

This instrument was prepared by:

ANIBAL DUARTE-VIERA, ESQ  
3470 NW 82<sup>ND</sup> AVENUE, STE 988  
DORAL, FLORIDA 33122

**(Space reserved for Clerk)**

**UNITY OF TITLE**

WHEREAS, the undersigned is the Owner of that property described as:

See Exhibit "A"

Also known as Folio # 35-3027-071-1100 Folio # 35-3027-071-1110 in Miami-Dade County, Florida, and

In consideration of \$10.00 and for other good and valuable consideration, Owner hereby agrees to restrict the use of the subject property in the following manner:

**That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately, except in its entirety as one plot or parcel of land.**

Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and may be recorded, at Owner's expense, in the Public Records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the Owner, their heirs, successors, personal representatives and assigns and upon all mortgagees or lessees until such time as the same may be released in writing by the Director of the Department of Planning and Zoning, or his designee, or the executive officer of the successor of such Department, or in the absence of such director or executive officer, by his assistant in charge of the office in his absence. Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

**[Execution Pages to Follow]**



**EXHIBIT "A"**  
**Legal Description**

As to Folio: 35-3027-071-1100

Lot 8, Block 5, Oasis Park Square at Doral, according to the plat thereof as recorded in Plat Book 170, Page 50, Public Records of Miami-Dade County, Florida

As to Folio: 35-3027-071-1110

Lot 9, Block 5, Oasis Park Square at Doral, according to the plat thereof as recorded in Plat Book 170, Page 50, Public Records of Miami-Dade County, Florida

## OPINION OF TITLE

**TO: CITY OF DORAL**

With the understanding that this Opinion of Title is furnished to CITY OF DORAL, as an inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat as applicable, it is hereby certified that we have examined the Title Commitment Number 01-2014-106677-A1, issued by Old Republic National Title Insurance Company (the "Title Policy") which Title Policy covers the period from the BEGINNING through October 8, 2014 at 10:05 AM, and a Title Update provided by Attorney's Title Fund Services, LLC., from the date of the Title Policy through April 20, 2015 at 11:00PM, inclusive of the following described real property located and situated in Miami-Dade County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF**

Basing our opinion solely on the above referenced title information, we are of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

**Oasis Park Square Single Family, LLC, a Delaware limited liability company successor by merger to Park Square 2, LLC, a Delaware limited liability company, Park Square 3, LLC, a Delaware limited liability company and Park Square 4, LLC, a Delaware limited liability company**

Subject to the following encumbrances, liens and other exception:

A. RECORDED MORTGAGES:

NONE

B. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

C. GENERAL EXCEPTIONS:

1. All taxes for the year in which this opinion is rendered and subsequent years.
2. Right of person other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.

- 4. Any unrecorded labor, mechanic's or materialmen's liens.
- 5. Zoning and other restrictions imposed by governmental authority

D. SPECIAL EXCEPTIONS:

SEE EXHIBITS "B" ATTACHED HERETO

E. OTHER ENCUMBRANCES

NONE

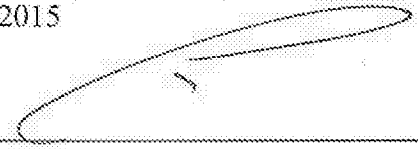
NOTE: ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

Therefore it is our opinion that the following parties must join in the platting or water and sewer agreement of the above described real property in order to grant MIAMI DADE COUNTY, and the public, a good and proper title to the dedicated areas shown on the Plat of the aforementioned property.

NAME	INTEREST	SPECIAL EXCEPTION NO.
See Attached Exhibit "C"	Owner / Mortgage	

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and am a member in good standing of The Florida Bar.

