

RESOLUTION NO. 14-191

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SUPPORTING AN AMENDMENT OF THE BOUNDARIES OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT TO INCREASE THE SIZE OF THE DISTRICT BY APPROXIMATELY 6.93 ADDITIONAL ACRES; PROVIDING FOR TRANSMITTAL; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Grand Bay at Doral Community Development District (the “District”) is an existing community development district established by Miami-Dade County Ordinance No. 06-153 and located in the City of Doral, Florida; and

WHEREAS, the District is in the process of submitting to Miami-Dade County a Petition to Expand the Boundaries of the District (the “District’s Petition”) as depicted in “Exhibit A”, to annex two parcels of land (totaling 6.93 acres in size), which are located contiguous to properties already located within the District’s boundaries being developed as Midtown Doral and Grand Bay South as described in “Exhibit B”; and

WHEREAS, the District provides funding for public infrastructure improvements, including but not limited to, water and wastewater systems, surface water management systems, and internal roadways, to serve new development within the District; and

WHEREAS, effectuating the District expansion will allow the District to likewise fund the public infrastructure improvements necessary to serve new development within the expansion area; and

WHEREAS, the District is requesting that the Mayor and City Council adopt a resolution supporting the District’s Petition; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff, has determined that it is in the best interests of the citizens of the City of Doral to support the District’s Petition.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Approval. The District petition is hereby approved.

Section 3. Transmittal. The Planning and Zoning Department is hereby authorized to transmit this Resolution to the District.

Section 4. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Not present at the time of the vote
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED this 3rd day of December, 2014.



LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL.



WEISS, SEROTA, HELFMAN, COLE,
BIERMAN & POPOK, PL CITY ATTORNEY

“Exhibit A”

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

CLARK J. COCHRAN, JR.
DENNIS E. LYLES
JOHN W. MAURO
W. TUCKER CRAIG
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
SUSAN F. DELEGAL
GERALD L. KNIGHT
CAROL J. HEALY GLASGOW
MICHAEL V. BAXTER
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS

STEVEN F. BILLING ((947-1998))
HAYWARD D. GAY ((943-2007))

SUNTRUST CENTER
SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

CHRISTINE A. BROWN
HOWARD L. CITRON
SCOTT C. COCHRAN
RACHEL TURNER DAVANT
SHIRLEY A. DeLUNA
DONNA M. KRUSBE
JEFFERY R. LAWLEY
SHAWN B. MCKAMEY
MICHAEL L. SCHWEBEL, JR.
GINGER E. WALD

PLEASE REPLY TO:
FORT LAUDERDALE

September 3, 2014

VIA FEDERAL EXPRESS

Julian H. Perez, AICP, CFM
Planning and Zoning Director
City of Doral
8401 NW 33rd Terrace
Doral, Florida 33166

RECEIVED
City of Doral
Planning & Zoning Department
Date: 09/03/2014
Project Name: Grand Bay at Doral
Submittal #: 1st


Re: Grand Bay at Doral Community Development District ("District")
Petition to Expand Boundaries of Grand Bay at Doral Community
Development District

Dear Mr. Perez:

Please find enclosed two (2) copies of the Petition to Expand the Boundaries of the Grand Bay at Doral Community Development District. Please review and process the petition for consideration by the City Council. We are requesting that the City Council adopt a resolution recommending approval of the Petition to the Miami-Dade Board of County Commissioners.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,


GERALD L. KNIGHT
for the firm

GLK/rm
Enclosure

**BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

**IN RE: PETITION PURSUANT TO
SECTION 190.046(1), FLORIDA STATUTES,
TO EXPAND THE BOUNDARIES OF
GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

**PETITION TO EXPAND BOUNDARIES OF GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the Miami-Dade County Charter by Ordinance No. 06-153 of Miami-Dade County, Florida (the "County"), adopted on October 24, 2006 (the "Ordinance"), hereby petitions the **BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** (the "Commission") in accordance with Section 190.046(1) of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), to expand the boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 334.48 acres are currently within the external boundaries of the District.
2. That the Board desires to expand the boundaries of the District by adding approximately 6.93 acres as legally described on Exhibit A-1. Following such expansion of the District's boundaries, all lands in the District will continue to be located wholly within the jurisdictional boundaries of the City of Doral, Florida.

3. That the real property to be included within the external boundaries of the District does not exceed 50% of the acres initially located within the boundaries of the District and all petitions of the District, including this petition, submitted to the Commission subsequent to the initial petition seeking establishment of the District do not encompass more than a total of 500 acres.

4. That annexed hereto as Exhibit A-2 and made a part hereof is a metes and bounds description of the external boundaries of the District following the proposed expansion of such boundaries. No real property within the external boundaries of the District as proposed is to be excluded therefrom.

5. That annexed hereto as Exhibit B is the proposed timetable for construction of any District services to the area to be newly included in the District and the estimated cost of constructing the proposed services.

6. That annexed hereto as Composite Exhibit C and made a part hereof is evidence of the written consent to the inclusion of their property in the District by the owners (directly or as attorney in fact) of one hundred percent (100%) of the real property to be newly included within the District.

7. That annexed hereto as Exhibit D and made a part hereof is a designation of the future general distribution, location, and extent of public and private uses of land proposed for the area to be included in the District by the future land use plan element of the effective local government comprehensive plan.

8. That annexed hereto as Exhibit E and made a part hereof is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

9. That annexed hereto as Exhibit F is a copy of a Resolution of the City Council of the City of Doral, Florida, expressing its support for this Petition to Expand the Boundaries of the Grand Bay at Doral Community Development District.

10. That following the proposed expansion of the District's boundaries (i) the property within the District will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan; (ii) the property comprising the District will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community; (iii) the District will continue to present the best alternative available for delivering the community development facilities and services to the property that will be served by the District; (iv) the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and (v) the property comprising the District will be amenable to separate special-purpose government.

11. That all statements contained within this Petition are true and correct.

WHEREFORE, Petitioner, the Board of Supervisors of the Grand Bay at Doral Community Development District, hereby respectfully requests the Commission to:

A. Direct its staff to notice, as soon as practicable, a local public non-emergency hearing pursuant to the requirements of Section 190.046(1)(b) of the Act to consider whether to grant the petition for the expansion of the District's boundaries and to amend the Ordinance establishing the District to reflect the new boundaries of the District.

B. Grant this Petition and enact an ordinance pursuant to applicable law amending the Ordinance establishing the District to reflect the new boundaries of the District.

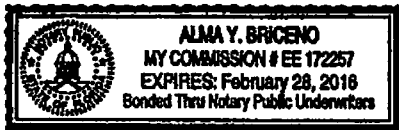
RESPECTFULLY SUBMITTED this 28th day of August, 2014.

**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

By: [Signature]
Name: Maná Carolina Herrera
Title: Chairperson

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of August, 2014, by Maná Carolina Herrera, the Chairperson of the Board of Supervisors of the Grand Bay at Doral Community Development District, who is personally known to me [] or produced _____ as identification.



[Signature]
Notary Public
Alma Briceno.
Typed, printed or stamped name of Notary Public

EXHIBIT A-1

LEGAL DESCRIPTION OF AREA TO BE ADDED TO DISTRICT

PARCEL A:

A portion of the Northwest 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 1556.14 feet; thence N88deg16min31secE for a distance of 50.00 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence S01deg43min29secE for a distance of 238.26 feet; thence N88deg16min31secE for a distance of 266.00 feet; thence N01deg43min29secW for a distance of 220.42 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 90deg00min00sec for an arc distance of 36.13 feet to a point of tangency; thence S88deg16min31secW for a distance of 225.00 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly and Southwesterly along the arc of said curve, having for its elements a radius of 34.00 feet, through a central angle of 31deg57min57sec for an arc distance of 18.97 feet to the POINT OF BEGINNING.

Containing 1.48 Acres more or less.

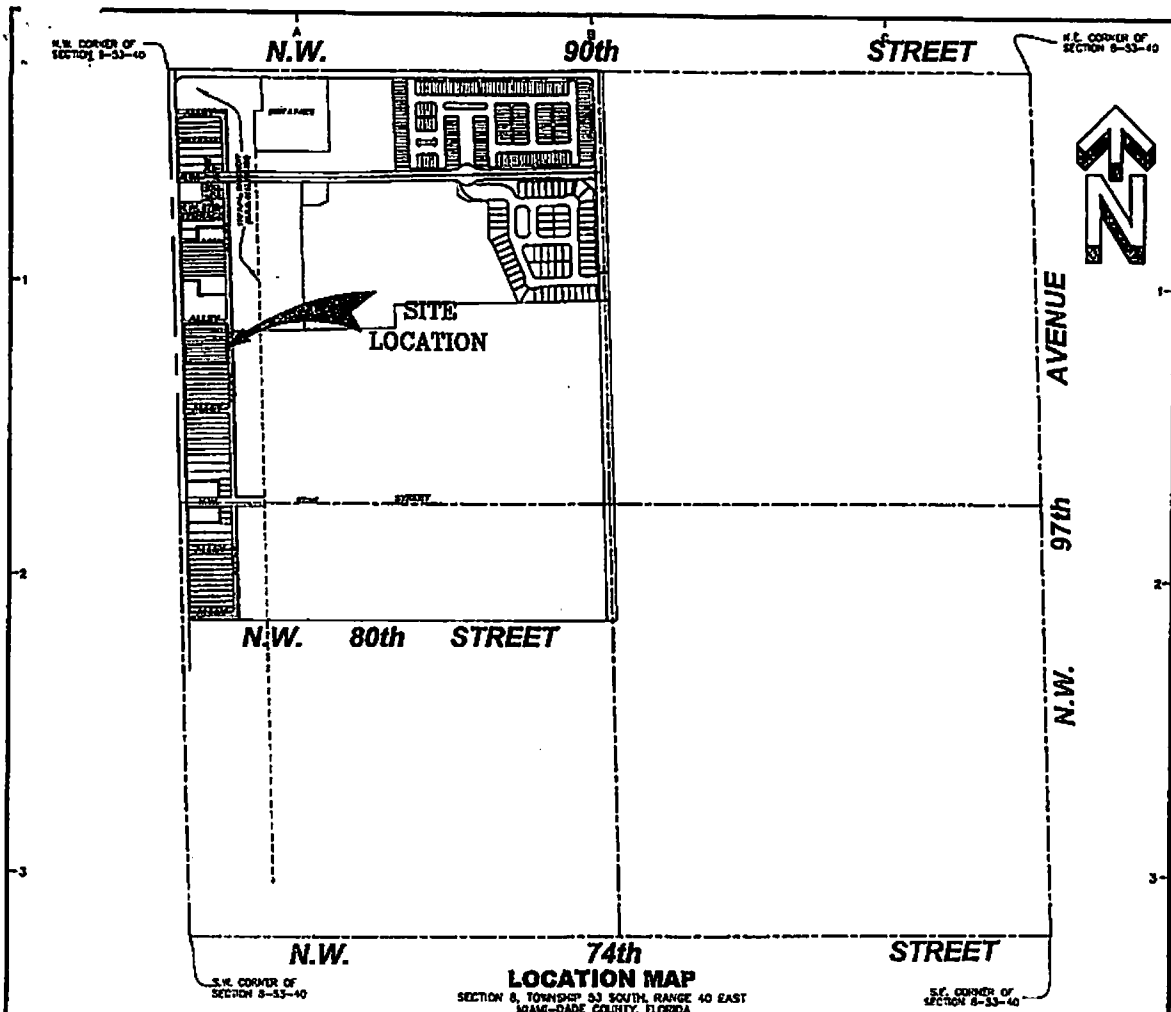
TOGETHER WITH:

