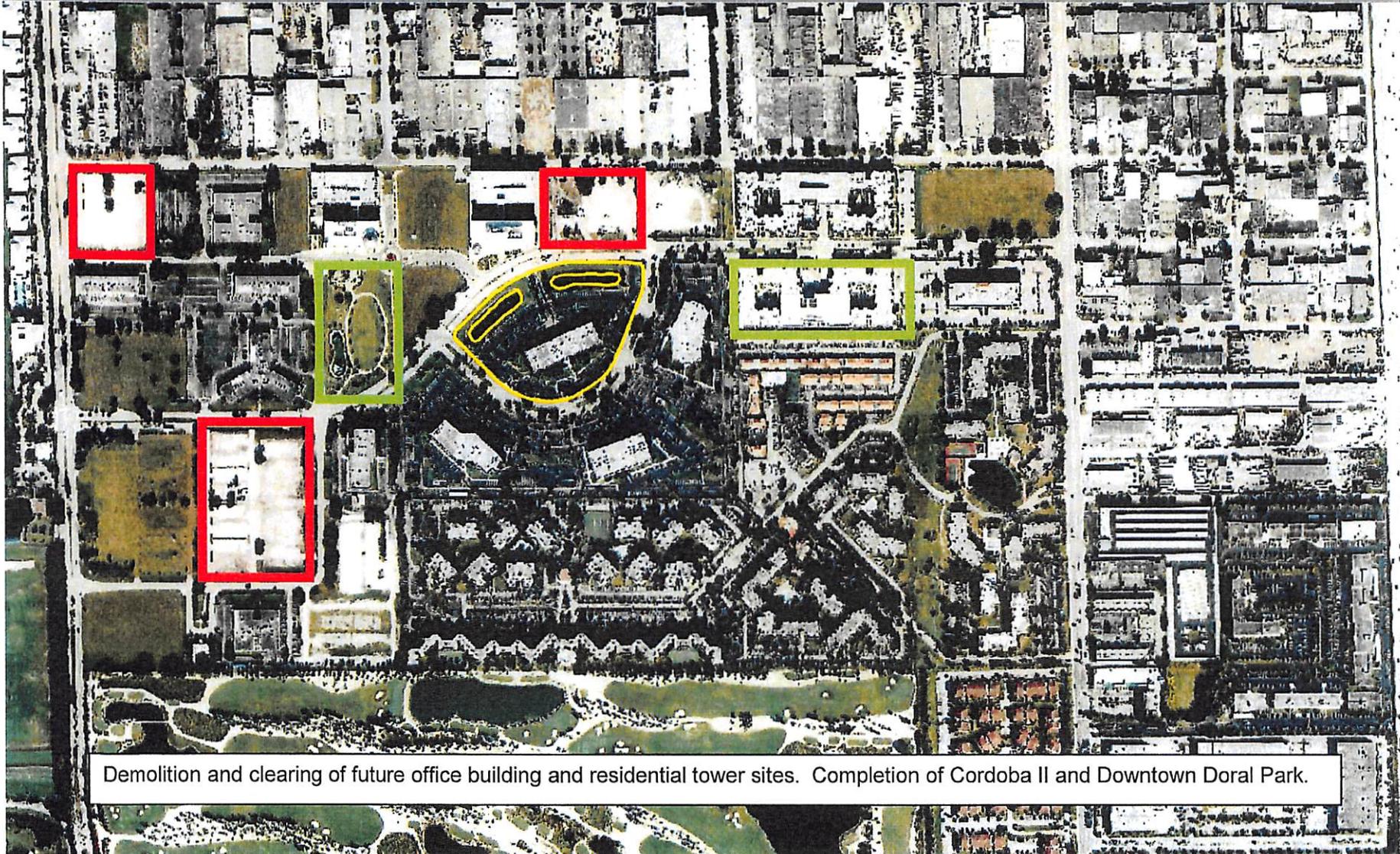
Doral City Hall





OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2013 Folio: 35-3022-018-0010 Address: 8300 NW 53 ST



Demolition and clearing of future office building and residential tower sites. Completion of Cordoba II and Downtown Doral Park.