Respectfully submitted this 1st day of May, 2015



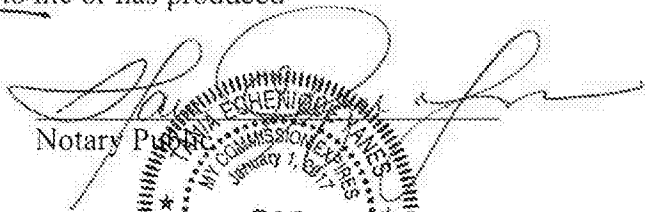
\_\_\_\_\_  
Anibal J. Duarte-Viera

Florida Bar No. 0910392  
3470 NW 82<sup>nd</sup> Avenue, Ste 988  
Doral, FL 33122  
(305) 447-4676

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 1st day of May, 2014, by Anibal J. Duarte-Viera, who is personally known to me or has produced \_\_\_\_\_, as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
#EE 851942  
Bonds the  
Notary Public License  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES  
January 1, 2017

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

ALL OF THE PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

TRACT J, PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 26377, PAGE 3392 AND CORRECTED IN OFFICIAL RECORDS BOOK 26422, PAGE 4396, OF THE SAID PUBLIC RECORDS.

AND

TRACT L, PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 26902, PAGE 827, OF THE SAID PUBLIC RECORDS.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS OVER THE TRACT A DRIVEWAY AND PRIMARY DRIVEWAY AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF EASEMENTS, FILED DECEMBER 21, 1999, IN OFFICIAL RECORDS BOOK 18915, AT PAGE 1524, AS MODIFIED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, FILED OCTOBER 22, 2002, IN OFFICIAL RECORDS BOOK 20739, AT PAGE 3264, TOGETHER WITH WAIVER OF RIGHTS AND OBLIGATIONS UNDER DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 23118, AT PAGE 258; AND AS AFFECTED BY WAIVERS OF RIGHTS AND OBLIGATIONS RECORDED IN OFFICIAL RECORDS BOOK 25221, PAGE 1744, AND OFFICIAL RECORDS BOOK 26235, PAGE 2628.

AND TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN CROSS EASEMENT AGREEMENT BETWEEN PAN AMERICAN-CARDEL GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SHOMA XXXI, INC., A FLORIDA CORPORATION, FILED FEBRUARY 25, 2005, IN OFFICIAL RECORDS BOOK 23118, AT PAGE 243, TOGETHER WITH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 25655, PAGE 2403, AND ACKNOWLEDGEMENT AND RATIFICATION IN OFFICIAL RECORDS BOOK 26235, PAGE 2620.



**EXHIBIT "B"**

**SPECIAL EXCEPTIONS**

1. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Park Square at Doral, as recorded in Plat Book 167, Page 26, as affected by Surveyor's Affidavit recorded in O.R. Book 26197, Page 4398, and encroachment Agreement, only affecting Tract 'J', recorded in O.R. Book 26377, Page 3406, Public Records of Miami-Dade County, Florida.
2. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Oasis Park Square at Doral, as recorded in Plat Book 170, Page 50, Public Records of Miami-Dade County, Florida.
3. Easement contained in instrument recorded January 26, 1973, under O.R. Book 8099, Page 311, Public Records of Miami-Dade County, Florida.
4. Agreement for the Disposal of Sanitary Sewage recorded in O.R. Book 8743, Page 751, Public Records of Miami-Dade County, Florida.
5. Grant of Easement in favor of Miami-Dade Water and Sewer Authority, contained in instrument recorded April 24, 1979, under O.R. Book 10371, Page 902, Public Records of Miami-Dade County, Florida.
6. Grant of Easement in favor of Miami-Dade County contained in instrument recorded October 14, 2000, under O.R. Book 19321, Page 331, Public Records of Miami-Dade County, Florida.
7. Grant of Easement in favor of Miami-Dade County contained in instrument recorded October 14, 2000, under O.R. Book 19321, Page 356, Public Records of Miami-Dade County, Florida.
8. Easement and Operating Agreement, contained in instrument recorded September 18, 2013, under O.R. Book 28827, Page 1528, Public Records of Miami-Dade County, Florida.
9. Covenants, conditions, and restrictions recorded in O.R. Book 14054, Page 1013, as affected by Assignments of Development Rights recorded O.R. Book 27926, Page 379, O.R. Book 28048, Page 3304, O.R. Book 28048, Page 3374, and amended in O.R. Book 28716, Page 2318 and O.R. Book 28953, Page 1110, Public Records of Miami-Dade County, Florida, which contain provisions creating easements and assessments.
10. Covenants, conditions and restrictions recorded June 30, 1997, in O.R. Book 17695, Page 3250, as amended in O.R. Book 17982, Page 4789, Public Records of Miami-Dade County, Florida. [NOTE: Not applicable to the subject property.]
11. Board Order No. 95-13 recorded in O.R. Book 16692, Page 981, Public Records of Miami-Dade County, Florida.

12. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 18746, Page 3746, Public Records of Miami-Dade County, Florida, which creates charges and easements.
13. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 23821, Page 529, Public Records of Miami-Dade County, Florida, which creates charges and easements.
14. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 28506, Page 2732, Public Records of Miami-Dade County, Florida, which creates charges and easements.
15. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 28813, Page 1430, Public Records of Miami-Dade County, Florida, which creates charges and easements.
16. Notices of Adoption of Development Orders recorded in O.R. Book 13354, Page 3210, O.R. Book 14041, Page 658, as assigned and amended in O.R. Book 17695, Page 3263, O.R. Book 17982, Page 4798; O.R. Book 18242, Page 371, O.R. Book 26241, Page 4317, O.R. Book 26583, Page 4456, O.R. Book 27248, Page 4084, O.R. Book 27744, Page 3349, and O.R. Book 28772, Page 3435, Public Records of Miami-Dade County, Florida.
17. Ordinance 07-158 recorded in O.R. Book 26123, Page 1785, together with Assessment Resolution R-1191-07, recorded in O.R. Book 26123, Page 1825, Public Records of Miami-Dade County, Florida.
18. Master Development Agreement for Park Square at Doral recorded in O.R. Book 26355, Page 2642, amended in O.R. Book 27219, Page 11, O.R. Book 28938, Page 3758 as affected by Assignment of Developer's Rights, in O.R. Book 28048, Page 3308, O.R. Book 28542, Page 3421, O.R. Book 28716, Page 2328, O.R. Book 28953, Page 1089, O.R. Book 28953, Page 1098, and O.R. Book 28953, Page 1107, Public Records of Miami-Dade County, Florida.
19. Notice of Establishment of the Square Community Development District recorded in O.R. Book 26702, Page 1171, Public Records of Miami-Dade County, Florida, which creates assessments.
20. Covenants, conditions and restrictions recorded August 20, 2009, in O.R. Book 26985, Page 2013, Public Records of Miami-Dade County, Florida, which creates assessments.
21. Collateral Assignment of Declarants Rights recorded in O.R. Book 28048, Page 3366, Public Records of Miami-Dade County, Florida.
22. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of those certain Notices of Commencement recorded under O.R. Book 28580, Page 357, O.R. Book 28994, Page 4592, O.R. Book 29117, Page 4304, O.R. Book 29117, Page 4305, O.R. Book 29117, Page 4306, O.R. Book 29117, Page 4307, O.R. Book 29117, Page 4308, O.R. Book 29117, Page 4309, O.R. Book 29117, Page 4310, O.R. Book 29117, Page 4311, O.R. Book 29117, Page 4312, O.R. Book 29117, Page 4313, O.R. Book 29117, Page 4314, O.R. Book 29117, Page