PARCEL B:

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of said Section 8, for a distance of 2669.37 feet; thence N88deg16min31secE for a distance of 570.00 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence continue N88deg16min31secE for a distance of 279.00 feet; thence S01deg43min29secE for a distance of 661.72 feet; thence S88deg16min31secW for a distance of 65.00 feet; thence S01deg43min29secE for a distance of 45.94 feet; thence N89deg39min25secE for a distance of 65.02 feet; thence S01deg43min29secE for a distance of 152.38 feet; thence S88deg16min17secW for a distance of 279.00 feet; thence N01deg43min29secW for a distance of 861.63 feet to the POINT OF BEGINNING.

Containing 5.45 Acres more or less



SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on assumed value of S01°43'29"E, along the West Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right-of-ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: JUNE 14, 2014.

Revision:

Revision:

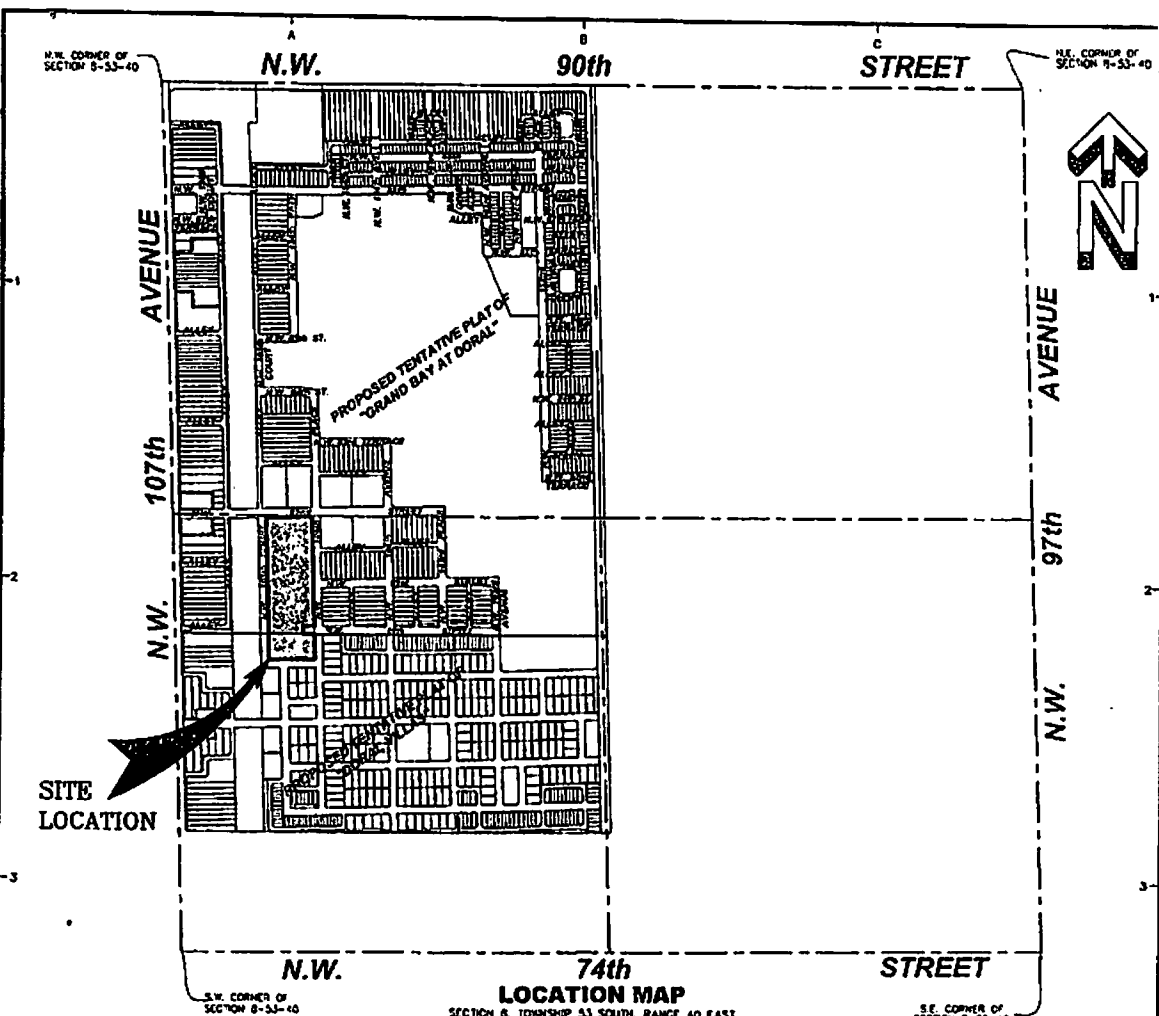
Omar Armenteros, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No.3679

MIDTOWN AT DORAL - CHURCH SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME		LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR:		MIDTOWN AT DORAL	
DRAWN BY:	E.R.	DATE:	JUNE 14, 2014.
ENL. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	13-025-1013
			SHEET
			1
			OF 2 SHEETS



LOCATION MAP
SECTION 8, TOWNSHIP 33 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

SURVEYOR'S NOTES:

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- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
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- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
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SURVEYOR'S CERTIFICATE:

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Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: JULY 25, 2007.

Revision: SEPTEMBER 6, 2007 (EXPAND BOUNDARY TO THE SOUTH)

Revision:

Omar Armenteros, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No.3679

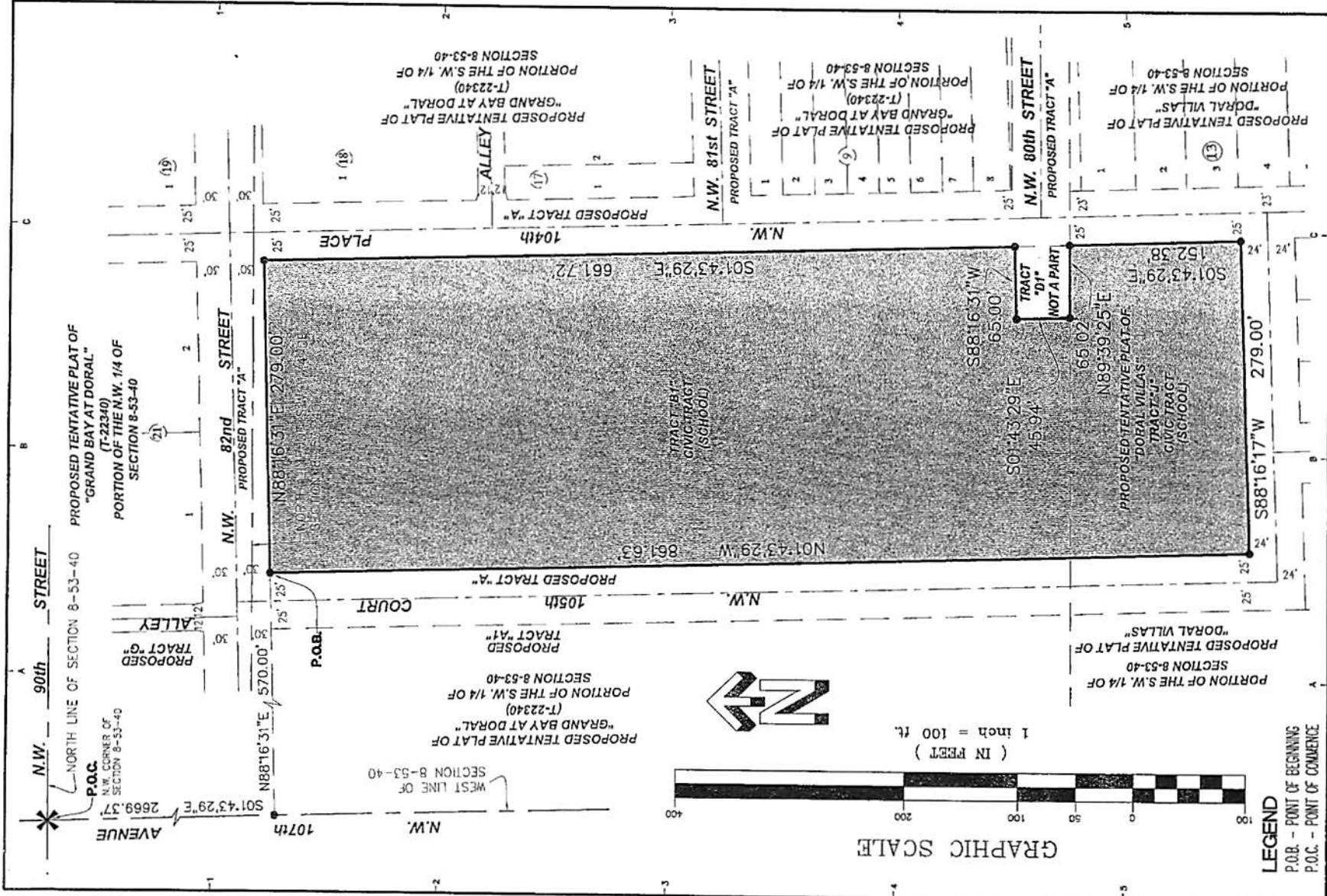
GRAND BAY AT DORAL & DORAL VILLAS - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME		LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR		ATLAS PROPERTY, LLC	
DRAWN BY	E.R.	DATE	JULY 25, 2007
SHEET CHECKED BY		SCALE	N/A
CREATED BY		PROJECT NO.	05 095-1033
			1 OF 3 SHEETS