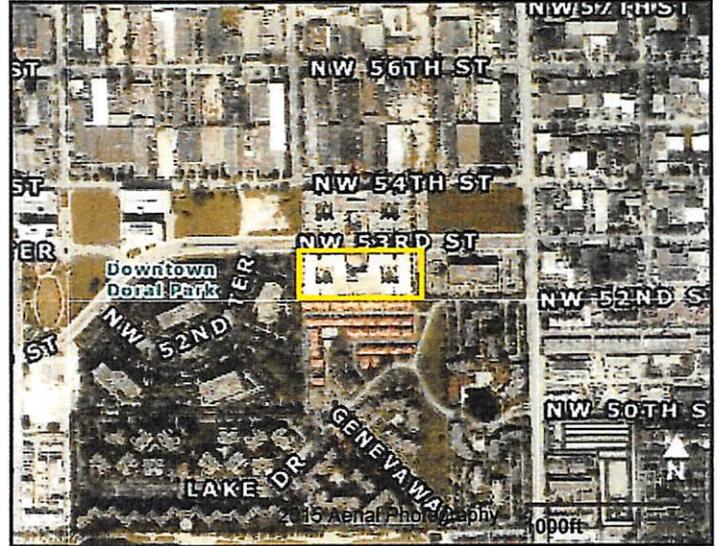


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Summary Report

Generated On : 8/10/2015

Property Information	
Folio:	35-3022-011-0030
Property Address:	8100 NW 53 ST 8150 NW 53 ST
Owner	DORAL K2 PHASE LLC C/O CODINA REAL EST MGMT INC
Mailing Address	8350 NW 52ND TERR STE 102 DORAL , FL 33166
Primary Zone	6119 URBAN CENTER - CORE
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	380 / 356 / 0
Floors	4
Living Units	230
Actual Area	387,903 Sq.Ft
Living Area	387,903 Sq.Ft
Adjusted Area	380,835 Sq.Ft
Lot Size	195,471 Sq.Ft
Year Built	2013



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,300,362	\$3,518,478	\$1,782,700
Building Value	\$28,699,638	\$27,559,522	\$0
XF Value	\$0	\$0	\$0
Market Value	\$33,000,000	\$31,078,000	\$1,782,700
Assessed Value	\$33,000,000	\$31,078,000	\$1,782,700

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
KOGER CENTER PARK PB 106-15 ALL OF TRACT C & TR D LESS E34.02FT LOT SIZE 195471 SQ FT FAU 30 3022 011 0030

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$33,000,000	\$31,078,000	\$1,782,700
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$33,000,000	\$31,078,000	\$1,782,700
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$33,000,000	\$31,078,000	\$1,782,700
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$33,000,000	\$31,078,000	\$1,782,700

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/25/2009	\$100	26919-0774	Corrective, tax or QCD; min consideration
02/01/1997	\$0	17544-1204	Qual by exam of deed