4315, O.R. Book 29117, Page 4316, O.R. Book 29117, Page 4318, O.R. Book 29117, Page 4319, O.R. Book 29117, Page 4320, O.R. Book 29117, Page 4321, O.R. Book 29117, Page 4322, O.R. Book 29117, Page 4323, O.R. Book 29117, Page 4324, O.R. Book 29117, Page 4325, O.R. Book 29127, Page 4488, O.R. Book 29141, Page 1338, O.R. Book 29141, Page 1339, O.R. Book 29141, Page 1340, O.R. Book 29141, Page 1341, O.R. Book 29141, Page 1342, O.R. Book 29141, Page 1343, O.R. Book 29141, Page 1344, O.R. Book 29141, Page 1345, O.R. Book 29141, Page 1346, O.R. Book 29141, Page 1347, O.R. Book 29141, Page 1348, O.R. Book 29141, Page 1349, O.R. Book 29141, Page 1350, O.R. Book 29141, Page 1351, O.R. Book 29141, Page 1352, O.R. Book 29141, Page 1353, O.R. Book 29141, Page 1354, O.R. Book 29200, Page 2206, O.R. Book 29200, Page 2207, O.R. Book 29200, Page 2208, O.R. Book 29200, Page 2209, O.R. Book 29200, Page 2210, O.R. Book 29200, Page 2211, O.R. Book 29200, Page 2212, O.R. Book 29200, Page 2213, O.R. Book 29200, Page 2214, O.R. Book 29200, Page 2215, O.R. Book 29200, Page 2216, O.R. Book 29200, Page 2217, O.R. Book 29200, Page 2218, O.R. Book 29200, Page 2219, O.R. Book 29200, Page 2220, O.R. Book 29200, Page 2221, O.R. Book 29200, Page 2222, O.R. Book 29200, Page 2223, O.R. Book 29200, Page 2224, O.R. Book 29200, Page 2225, O.R. Book 29200, Page 2226, O.R. Book 29200, Page 2227, O.R. Book 29200, Page 2228, O.R. Book 29200, Page 2229, O.R. Book 29200, Page 2230, O.R. Book 29200, Page 2231, O.R. Book 29200, Page 2232, O.R. Book 29271, Page 2699, O.R. Book 29319, Page 3823, O.R. Book 29319, Page 3824, O.R. Book 29319, Page 3825, O.R. Book 29319, Page 3826, O.R. Book 29319, Page 3827, O.R. Book 29319, Page 3828, O.R. Book 29319, Page 3829, O.R. Book 29319, Page 3830, O.R. Book 29319, Page 3831, O.R. Book 29319, Page 3832, O.R. Book 29319, Page 3833, O.R. Book 29319, Page 3834, O.R. Book 29319, Page 3835, O.R. Book 29319, Page 3836, O.R. Book 29319, Page 3837, O.R. Book 29319, Page 3838, O.R. Book 29319, Page 3839, O.R. Book 29319, Page 3840, O.R. Book 29319, Page 3841, O.R. Book 29319, Page 3842, O.R. Book 29319, Page 3843, O.R. Book 29319, Page 3844, Public Records of Miami-Dade County, Florida.

23. Rights of the lessees under unrecorded leases.
24. Grant of Easement filed on December 17, 2014, in Official Records Book 29431, at Page 4893, of the Public Records of Miami Dade County, Florida.
25. Entrance Feature Maintenance Agreement filed on January 5, 2015, in Official Records Book 29452, at Page 4247, of the Public Records of Miami Dade County, Florida.
26. Addendum Number One to Agreement for Water and Sanitary Sewage Facilities for Oasis at Park Square a.k.a Park Square recorded 1/9/15 in O.R. Book 29459, Page 746 of the Public Records of Miami-Dade County, Florida.
27. Grant of Easement filed on March 16, 2015, in Official Records Book 29538, at Page 1386, of the Public Records of Miami-Dade County, Florida.
28. Master Declaration of Covenants, Restrictions and Reciprocal Easement for The Residential Community at Park Square, filed in Official Records Book 29557, at Page 0049, of the Public Records of Miami Dade County, Florida.

29. Declaration of Easements, Restrictions and Covenants for Oasis Park Square at Doral, filed in Official Records Book 29557, at Page 0124, of the Public Records of Miami Dade County, Florida.
30. Release of Declaration of Restrictive Covenants and Ordinance No. 14-71, filed on March 13, 2015, filed in Official Records Book 29537, at page 1010, of the Public Records of Miami Dade County, Florida.

**\*\*None of the exceptions listed above will restrict the use of the property for the purposes set forth in the water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable.**