U:\VEND COMPARTMENTS\MANUALS AND SURVEY\Survey\Parcel and School\05-095-1033\05-095-1033-1000.DWG




GRAPHIC SCALE



LEGEND
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT

GRAND BAY AT DORAL & DORAL VILLAS - SCHOOL SITE

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PREPARED FOR:	ATLAS PROPERTY, LLC
DRAWN BY: E.R.	DATE: JULY 25, 2007
DATE CHECKED BY:	SCALE: 1" = 100'
CHECKED BY:	PROJECT No: 05-095-1033



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

SHEET: **3** OF 3

EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg39min28secE, along the last described line for a distance of 2616.18 feet; thence S01deg44min24secE for a distance of 3358.11 feet; thence S89deg39min25secW for a distance of 2617.08 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 3358.12 feet to the POINT OF BEGINNING.

LESS:

The East 400 feet of the West 970 feet of the North 240 feet, and the East 450 feet of the West 970 feet of the South 250 feet of the North 490 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, as described in a Special Warranty Deed recorded in Official Records Book 18896, at Page 765 of the Public Records of Miami-Dade County, Florida.

AND:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE for a distance of 40.01 to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the said West Line of the Southwest 1/4 of said Section 8, for a distance of 1190.41 feet; thence N89deg39min25secE, along a line parallel with and 1920.06 feet North of the South Line of the Southwest 1/4 of said Section 8, for a distance of 2617.08 feet; thence S01deg44min24secE for a distance of 1190.42 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South Line of the said Southwest 1/4 of said Section 8; for a distance of 2617.39 feet to the POINT OF BEGINNING.

AND:

A portion of the Northeast 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of said Section 8; thence S01deg44min24secE, along the East Line of the said Northeast 1/4 of said Section 8, for a distance of 1219.58 feet; thence S89deg39min25secW, along a line parallel with and 4057.91 feet North of the South Line of the Southeast 1/4 of said Section 8, for a distance of 2608.82 feet to a point on a line that is parallel with and 2608.04 feet West of the East Line of the said Northeast 1/4 of said Section 8; thence N01deg44min24secW, along the last described line for a distance of 1219.62 feet to a point on the North Line of the said Northeast 1/4 of said Section 8; thence N89deg39min28secE, along the last described line for a distance of 2608.82 feet to the POINT OF BEGINNING.

Containing 341.39 Acres more or less.

EXHIBIT B

**CONSTRUCTION TIMETABLE AND COST ESTIMATE
FOR AREA TO BE INCLUDED WITHIN DISTRICT BOUNDARIES**

<u>PARCEL A:</u>	<u>COST ESTIMATE</u>	<u>START CONSTRUCTION</u>	<u>COMPLETE CONSTRUCTION</u>
Water Distribution System	\$79,250	2016	2017
Sanitary Sewer System	\$179,800	2016	2017
Roadway Improvements	\$608,200	2016	2017
Stormwater Management System	\$50,350	2016	2017

<u>PARCEL B:</u>	<u>COST ESTIMATE</u>	<u>START CONSTRUCTION</u>	<u>COMPLETE CONSTRUCTION</u>
Water Distribution System	\$279,550	2016	2017
Sanitary Sewer System	\$176,800	2016	2017
Roadway Improvements	\$883,350	2016	2017
Stormwater Management System	\$68,200	2016	2017

COMPOSITE EXHIBIT C

**EVIDENCE OF WRITTEN CONSENT OF OWNERS
TO INCLUSION OF PROPERTY WITHIN THE EXTERNAL BOUNDARIES OF
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**

AFFIDAVIT

On this 26 day of August, 2014, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Elias Kasabdj, who, after being duly sworn, deposes and says:

1. Affiant, Elias Kasabdj, is the Manager of 107 AVENUE DORAL PROPERTIES, LLC, a Florida limited liability company (the "Company").

2. The Company is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including the Petition Pursuant to Section 190.046(1), Florida Statutes, To Expand the Boundaries of the Grand Bay at Doral Community Development District before the County Commission of Miami-Dade County, Florida.

4. The Property consists of approximately 1.48 acres of real property located in the City of Doral, Florida.

5. Affiant, on behalf of the Company, as the fee simple owner of the Property, in the capacity described above, hereby gives its full consent to the expansion of the external boundaries of the Grand Bay at Doral Community Development District to include the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of August, 2014.

107 AVENUE DORAL PROPERTIES, LLC, a
Florida limited liability company

By: [Signature]

Name: Elias Kasabdj

Title: Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26 day of August, 2014, by Elias Kasabdj, as Manager of 107 AVENUE DORAL PROPERTIES, LLC, a Florida limited liability company. He/she is personally known to me [] or produced _____ as identification.

[Signature]



Notary Public
Diana Manso

Typed, printed or stamped name of Notary Public

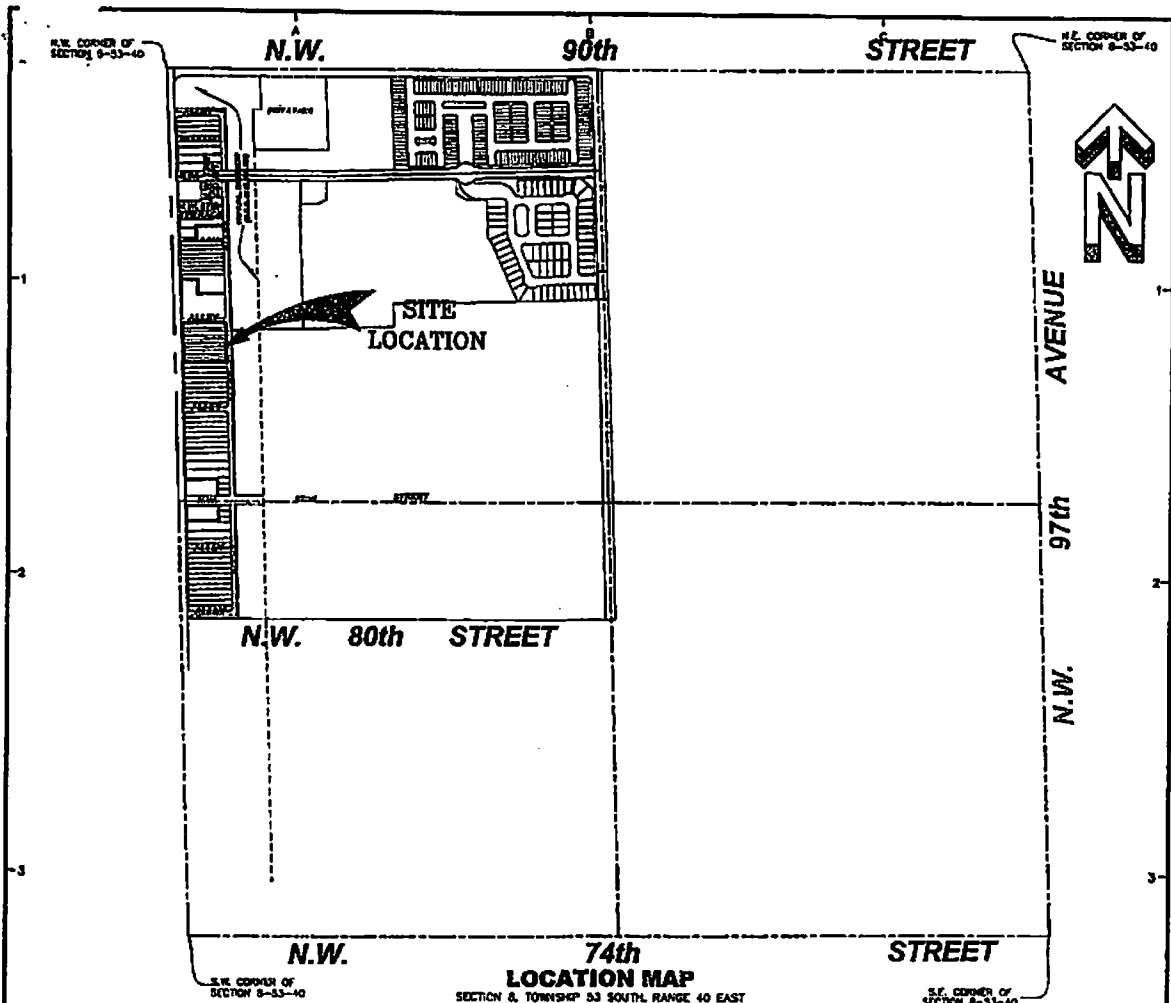
Exhibit "A"

Description of Parcel A

A portion of the Northwest 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 1556.14 feet; thence N88deg16min31secE for a distance of 50.00 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence S01deg43min29secE for a distance of 238.26 feet; thence N88deg16min31secE for a distance of 266.00 feet; thence N01deg43min29secW for a distance of 220.42 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 90deg00min00sec for an arc distance of 36.13 feet to a point of tangency; thence S88deg16min31secW for a distance of 225.00 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly and Southwesterly along the arc of said curve, having for its elements a radius of 34.00 feet, through a central angle of 31deg57min57sec for an arc distance of 18.97 feet to the POINT OF BEGINNING.