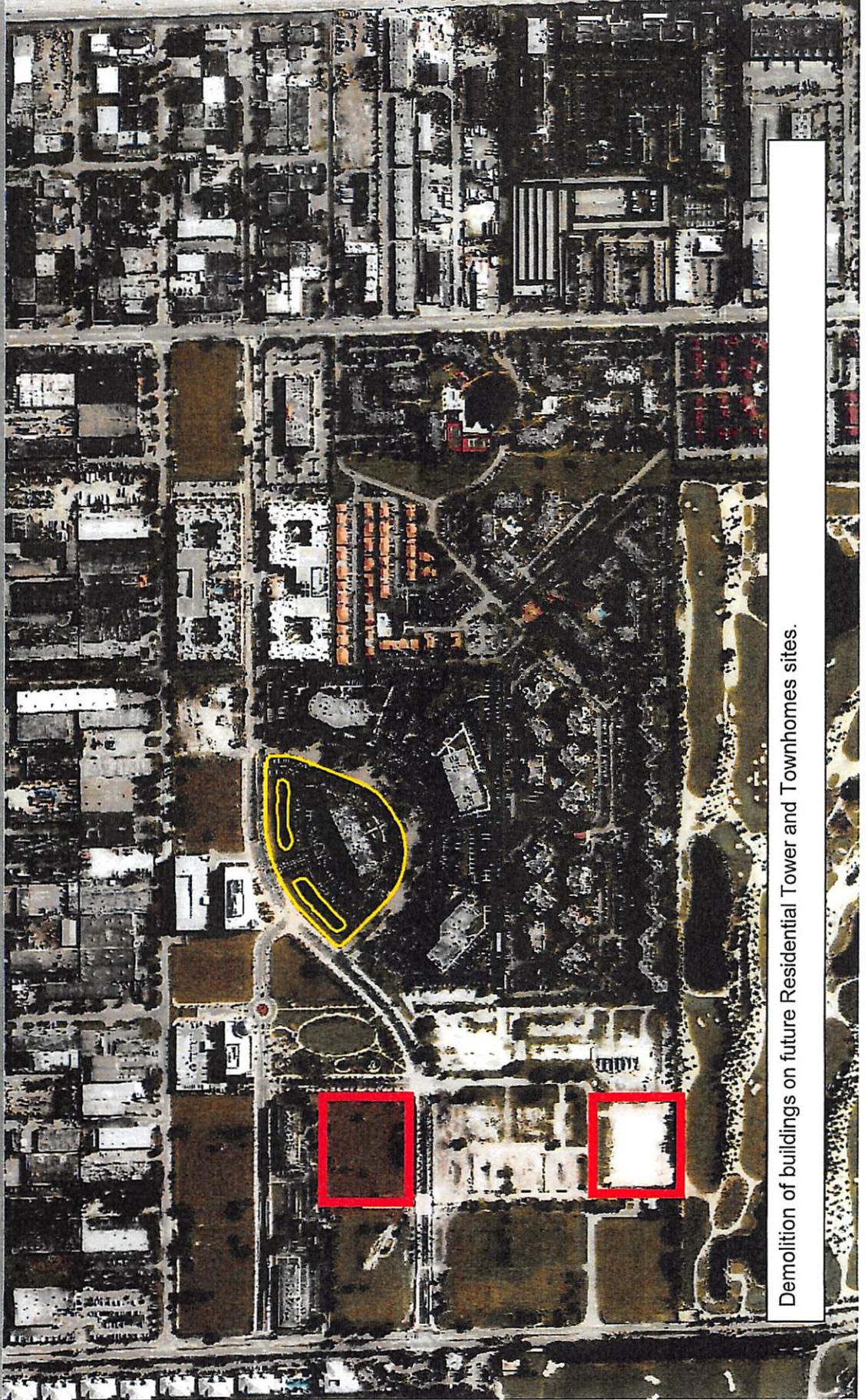
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Version:



OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2014 Folio: 35-3022-018-0010 Address: 8300 NW 53 ST



Demolition of buildings on future Residential Tower and Townhomes sites.