**EXHIBIT "C"**

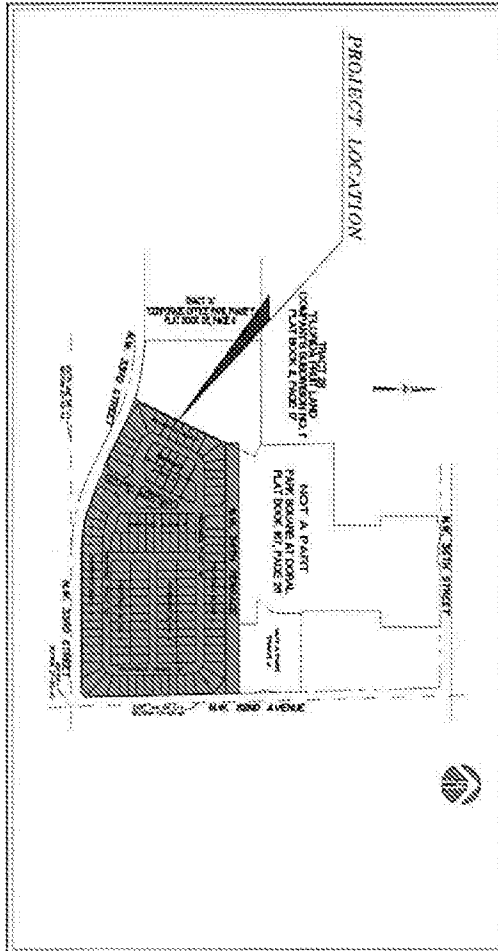
NAME	INTEREST	SPECIAL EXCEPTION NO.
<b>* Oasis Park Square Single Family, LLC, a Delaware limited liability company successor by merger to Park Square 2, LLC, a Delaware limited liability company, Park Square 3, LLC, a Delaware limited liability company and Park Square 4, LLC, a Delaware limited liability company</b>	<b>Owner</b>	
<b>Regions Bank, an Alabama banking corporation</b>	<b>Mortgagee</b>	

Authorized Signatories:

**\*Masoud Shojaee, as Manager of Oasis Park Square Single Family, LLC, a Delaware limited liability company successor by merger to Park Square 2, LLC, a Delaware limited liability company, Park Square 3, LLC, a Delaware limited liability company and Park Square 4, LLC, a Delaware limited liability company**

# OASIS AT PARK SQUARE

OASIS PARK SQUARE SINGLE FAMILY, LLC  
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP  
PORTION OF PLAT OF SECTION 27-03-00  
SCALE: 1" = 50'

**BAILLBE & ASSOCIATES**  
Civil Engineering • Planning • Surveying

planning • engineering • transportation  
construction administration  
12855 S.W. 137th Street, Suite 206  
Miami, Florida 33186  
Phone: (305) 251-1970 Fax: (305) 251-8987  
Authorization No. EB-30341