Containing 1.48 Acres more or less.



SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
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- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
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- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right-of-ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: JUNE 14, 2014.

Revision:

Revision:

Ofior Armenteros, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No.3679

MIDTOWN AT DORAL - CHURCH SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2805

TYPE OF PROJECT			SKETCH AND LEGAL DESCRIPTION
SHEET NAME			LOCATION MAP AND SURVEYOR'S NOTES
PREPARED FOR			MIDTOWN AT DORAL
DRAWN BY	E.R.	DATE	JUNE 14, 2014.
CIVIL CHECKED BY		SCALE	N/A
CHECKED BY		PROJECT No.	13-025-1013
			1 OF 2 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

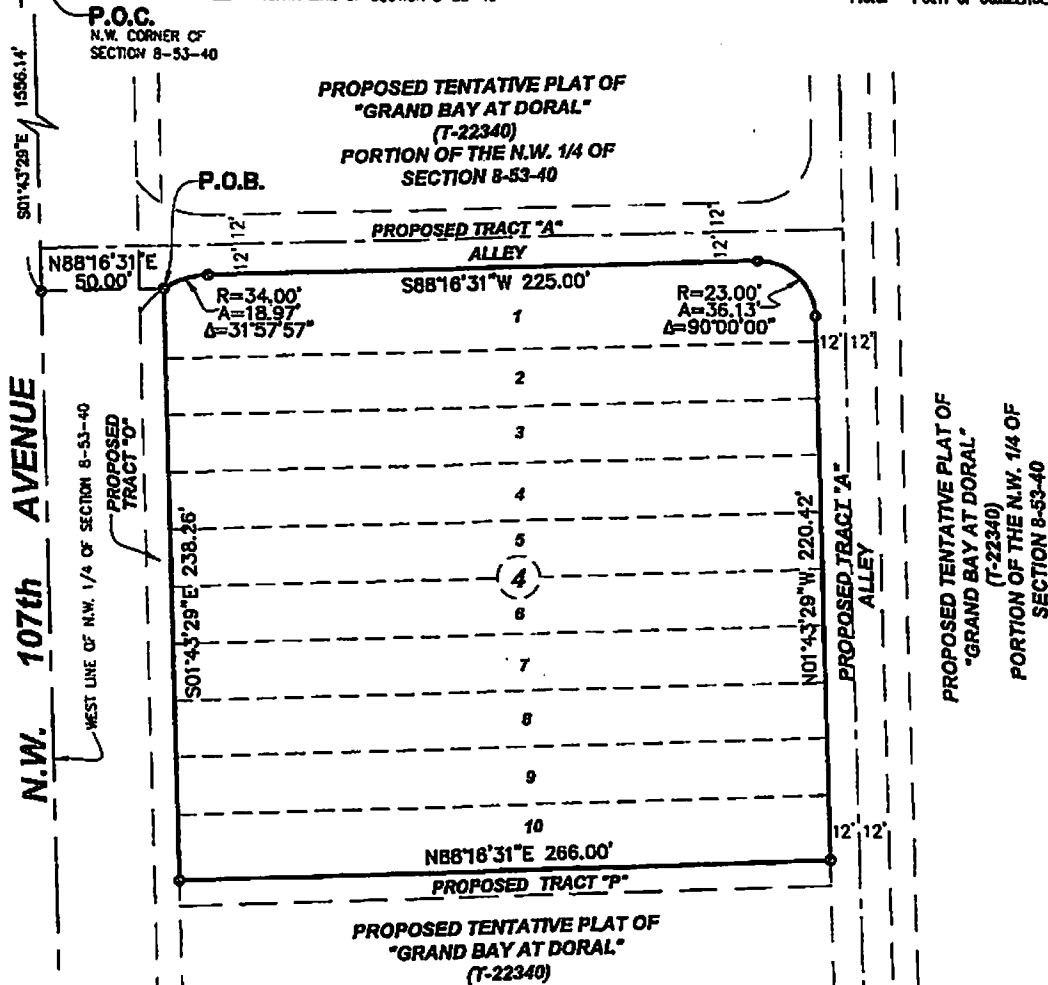


N.W. 90th STREET

NORTH LINE OF SECTION 8-53-40

LEGEND

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCE



LEGAL DESCRIPTION:

A portion of the Northwest 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 1556.14 feet; thence N88deg16min31secE for a distance of 50.00 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence S01deg43min29secE for a distance of 238.26 feet; thence N88deg16min31secE for a distance of 266.00 feet; thence N01deg43min29secW for a distance of 220.42 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 90deg00min00sec for an arc distance of 36.13 feet to a point of tangency; thence S88deg16min31secW for a distance of 225.00 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly and Southwesterly along the arc of said curve, having for its elements a radius of 34.00 feet, through a central angle of 31deg57min57sec for an arc distance of 18.97 feet to the POINT OF BEGINNING.

Containing 64,606.27 Square Feet or 1.48 Acres more or less.

MIDTOWN AT DORAL - CHURCH SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PFL (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME	SKETCH AND LEGAL DESCRIPTION	
PREPARED FOR	MIDTOWN AT DORAL	
DRWN BY	E.R.	DATE
DATE	JUNE 14, 2014.	SHEET
SCALE	1" = 60'	2
CHECKED BY	PROJECT No.	
	13-025-1013	OF 2 SHEETS

AFFIDAVIT

On this 4 day of August, 2014, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Greg McPherson who, after being duly sworn, deposes and says:

1. Affiant, Greg McPherson is the Manager of Flordade, LLC, a Florida limited liability company (the "Company").

2. The Company is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including the Petition Pursuant to Section 190.046(1), Florida Statutes, To Expand the Boundaries of the Grand Bay at Doral Community Development District before the County Commission of Miami-Dade County, Florida.

4. The Property consists of approximately 5.45 acres of real property located in the City of Doral, Florida.

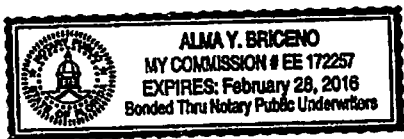
5. Affiant, on behalf of the Company, as the fee simple owner of the Property, in the capacity described above, hereby gives its full consent to the expansion of the external boundaries of the Grand Bay at Doral Community Development District to include the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of August, 2014.

FLORDADE LLC, a Florida limited liability company
By: [Signature]
Name: Greg McPherson
Title: VP

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4th day of August, 2014, by Greg McPherson, as Manager of Flordade LLC, a Florida limited liability company. He/she is personally known to me [] or produced _____ as identification.



[Signature]
Notary Public
Alma Briceno

Typed, printed or stamped name of Notary Public

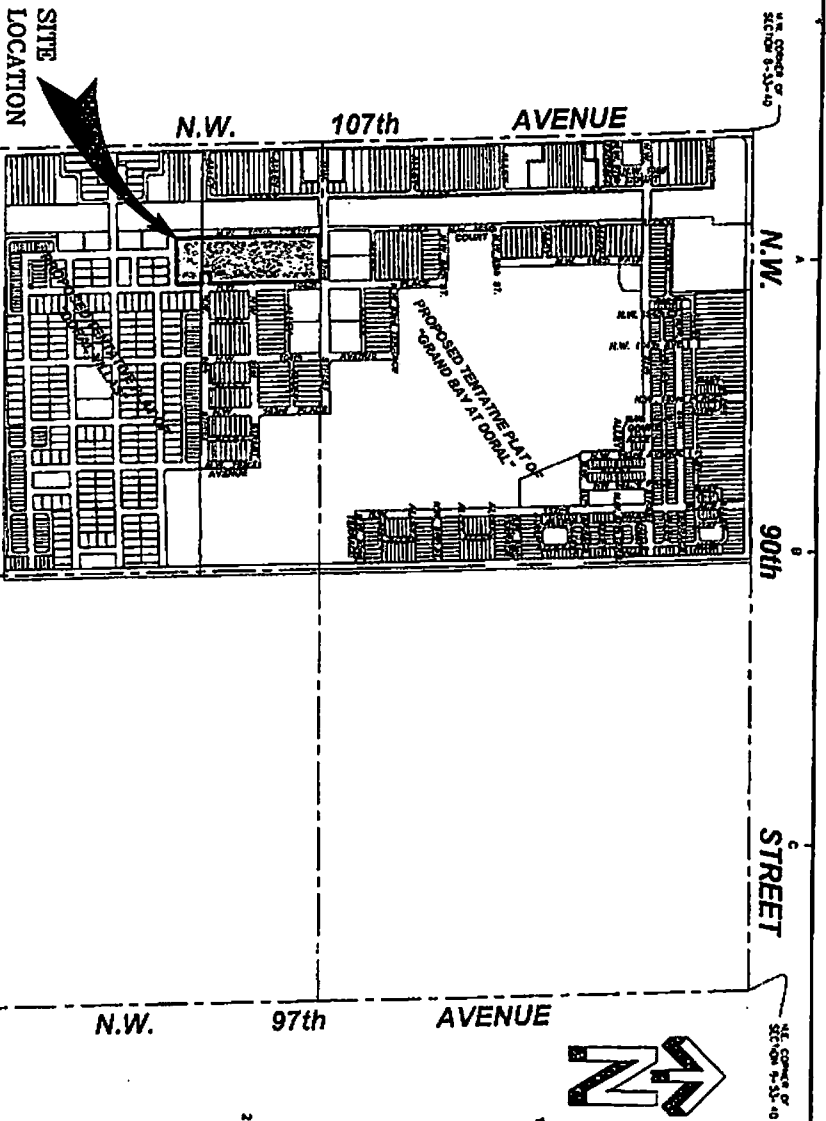
Exhibit "A"

Description of Parcel B

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of said Section 8, for a distance of 2669.37 feet; thence N88deg16min31secE for a distance of 570.00 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence continue N88deg16min31secE for a distance of 279.00 feet; thence S01deg43min29secE for a distance of 661.72 feet; thence S88deg16min31secW for a distance of 65.00 feet; thence S01deg43min29secE for a distance of 45.94 feet; thence N89deg39min25secE for a distance of 65.02 feet; thence S01deg43min29secE for a distance of 152.38 feet; thence S88deg16min17secW for a distance of 279.00 feet; thence N01deg43min29secW for a distance of 861.63 feet to the POINT OF BEGINNING.