Downtown Doral

Google Earth Aerial December 2014

Legend

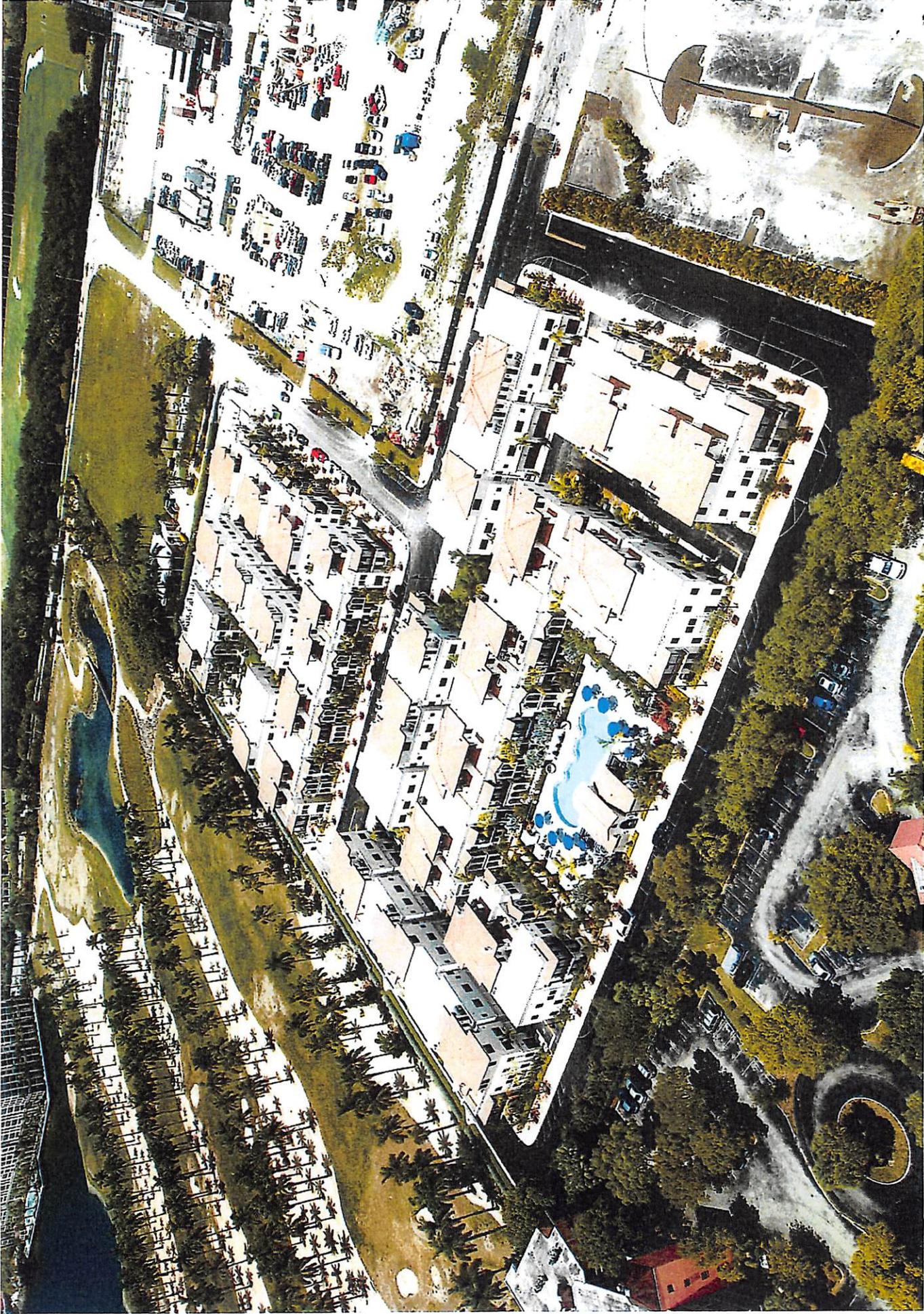
📍 8300 NW 53rd St

Construction of Downtown Doral Townhomes, Charter Elementary School, 5252 Paseo and 5300 Paseo residential towers and MXD retail sites.

