CFN: 20170581513 BOOK 30719 PAGE 2677 DATE:10/17/2017 09:13:14 AM HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This instrument was prepared by:

Melissa Tapanes Llahues, Esq. Bercow Radell Fernandez & Larkin, PLLC 200 S. Biscayne Blvd., Suite 850 Miami, Florida 33131

NOTICE OF ADMINISTRATIVE APPROVAL OF MINOR MODIFICATIONS FOR THE PARK SQUARE AT DORAL DOWNTOWN MIXED USE PLANNED UNIT DEVELOPMENT PROJECT

Consistent with the Second Amended and Restated Master Development Agreement for Park Square at Doral, recorded in Official Records Book 28938 at Page 3758 of the Public Records of Miami-Dade County, Florida (the "Agreement"), for the Park Square at Doral Downtown Mixed Use Planned Unit Development located on the real property legally described in the attached Exhibit A, notice is hereby given of administrative approvals granted on March 2, 2017 by the City of Doral pursuant to the City's Land Development Regulations for the following:

• Amendment to the Pattern Book to update page 19 to reflect the actual total square footage under which Parcel 2 has been operating as 282,000 square feet.

A copy of the administrative approval, along with all other approvals associated with Park Square at Doral Downtown Mixed Use Planned Unit Development, may be examined in the office of the City Clerk, 8401 NW 53 Terrace, Doral, Florida 33166.

The recordation of this Notice shall not constitute a lien, cloud or encumbrance on any real property, or actual nor constructive notice of any of the same.

Julian Perez, AICP, CFM
Director, Planning and Zoning Department

STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

BEFORE ME, Julian H Perez	, a Notary Public in and for the State and County
aforesaid, personally appeared	, to me personally known, who
executed the foregoing instrument for the purpo	oses therein contained and who did X did not
take an oath on this 6 day of Octobe	?
	Name: Chralph Plucyez. Notary Public State of Florida at Large
My commission expires: Jawoody, 10, 207	21
σσσσ γ, γ	ELIZABETH ALVAREZ Notary Public - State of Florida Commission # GG 033504 My Comm. Expires Jan 10, 2021 Roaded through National Natury Asso

EXHIBIT "A"

<u>Legal Description</u>:

Park Square at Doral, according to the Plat thereof, as recorded in Plat Book 167 at Page 26 of the Public Records of Miami-Dade County, Florida.

Option 1*

180	1,600	342,000	330,000	Total
	802			4
	398			3
		282,000***		2
180	400 **	60,000	330,000	1
Rooms	Units	SF	SF	
Hotel	Residential Hotel	Office	Retail/Entertainment/Storage Office	Parcel

(square footages are shown as Gross Leasable Area)

Parcel 4 may be developed with either of the following residential unses:

- Multifamily (up to 802 units)

- Single Family (up to 160 units)

*** Note: Parcel 2 uses may include retail uses

For example: If 398 multi-family units are developed in parcel #3 and 145 single family homes are developed in parcel #4 then up to 1,055 residential units can be developed within parcel 1.

In the event that fewer than 1,600 units are developed on the residential parcel, the balance of residential units may be developed in parcel #1.

The office and retail/entertainment parcels within the project shall permit uses consistent with the Corridor Commercial Zoning District of Doral.

Nacopiestranumistiens, aeproductiens an electronic resident adaryportions of these drawings in or enjanting ble made without the secope sawritten premission of Zyscovich strothects. Alfedistra-indicated in these drawings are the property of Zyscovich. Architects Alfed projekts reserved of 2012.

ZYSCOVICH ARCHITECTS

100 N Biscopne Blvd 27th Fl Miami FL 33132 2304 1 505 572 5222 f 505 577 4521

QUANTITATIVE DATA

Modified April 2017 DATE: 04/24/2013

e info@zyscovich com w www.zyscovich com

Parcel w Retail/Entertainment/Storage Office ş 330,000 330,000 342,000 282,000** 60,000 쏚 Units Residential Hotel 1,600 * 1,202 398 Rooms

180

(square footages are shown as Gross Leasable Area) Total

180