Containing 237,186.41 Square Feet or 5.45 Acres more or less.



LOCATION MAP
 SECTION 8, TOWNSHIP 33 SOUTH, RANGE 40 EAST,
 MIAMI-DADE COUNTY, FLORIDA
 (1:87 TO SCALE)

SURVEYOR'S NOTES:

- 1) - This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) - There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) - North arrow direction and Bearings shown hereon are based on an assumed value of S01°43'29"E, along the West Line of Section 8, Township 33 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) - The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) - No title research has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right-of-ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557
 Date: JULY 25, 2007
 Revision: SEPTEMBER 6, 2007 (EXPAND BOUNDARY TO THE SOUTH)
 Omar Armenteros, P.S.M.
 Professional Surveyor and Mapper
 State of Florida, Registration No. 3679

GRAND BAY AT DORAL & DORAL VILLAS - SCHOOL SITE

FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME		LOCATION MAP AND SURVEYOR'S NOTES	
PROJECT No.	ATLAS PROPERTY, LLC	DATE	JULY 25, 2007
DRAWN BY	ER	SCALE	N/A
DATE	JULY 25, 2007	PROJECT No.	05-095-1033
SHEET		1	
OF 3 SHEETS			

EXHIBIT D

**DESIGNATION OF THE FUTURE GENERAL DISTRIBUTION, LOCATION AND
EXTENT OF PUBLIC AND PRIVATE USES OF LAND PROPOSED FOR
THE AREA TO BE INCLUDED WITHIN THE DISTRICT**

Future Land Use Map

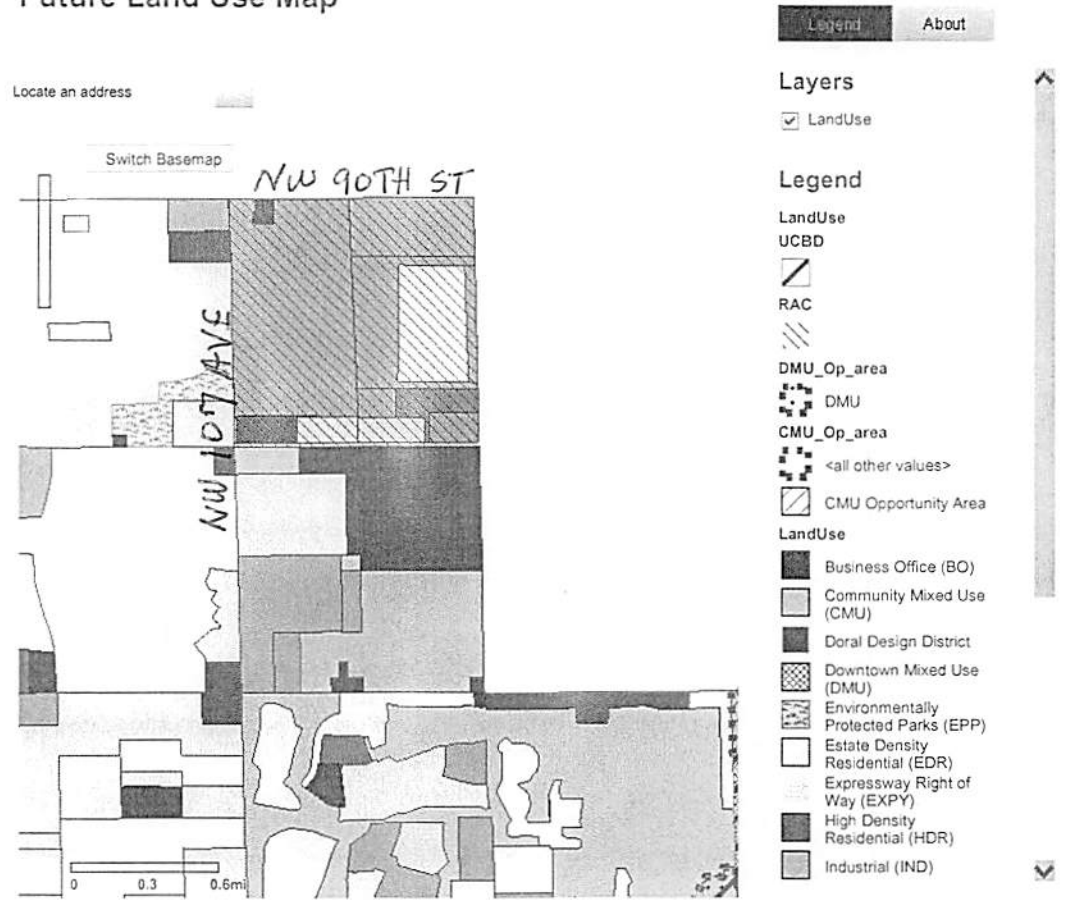


EXHIBIT E

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to expand the boundaries of the Grand Bay at Doral Community Development District (“District”). The District currently comprises approximately 334.48+/- acres of land located in the City of Doral, Florida. Once expanded, the District will contain approximately 341.41+/- acres. This SERC is specific for two (2) areas to be added; (i) the former church site consisting of approximately 1.48+/- acres; and the (ii) former school site consisting of approximately 5.45+/- acres. The total area of expansion is approximately 6.93+/- acres. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), Florida Statutes (“F.S.”) governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of Grand Bay at Doral Community Development District

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to a master planned residential development. The proposed areas of expansion (6.93+/- acres) will add 145 residential dwelling units within the expanded boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2013), defines the elements a statement of estimated regulatory costs must contain:

(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the ordinance. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. Miami-Dade County is not defined as a small County for purposes of this requirement.

(e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

“Note: the references to “rule” in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an “ordinance” under section 190.005(2) (a), Florida Statutes.”

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The Grand Bay at Doral Community Development District (the “District”) serves land that currently comprises a 334.48 +/- acre residential development. Once expanded the District’s boundaries will comprise approximately 341.41 +/- acres to be made up of an estimated total of 3,569 residential units. The estimated total population of the District will be 11,778+/. The property owners in the District will be individuals that may operate industrial, manufacturing, commercial, retail and non-retail related businesses outside the boundaries of the District. The majority of the property owners in the District will be individuals and families.

3.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

3.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the results of adopting the ordinance is expansion of an existing local special purpose government, there will be no enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansion of the District. The District expansion will encompass under 1,000 acres; therefore, Miami-Dade County is the 'proposed expansion establishing entity' under 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is already required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.412, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Miami-Dade County

There will be only modest costs to the County for a number of reasons. First, review of the petition to expand the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the County routinely process similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than is the petition to expand an existing community development district.

The annual costs to Miami-Dade County, because of the proposed expansion of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District. The Petitioner has paid a fee of \$15,000 with this submittal to offset any expenses the County may incur in the processing of this particular Petition amendment.

City of Doral

The City of Doral will incur certain advertising costs associated with the processing of the Petition to Expand the District Boundaries. The Petitioner will reimburse these costs to the City.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected. In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government. In accordance with State law, debts of the District are strictly its own responsibility.

4.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 below provides an outline of the various facilities and services the expanded District may provide.

Table 1

PROPOSED FACILITIES AND SERVICES (AREAS OF EXPANSION)
(CHURCH SITE & SCHOOL SITE)

FACILITY/IMPROVEMENT	FUNDED BY	MAINTAINED BY	OWNERSHIP BY
Water Distribution System	CDD	WASD	WASD
Sanitary Sewer System	CDD	WASD	WASD
Roadway Improvements	CDD	CDD, HOA or City	CDD or City
Stormwater Management System	CDD	CDD or HOA	CDD

CDD = Community Development District
HOA = Homeowners Association
WASD = Miami-Dade Water and Sewer Department

The petitioner has estimated the costs for providing the capital facilities outlined in **Table 1**. The cost estimates for the Church Site and School Site are shown in **Table 2** below. Total costs for those facilities, which may be provided, are estimated to be approximately \$917,600 for the Church Site and approximately

\$1,407,900 for the School Site. The District may issue special assessment bonds in one or more series to fund the costs or a portion of the costs of these facilities located in the areas of expansion. These bonds would be repaid through non-ad valorem special assessments levied on all benefitted properties within the areas of expansion in the District that may benefit from the District's infrastructure program as outlined in **Table 2** below. **Table 3** below provides an approximate timetable for commencement and completion of the capital facilities.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Furthermore, locating in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem special assessments by various names and user fees as a tradeoff for the benefits and facilities that the District provides.

A Community Development District ("CDD") provides property owners with the option of having higher levels of facilities and services financed through self-imposed assessments. The District is an alternative means to manage necessary development services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a property owner's association, County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that owners of the lands to be included within the District will receive three major classes of benefits.