NW-87th Ave

Google Earth



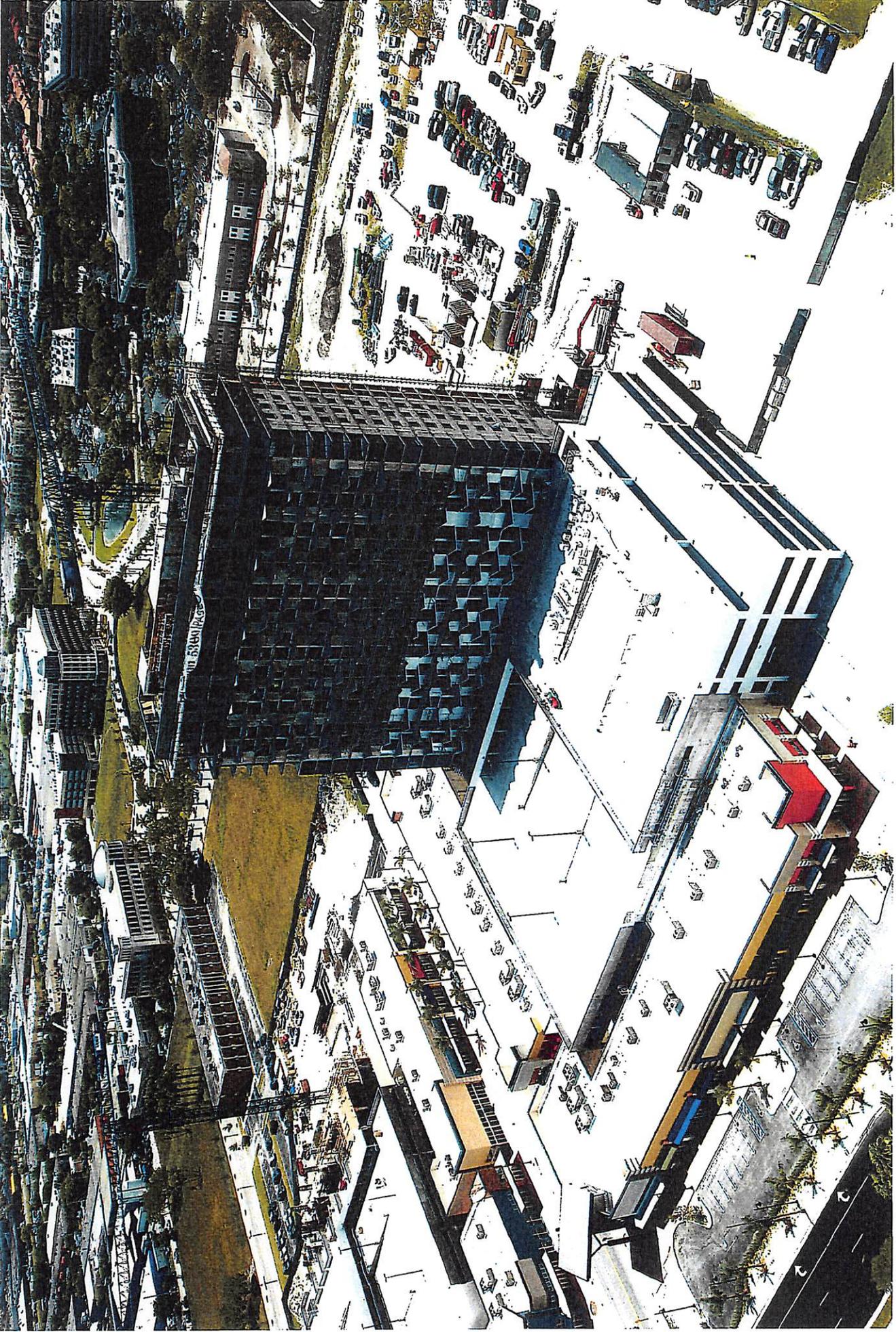


CC DEVCO

Downtown Doral



06-24-15



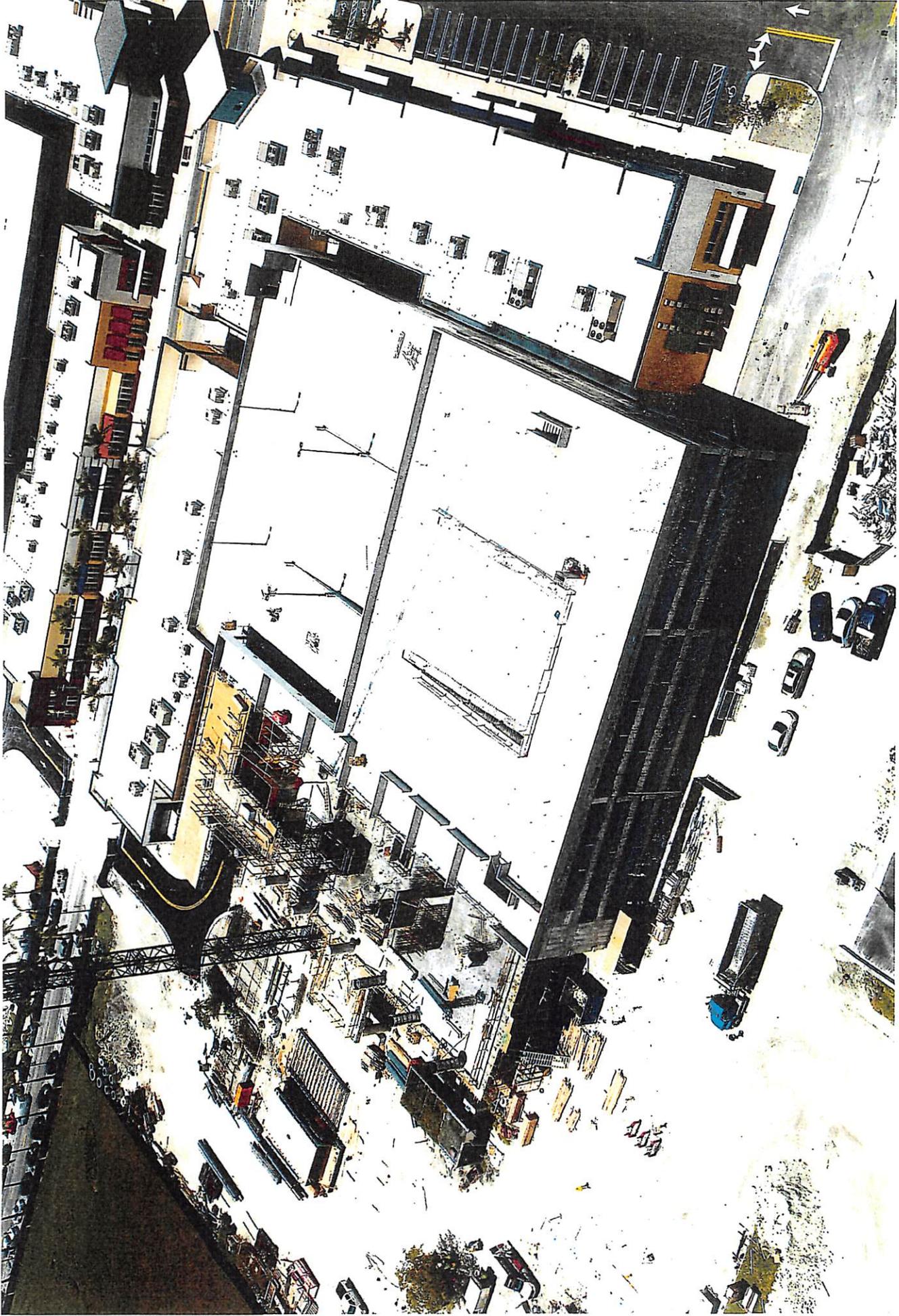




EXHIBIT D

This instrument was prepared by:
Joseph G. Goldstein, Esq.
Holland & Knight LLP
701 Brickell Avenue
Suite 3300
Miami, Florida 33131

**NOTICE OF EXTENSION OF MASTER DEVELOPMENT AGREEMENT
RECORDED IN OFFICIAL RECORDS BOOK 24968 AT PAGE 2689 OF THE
PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LAST AMENDED
BY A FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT,
RECORDED IN OR BOOK 28099, AT PAGE 1 OF THE PUBLIC RECORDS OF
MIAMI DADE COUNTY, FLORIDA.**