## SITE PLAN

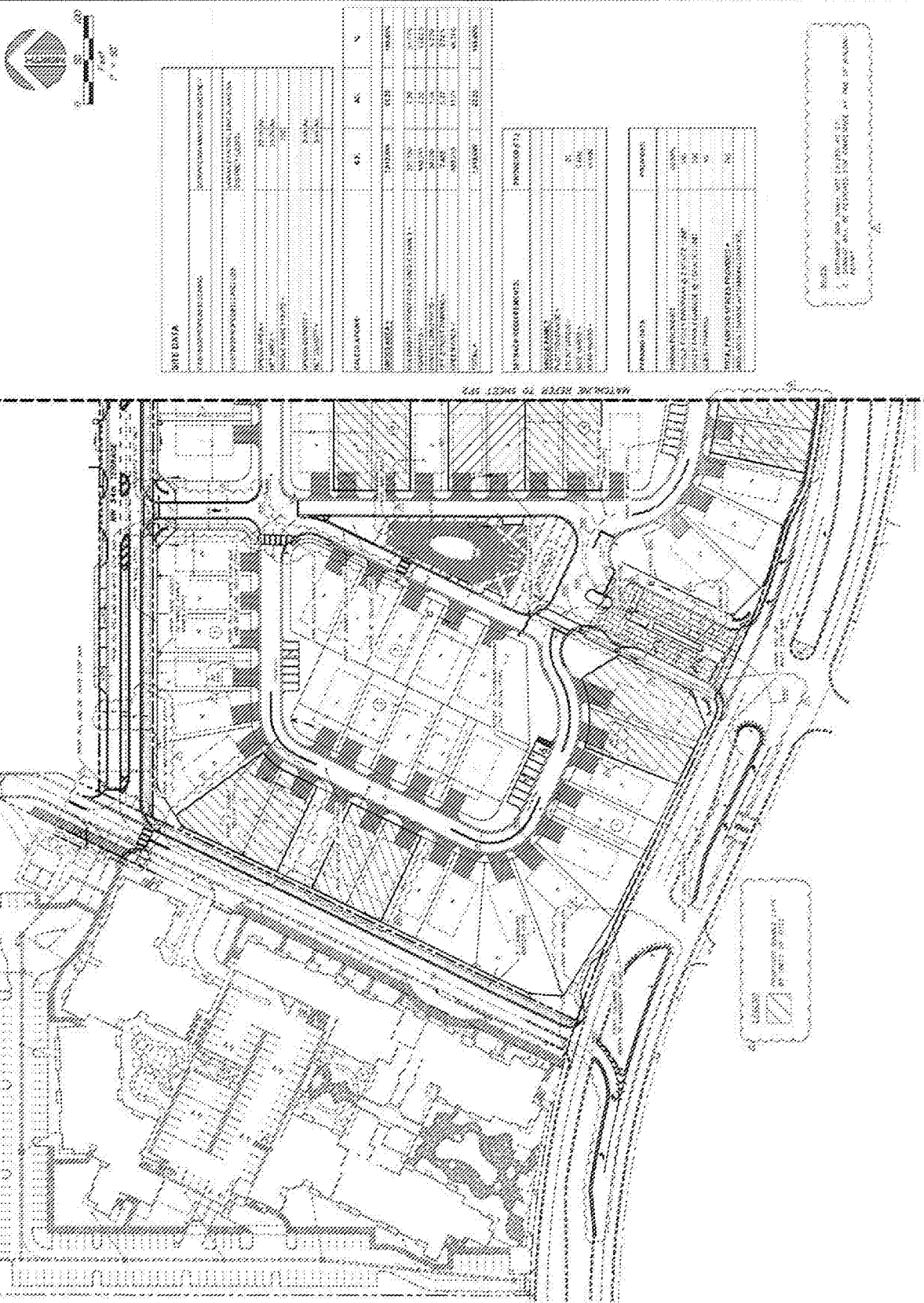
### INDEX OF SHEETS

DESCRIPTION	SHEET NO.
GRADE SHEET	1
SITE PLAN	2
SITE PLAN	3
SITE PLAN - SECTION 200, SETBACKS	4
TRAFFIC MARKING AND SIGNAL PLAN	5
TRAFFIC MARKING AND SIGNAL PLAN	6
TRAFFIC MARKING AND SIGNAL PLAN	7
TRAFFIC MARKING AND SIGNAL PLAN	8
TRAFFIC MARKING AND SIGNAL PLAN	9
TRAFFIC MARKING AND SIGNAL PLAN	10
TRAFFIC MARKING AND SIGNAL PLAN	11
TRAFFIC MARKING AND SIGNAL PLAN	12
TRAFFIC MARKING AND SIGNAL PLAN	13
TRAFFIC MARKING AND SIGNAL PLAN	14
TRAFFIC MARKING AND SIGNAL PLAN	15
TRAFFIC MARKING AND SIGNAL PLAN	16
TRAFFIC MARKING AND SIGNAL PLAN	17
TRAFFIC MARKING AND SIGNAL PLAN	18
TRAFFIC MARKING AND SIGNAL PLAN	19
TRAFFIC MARKING AND SIGNAL PLAN	20
TRAFFIC MARKING AND SIGNAL PLAN	21
TRAFFIC MARKING AND SIGNAL PLAN	22
TRAFFIC MARKING AND SIGNAL PLAN	23
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TRAFFIC MARKING AND SIGNAL PLAN	26
TRAFFIC MARKING AND SIGNAL PLAN	27
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TRAFFIC MARKING AND SIGNAL PLAN	30
TRAFFIC MARKING AND SIGNAL PLAN	31
TRAFFIC MARKING AND SIGNAL PLAN	32
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TRAFFIC MARKING AND SIGNAL PLAN	35
TRAFFIC MARKING AND SIGNAL PLAN	36
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TRAFFIC MARKING AND SIGNAL PLAN	38
TRAFFIC MARKING AND SIGNAL PLAN	39
TRAFFIC MARKING AND SIGNAL PLAN	40
TRAFFIC MARKING AND SIGNAL PLAN	41
TRAFFIC MARKING AND SIGNAL PLAN	42
TRAFFIC MARKING AND SIGNAL PLAN	43
TRAFFIC MARKING AND SIGNAL PLAN	44
TRAFFIC MARKING AND SIGNAL PLAN	45
TRAFFIC MARKING AND SIGNAL PLAN	46
TRAFFIC MARKING AND SIGNAL PLAN	47
TRAFFIC MARKING AND SIGNAL PLAN	48
TRAFFIC MARKING AND SIGNAL PLAN	49
TRAFFIC MARKING AND SIGNAL PLAN	50
TRAFFIC MARKING AND SIGNAL PLAN	51
TRAFFIC MARKING AND SIGNAL PLAN	52
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TRAFFIC MARKING AND SIGNAL PLAN	67
TRAFFIC MARKING AND SIGNAL PLAN	68
TRAFFIC MARKING AND SIGNAL PLAN	69
TRAFFIC MARKING AND SIGNAL PLAN	70
TRAFFIC MARKING AND SIGNAL PLAN	71
TRAFFIC MARKING AND SIGNAL PLAN	72
TRAFFIC MARKING AND SIGNAL PLAN	73
TRAFFIC MARKING AND SIGNAL PLAN	74
TRAFFIC MARKING AND SIGNAL PLAN	75
TRAFFIC MARKING AND SIGNAL PLAN	76
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TRAFFIC MARKING AND SIGNAL PLAN	78
TRAFFIC MARKING AND SIGNAL PLAN	79
TRAFFIC MARKING AND SIGNAL PLAN	80
TRAFFIC MARKING AND SIGNAL PLAN	81
TRAFFIC MARKING AND SIGNAL PLAN	82
TRAFFIC MARKING AND SIGNAL PLAN	83
TRAFFIC MARKING AND SIGNAL PLAN	84
TRAFFIC MARKING AND SIGNAL PLAN	85
TRAFFIC MARKING AND SIGNAL PLAN	86
TRAFFIC MARKING AND SIGNAL PLAN	87
TRAFFIC MARKING AND SIGNAL PLAN	88
TRAFFIC MARKING AND SIGNAL PLAN	89
TRAFFIC MARKING AND SIGNAL PLAN	90
TRAFFIC MARKING AND SIGNAL PLAN	91
TRAFFIC MARKING AND SIGNAL PLAN	92
TRAFFIC MARKING AND SIGNAL PLAN	93
TRAFFIC MARKING AND SIGNAL PLAN	94
TRAFFIC MARKING AND SIGNAL PLAN	95
TRAFFIC MARKING AND SIGNAL PLAN	96
TRAFFIC MARKING AND SIGNAL PLAN	97
TRAFFIC MARKING AND SIGNAL PLAN	98
TRAFFIC MARKING AND SIGNAL PLAN	99
TRAFFIC MARKING AND SIGNAL PLAN	100