First, landowners in the District will receive a higher long-term sustained level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Expansion of the District will continue to ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting, to determine the type, quality and expense of District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the

incremental costs above what the landowners would have paid to install infrastructure via an alternative management mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

Table 2

COST ESTIMATE FOR DISTRICT FACILITIES FOR AREAS TO BE INCLUDED WITHIN DISTRICT BOUNDARIES

PARCEL A

FACILITY/IMPROVEMENT	ESTIMATED COST
Water Distribution System	\$ 79,250
Sanitary Sewer System	\$ 179,800
Roadway Improvements	\$ 608,200
Stormwater Management System	\$ 50,350
Total Estimated Cost for Church Site	\$917,600

PARCEL B

FACILITY/IMPROVEMENT	ESTIMATED COST
Water Distribution System	\$279,550
Sanitary Sewer System	\$176,800
Roadway Improvements	\$883,350
Stormwater Management System	\$68,200
Total Estimated Cost for School Site	\$1,407,900

Table 3

TIMETABLE FOR DISTRICT FACILITIES FOR AREAS TO BE INCLUDED WITHIN DISTRICT BOUNDARIES

PARCEL A

FACILITY/IMPROVEMENT	Start Construction Date	Complete Construction Date
Water Distribution System	2016	2017
Sanitary Sewer System	2016	2017

Roadway Improvements	2016	2017
Stormwater Management System	2016	2017

PARCEL B

FACILITY/IMPROVEMENT	Start Construction Date	Complete Construction Date
Water Distribution System	2016	2017
Sanitary Sewer System	2016	2017
Roadway Improvements	2016	2017
Stormwater Management System	2016	2017

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the proposed expansion of the District. The Miami-Dade County has an estimated population in 2014 that is greater than 10,000; therefore, the County is not defined as a “*small*” County according to Section 120.52, F.S, and there will accordingly be no impact on a small County because of the proposed expansion of the District.

6.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner’s Engineer and other professionals associated with the Petitioner.

APPENDIX A

LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DUE DATE
Annual Financial Audit	11.45	within 45 days of audit completion, but no later than 12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, by 4/30
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1: Statement of Financial Interests	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by 11/30

EXHIBIT F

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA

“Exhibit B”

EXHIBIT B-1

LEGAL DESCRIPTION OF AREA TO BE ADDED TO DISTRICT

PARCEL A:

A portion of the Northwest $\frac{1}{4}$ of Section & Township 53 South, Range 40 East, Miami Dade County, Florida being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of the Northwest $\frac{1}{4}$ of said Section 8, for a distance of 1556.14 feet; thence N88deg16min31secE for a distance of 50.00 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence S01deg43min29secE for distance of 238.26 feet; thence N88deg16min31secE for a distance of 266.00 feet; thence N01deg43min29secW for a distance of 220.42 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 90deg00min00sec for an arc distance of 36.13 feet to a point of tangency; thence S88deg16min31secW for a distance of 225.00 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly and Southwesterly along the arc of said curve, having for its elements a radius of 34.00 feet, through a central angle of 31deg57min57sec for an arc distance of 18.97 feet to the POINT OF BEGINNING.

Containing 1.48 Acres more or less.

TOGETHER WITH:

PARCEL B:

A portion of Section & Township 53 South, Range 40 East, Miami Dade County, Florida being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of said Section 8, for a distance of 2669.37 feet; thence N88deg16min31secE for a distance of 570.00 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence continue N88deg16min31secE for a distance of 279.00 feet; thence S01deg43min29secW for a distance of 661.72 feet; thence S88deg16min31secW for a distance of 65.00 feet; thence S01deg43min29secE for a distance of 45.94 feet; thence N89deg39min25secE for a distance of 65.02 feet; thence S01deg43min29secE for a distance of 152.38 feet; thence S88deg16min17secW for a distance of 279.00 feet; thence N01deg43min29secW for a distance of 861.63 feet to the POINT OF BEGINNING.

Containing 5.45 Acres more or less.

EXHIBIT B-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg39min28secE, along the last described line for a distance of 2616.18 feet; thence S01deg44min24secE for a distance of 3358.11 feet; thence S89deg39min25secW for a distance of 2617.08 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 3358.12 feet to the POINT OF BEGINNING.

LESS:

The East 400 feet of the West 970 feet of the North 240 feet, and the East 450 feet of the West 970 feet of the South 250 feet of the North 490 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, as described in a Special Warranty Deed recorded in Official Records Book 18896, at Page 765 of the Public Records of Miami-Dade County, Florida.

AND:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE for a distance of 40.01 to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the said West Line of the Southwest 1/4 of said Section 8, for a distance of 1190.41 feet; thence N89deg39min25secE, along a line parallel with and 1920.06 feet North of the South Line of the Southwest 1/4 of said Section 8, for a distance of 2617.08 feet; thence S01deg44min24secE for a distance of 1190.42 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South Line of the said Southwest 1/4 of said Section 8; for a distance of 2617.39 feet to the POINT OF BEGINNING.

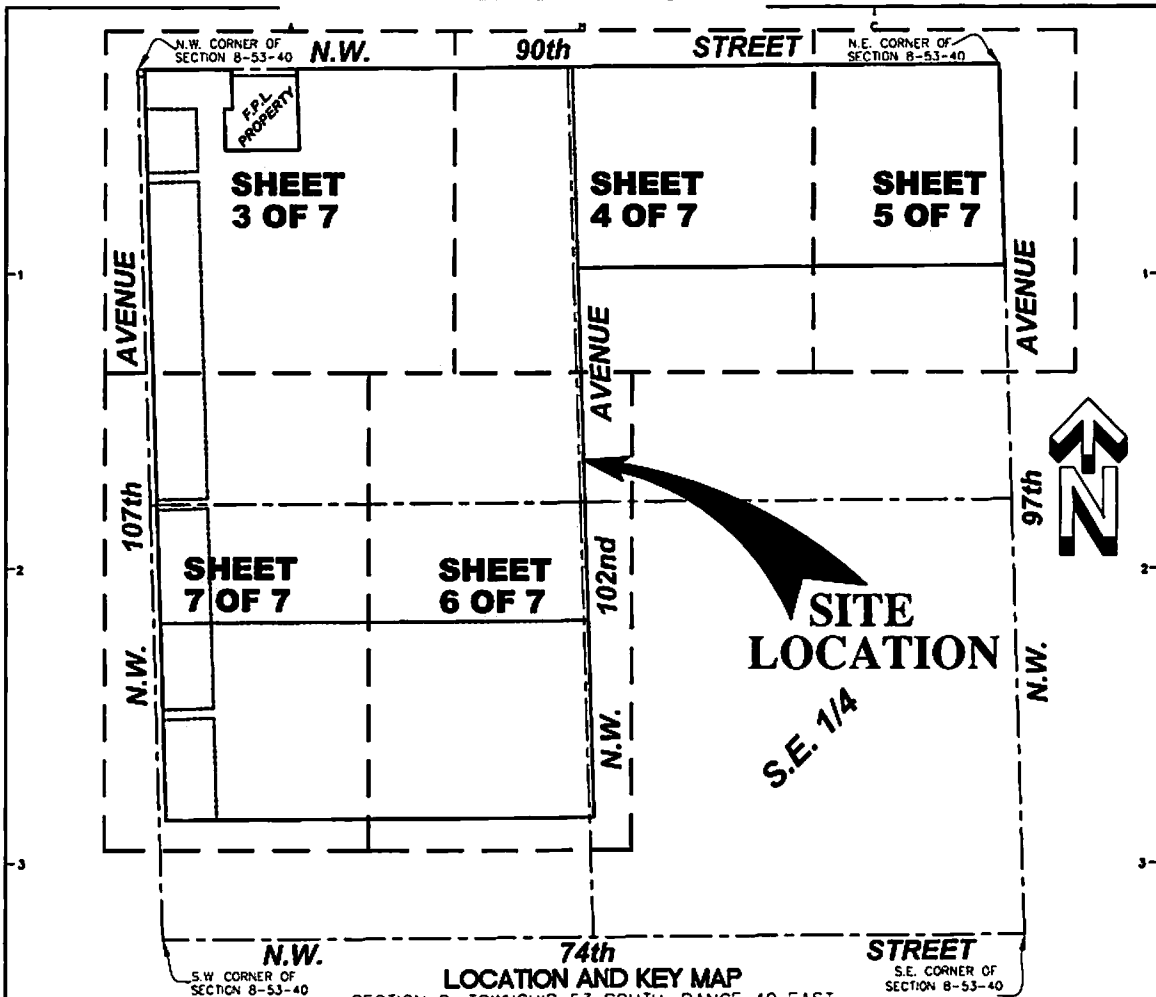
AND:

A portion of the Northeast 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of said Section 8; thence S01deg44min24secE, along the East Line of the said Northeast 1/4 of said Section 8, for a distance of 1219.58 feet; thence S89deg39min25secW, along a line parallel with and 4057.91 feet North of the South Line of the Southeast 1/4 of said Section 8, for a distance of 2608.82 feet to a point on a line that is parallel with and 2608.04 feet West of the East Line of the said Northeast 1/4 of said Section 8; thence N01deg44min24secW, along the last described line for a distance of 1219.62 feet to a point on the North Line of the said Northeast 1/4 of said Section 8; thence N89deg39min28secE, along the last described line for a distance of 2608.82 feet to the POINT OF BEGINNING.

Containing 341.39 Acres more or less.

EXHIBIT B.3



SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
LOCATION AND KEY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) - This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) - There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) - North arrow direction and Bearings shown hereon are based on assumed value of N89°39'28"E, along the North Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) - The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) - No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly Chapter 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: JULY 11th, 2012.
Revision: OCTOBER 14th, 2014.

Omar Armenteros
Omar Armenteros, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No.3679

Q:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\05F095-1000 GRAND BAY AT DORAL SECTION 8\05F095-1000 FLOORPLAN CDD LANS.DWG

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	LOCATION MAP AND NOTES	
PREPARED FOR:	SPECIAL DISTRICT SERVICES, INC.	
DRAWN BY:	E.R.	DATE: JULY 11th, 2012.
DATE CHECKED BY:		SCALE: AS SHOWN
CHECKED BY:		PROJECT No: 05F095-1000
		1 of 7 SHEETS

EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

1 COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, 1- along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg39min28secE, along the last described line for a distance of 2616.18 feet; thence S01deg44min24secE for a distance of 3358.11 feet; thence S89deg39min25secW for a distance of 2617.08 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 3358.12 feet to the POINT OF BEGINNING.

LESS:

2 The East 400 feet of the West 970 feet of the North 240 feet, and the East 450 feet 2- of the West 970 feet of the South 250 feet of the North 490 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, as described in a Special Warranty Deed recorded in Official Records Book 18896, at Page 765 of the Public Records of Miami-Dade County, Florida.