Notice is hereby given of the extension of the Master Development Agreement for Downtown Doral ("MDA") entered into between CM Doral Development Company, LLC, a Florida limited liability company (the "Developer"), and the City of Doral, Florida, a Florida municipal corporation (the "City"), recorded in Official Records Book 24968 at Page 2689 of the Public Records of Miami Dade County, Florida, as last amended by First Amendment to Master Development Agreement, recorded in OR Book 28099, at Page 1 of the Public Records of Miami Dade County, Florida, in connection with the approval of the development of the project known as Downtown Doral for the real property legally described as follows:

EXHIBIT A

The MDA as was approved by the City of Doral on June 28, 2006, pursuant to Ordinance 2006-18, provided an Effective Date of August 23, 2006 and an Initial Term of ten (10) years, which expires on August 22, 2016.

Pursuant to the terms provided Paragraph 4 of the MDA, the Developer has demonstrated to the City's Planning and Zoning Director, and the Planning and Zoning Director hereby finds that development of Downtown Doral commenced in a timely fashion and has continued in good faith. Notice is hereby given that the development is hereby extended and authorized to continue for the Additional Term of five (5) years, to expire at midnight on August 22, 2021.

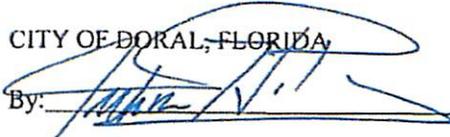
CITY:

ATTEST:



City Clerk

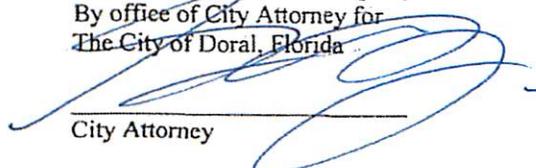
CITY OF DORAL, FLORIDA

By: 

Name: Julian H. Perez, AICP, CFM
Title: Planning and Zoning Director

18 day of August, 2015

Approved as to form and legality
By office of City Attorney for
The City of Doral, Florida



City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION: TRACT A

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACTS 1, 2, 3, 6, 9, 13, 17, 20, 33 THROUGH 38 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38; AND ALL OF TRACTS C, E, A PORTION OF TRACT A AND TRACT D LESS THE EAST 34.02 FEET THEREOF, OF KOGER CENTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 108 AT PAGE 15; AND ALL OF TRACTS A, B, C AND D OF THE KOGER CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 132 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 52ND STREET, N.W. 53RD STREET, N.W. 53RD TERRACE, N.W. 54TH STREET, N.W. 84TH AVENUE AND N.W. 87TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 87TH AVENUE AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 1; THENCE NORTH 00°04'32" EAST ALONG SAID CENTERLINE OF N.W. 87TH AVENUE FOR A DISTANCE OF 327.72 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 52ND STREET; THENCE SOUTH 88°37'50" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 942.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 84TH AVENUE; THENCE NORTH 01°22'10" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 1157.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 53RD TERRACE, THENCE NORTH 88°37'50" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 128.46 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 20; THENCE NORTH 01°22'10" EAST ALONG SAID SOUTHERLY PROLONGATION, THE WEST LINE OF SAID TRACT 20 AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 376.10 FEET TO A POINT LYING ON THE CENTERLINE OF N.W. 54TH STREET; THENCE SOUTH 88°35'49" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 469.99 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 88°34'40" EAST FOR A DISTANCE OF 1322.61 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 88°34'40" EAST FOR 748.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 38; THENCE SOUTH 01°21'30" WEST ALONG SAID NORTHERLY PROLONGATION, SAID EAST LINE AND SOUTHERLY PROLONGATION THEREOF TO A POINT LYING ON THE CENTERLINE OF N.W. 53RD STREET; THENCE NORTH 88°38'30" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 18.92 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 34.02 FEET OF SAID TRACT D; THENCE SOUTH 01°21'30" WEST ALONG SAID NORTHERLY PROLONGATION AND WEST LINE OF THE EAST 34.02 FEET OF TRACT D FOR A DISTANCE OF 312.21 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID TRACT D; THENCE NORTH 88°39'27" WEST FOR A DISTANCE OF 713.72