DATE: 02/08/2016

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR FOR ANY COST INCREASES. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR FOR ANY CHANGES TO THE DESIGN OR FOR ANY COST INCREASES. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR FOR ANY CHANGES TO THE DESIGN OR FOR ANY COST INCREASES.

DATE: 02/08/2016	DESIGNER: BAILLBE & ASSOCIATES
PROJECT: OASIS AT PARK SQUARE	SCALE: AS SHOWN
CLIENT: OASIS PARK SQUARE SINGLE FAMILY, LLC	DATE: 02/08/2016
PROJECT NO: 150318554	SHEET NO: 2



PROPERTY ADDRESS	DEVELOPER
1300 PARK SQUARE DRIVE, SUITE 1000, WASHINGTON, DC 20004	TRISTAR DEVELOPMENT LLC

REGULATION	41	45	V
APPROVED	3/27/08	3/27/08	3/27/08

REGULATION	41	45	V
APPROVED	3/27/08	3/27/08	3/27/08

REGULATION	41	45	V
APPROVED	3/27/08	3/27/08	3/27/08

NOTES:  
 1. ALL DIMENSIONS AND LOCATIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

2317 Northpark Drive Fort Lauderdale, Florida 33309 Phone: (954) 412-7888 Jacksonville, Fla. FL 32244	PROJECT NO.: 2008-17-0000 SHEET NO.: 5974	SITE PLAN PLAN OASIS AT PARK SQUARE TRISTAR DEVELOPMENT LLC	APPROVED 3/27/08
	BALIRE ASSOCIATE ARCHITECTS	DESIGNER: BALIRE ASSOCIATE ARCHITECTS 2317 NORTH PARK DRIVE FORT LAUDERDALE, FL 33309 PHONE: (954) 412-7888	APPROVED 3/27/08