AND:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

3 COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, 3- along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE for a distance of 40.01 to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the said West Line of the Southwest 1/4 of said Section 8, for a distance of 1190.41 feet; thence N89deg39min25secE, along a line parallel with and 1920.06 feet North of the South Line of the Southwest 1/4 of said Section 8, for a distance of 2617.08 feet; thence S01deg44min24secE for a distance of 1190.42 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South Line of the said Southwest 1/4 of said Section 8; for a distance of 2617.39 feet to the POINT OF BEGINNING.


4 AND:

A portion of the Northeast 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

5 BEGIN at the Northeast Corner of said Section 8; thence S01deg44min24secE, along 5- the East Line of the said Northeast 1/4 of said Section 8, for a distance of 1219.58 feet; thence S89deg39min25secW, along a line parallel with and 4057.91 feet North of the South Line of the Southeast 1/4 of said Section 8, for a distance of 2608.82 feet to a point on a line that is parallel with and 2608.04 feet West of the East Line of the said Northeast 1/4 of said Section 8; thence N01deg44min24secW, along the last described line for a distance of 1219.62 feet to a point on the North Line of the said Northeast 1/4 of said Section 8; thence N89deg39min28secE, along the last described line for a distance of 2608.82 feet to the POINT OF BEGINNING.

Containing 341.39 Acres more or less.

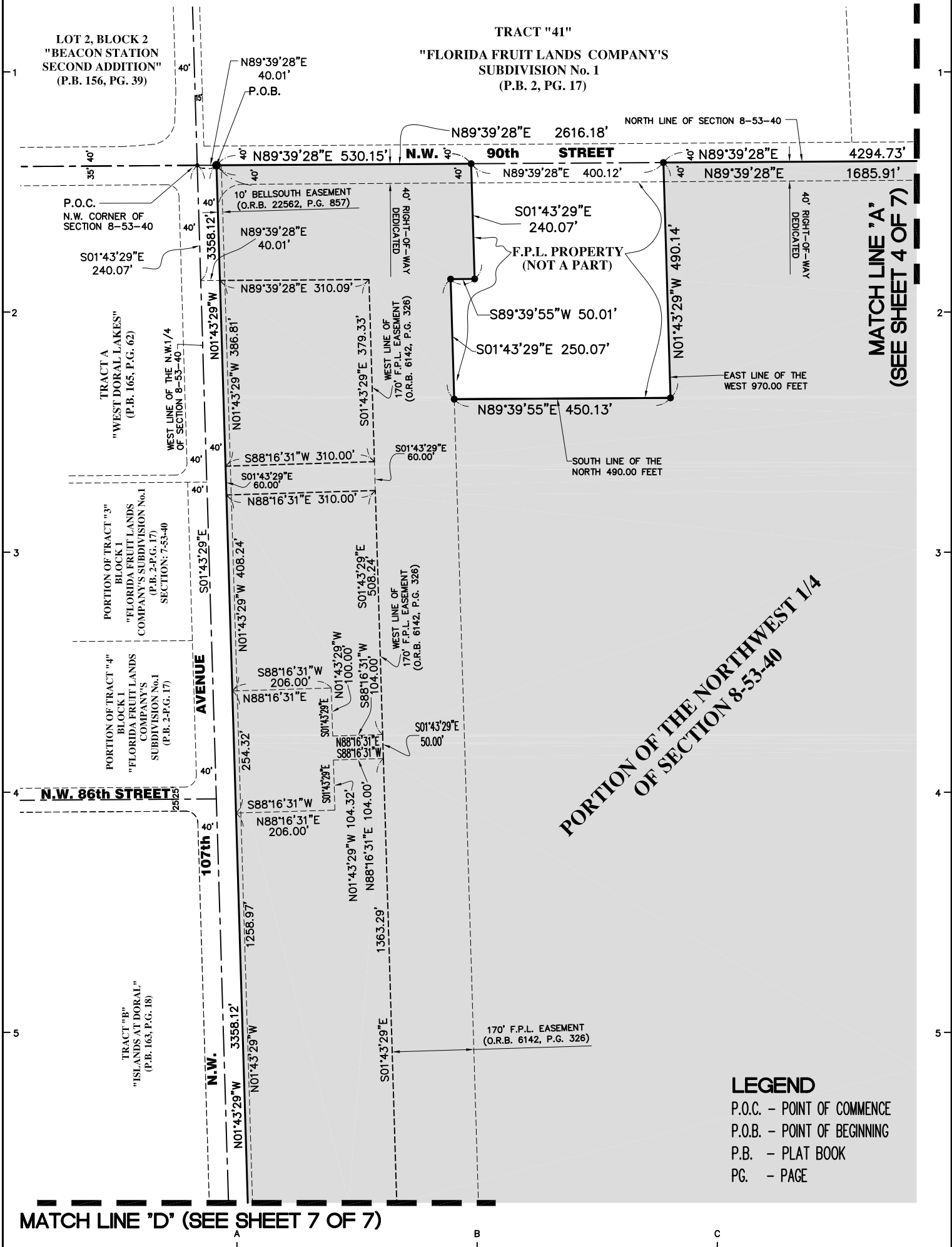
Q:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\05F095-1000 FLORDADE CDD LANDS.DWG

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY				
 <p>FORD, ARMENTEROS & FERNANDEZ, INC. 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805</p>	TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION			
	SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH			
	PREPARED FOR: SPECIAL DISTRICT SERVICES, INC.			
	DRAWN BY: E.R.	DATE: JULY 11th, 2012.	2	
	DWG. CHECKED BY:	SCALE: AS SHOWN		
CHECKED BY:	PROJECT No: 05F095-1000			
			OF 7 SHEETS	

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



LEGEND
 P.O.C. - POINT OF COMMENCE
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK
 PG. - PAGE

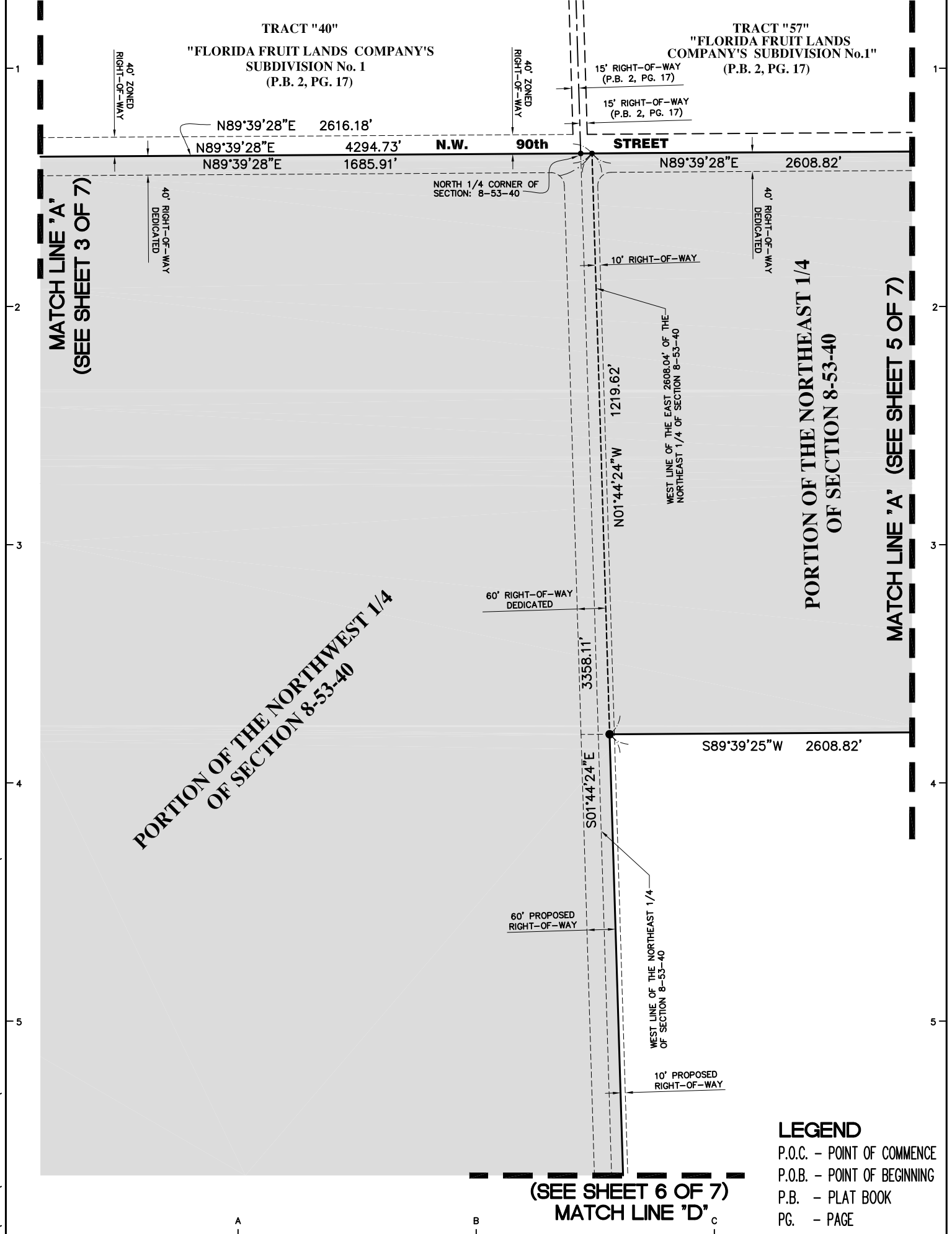
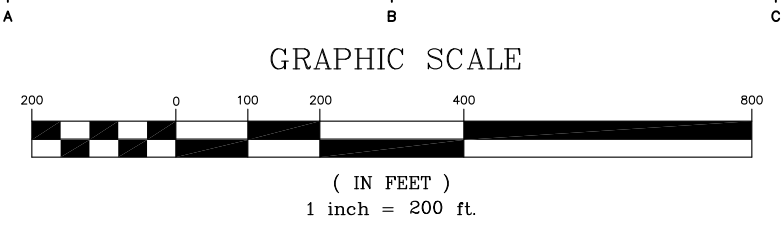
GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: SPECIAL DISTRICT SERVICES, INC.		
DRAWN BY: E.R.	DATE: JULY 11th, 2012.	SHEET: 3 OF 7 SHEETS
DWG. CHECKED BY:	SCALE: AS SHOWN	
CHECKED BY:	PROJECT No: 05F095-1000	