LEGAL DESCRIPTION: TRACT A (CONTINUED)

FEET TO THE SOUTHWEST CORNER OF SAID TRACT C OF KOGER CENTER PARK; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF SAID TRACT B FOR A DISTANCE OF 859.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C, SAID POINT ALSO BEING THE CENTER OF SAID SECTION 22; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACT C, TRACT D AND THE WESTERLY PROJECTION THEREOF FOR A DISTANCE OF 1322.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE SOUTH 00°03'00" WEST FOR A DISTANCE OF 663.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE NORTH 88°30'43" WEST ALONG THE SOUTH LINE OF SAID TRACTS 3, 2, 1 AND THE WESTERLY PROLONGATION THEREOF FOR A DISTANCE OF 1323.14 FEET TO THE POINT OF BEGINNING, CONTAINING 74.255 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: TRACT B

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACTS 4, 5, 7, 8, 10, 11, 12, 14, 15, 16, 18, AND 19 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 52ND STREET, N.W. 53RD STREET, N.W. 53RD TERRACE, N.W. 54TH STREET, N.W. 84TH AVENUE AND N.W. 87TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22, SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 87TH AVENUE AND THE CENTERLINE OF N.W. 54TH STREET, THENCE SOUTH 88°35'49" EAST ALONG THE SAID CENTERLINE OF N.W. 54TH STREET FOR A DISTANCE OF 852.42 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 19; THENCE SOUTH 01°22'10" WEST ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF SAID TRACT 19 AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 376.10 FEET TO THE INTERSECTION WITH THE CENTERLINE OF N.W. 53RD TERRACE; THENCE SOUTH 88°37'50" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 128.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 84TH AVENUE; THENCE SOUTH 01°22'10" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1157.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; SAID POINT LYING ON THE CENTERLINE OF N.W. 52ND STREET; THENCE NORTH 88°37'50" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 942.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 87TH AVENUE; THENCE NORTH 00°04'32" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 332.62 FEET; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 00°01'53" EAST FOR A DISTANCE OF 1321.96 FEET TO THE POINT OF BEGINNING, CONTAINING 37.128 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: TRACT C

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL CONTAINS THE FOLLOWING: ALL OF TRACT 39 OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, AT PAGE 38; ALL OF TRACT E AND THE EAST 34.02 FEET OF TRACT D, KOGER CENTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 106, AT PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PORTIONS OF N.W. 53RD STREET, N.W. 54TH STREET AND N.W. 79TH AVENUE RIGHT-OF-WAY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22 SAID POINT LYING AT THE INTERSECTION OF THE CENTERLINE OF N.W. 79TH AVENUE AND THE EASTERLY PROLONGATION OF SAID TRACT E, THENCE NORTH 88°39'27" WEST ALONG THE SAID EASTERLY PROLONGATION OF TRACT E AND THE SOUTH LINE OF TRACT E AND D RESPECTIVELY FOR A DISTANCE OF 609.03 FEET; THENCE NORTH 01°21'30" EAST ALONG THE WEST LINE OF THE EAST 34.02 FEET OF SAID TRACT D AND ITS NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 312.21 TO A POINT LYING ON THE CENTERLINE OF N.W. 53RD STREET; THENCE SOUTH 88°38'30" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 18.92 FEET; THENCE NORTH 01°21'30" EAST ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 39, THE WEST LINE THEREOF, AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 347.21 FEET TO A POINT LYING ON THE CENTERLINE OF N.W. 54TH STREET; THENCE SOUTH 88°34'40" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 574.16 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 79TH AVENUE; THENCE SOUTH 00°01'43" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 659.33 FEET TO THE POINT OF BEGINNING, CONTAINING 8.946 ACRES, MORE OR LESS.