Q:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\05C0095 LENNAR GRAND BAY AT DORAL SECTION 8\05F095-1000 FLORDADE CDD LANDS.DWG



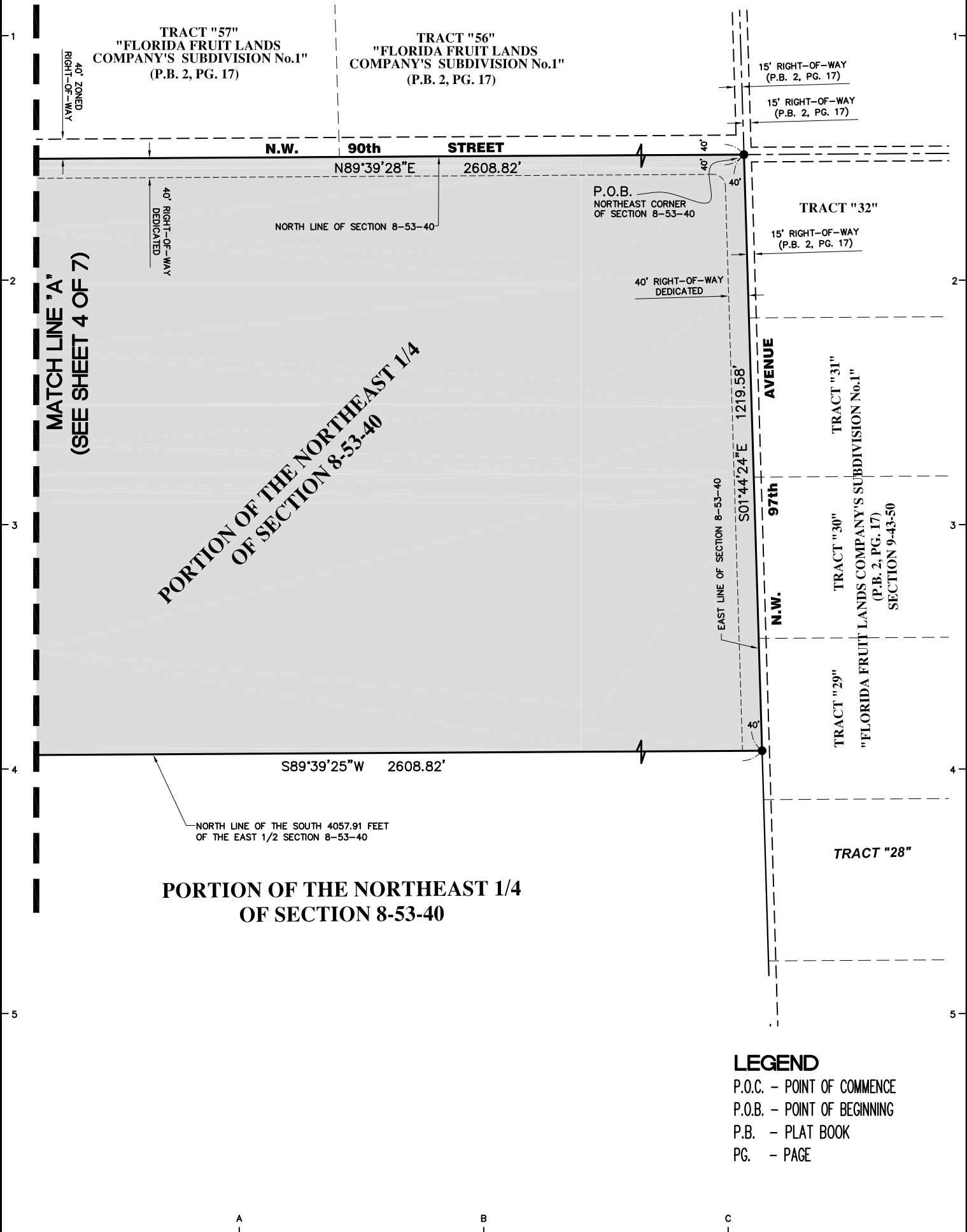
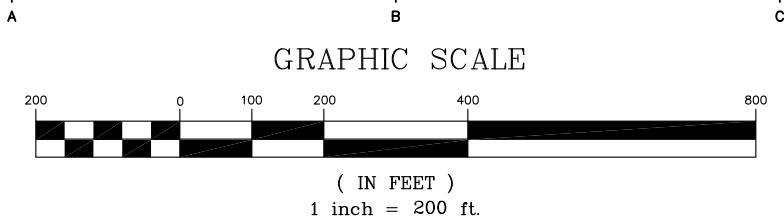
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GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: SPECIAL DISTRICT SERVICES, INC.		
DRAWN BY: E.R.	DATE: JULY 11th, 2012.	SHEET: 4 OF 7 SHEETS
DWG. CHECKED BY:	SCALE: AS SHOWN	
CHECKED BY:	PROJECT No: 05F095-1000	



LEGEND
 P.O.C. - POINT OF COMMENCE
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK
 PG. - PAGE

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GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



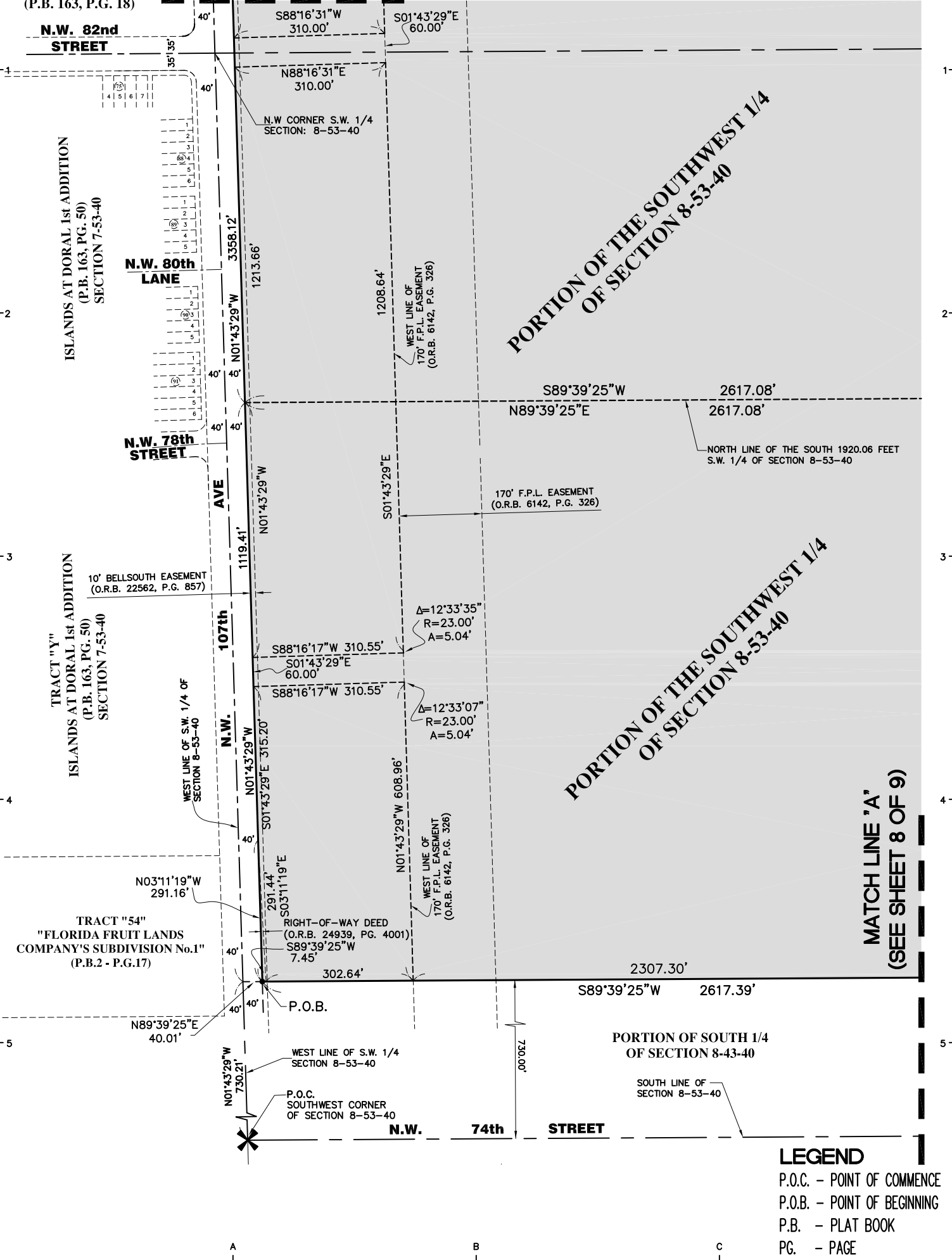
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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: SPECIAL DISTRICT SERVICES, INC.		
DRAWN BY: E.R.	DATE: JULY 11th, 2012.	SHEET: 5 OF 7 SHEETS
DWG. CHECKED BY:	SCALE: AS SHOWN	
CHECKED BY:	PROJECT No: 05F095-1000	



(SEE SHEET 3 OF 7)
MATCH LINE "D"

TRACT "B"
"ISLANDS AT DORAL"
(P.B. 163, P.G. 18)



LEGEND
 P.O.C. - POINT OF COMMENCE
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK
 PG. - PAGE

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: SPECIAL DISTRICT SERVICES, INC.		
DRAWN BY: E.R.	DATE: JULY 11th, 2012.	SHEET: 7 OF 7 SHEETS
DWG. CHECKED BY:	SCALE: AS SHOWN	
CHECKED BY:	PROJECT No: 05F095-1000	

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