

UNIVERSITY
OF MIAMI



Real Estate & Facilities

***Comprehensive Plan
Amendments
University of Miami***

***January 2010
Rev. April 2010***

Comprehensive Land Use Plan Text and Map Amendments
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Guilford & Associates, P.A.
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CORAL GABLES, FLORIDA 33134
TEL (305) 446-8411
FAX (305) 445-0563

April 14, 2010

Eric Riel, Jr.
Planning Director
City of Coral Gables
427 Biltmore Way, Suite 201
Coral Gables, FL 33134

RE: University of Miami 2010 Comprehensive Plan Amendments
Sufficiency review
Application No. 01-10-098-P

Dear Mr. Riel:

The following is the University's response to your Sufficiency Review Determination letter dated March 26, 2010 on the above referenced matter, of which I enclose a copy. We are submitting a revised 2010 Comprehensive Plan amendment application dated April 16, 2010 under separate cover.

1. Application requirements
 - a. and b. *All items have been updated in the respective sections of the application packet as required, including the cover and the Planning Department application.*
 - c. and d. *Ownership questions were resolved at the meeting on April 1 at the Planning Department.*
 - e. *The public notification list, map and two (2) copies of the mailing labels have been submitted to the City.*
2. Provide remaining public notification and recording fees.

The public notification fees are included as part of this resubmittal package. We will be submitting the recording fees once you have found the application sufficient, since the amount of the fees will vary depending on the number of pages in the application.
3. Submit eight (8) copies of the application and two (2) electronic copies of the entire application.

These copies will be submitted once the application has been found sufficient.

4. Analysis of Comprehensive Plan Goals, Objectives, and Policies (GOP).

Please see Exhibit A for GOP analysis of Future Land Use element change and Exhibit C for GOP analysis of Mobility element change.

5. Change of land use classification from "University" to "University Campus." Provide legal descriptions and boundary map of the revised University boundaries including all properties subject to the application request.

Please see Exhibit F for legal description and boundary map.

6. Increase FAR from 0.5 to 0.7. For clarity and comparative purposes, provide the area calculations (FAR/square feet) in the background section of Exhibit A.

Please see Table 1 in Exhibit A for calculations.

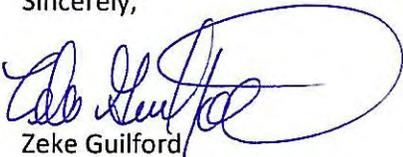
7. "University Campus Multi-Use Area". Clarify if proposal is to create an overlay district within the campus, or amend the Comprehensive Plan by creating a new land use classification. Also, will the University be proposing amendments to the UMCAD zoning provisions to allow the additional uses listed within the application. Provide definitions for the additional uses that offer greater detail of the intended use and assurances that the uses will be accessory to the primary "University Campus" use.

The proposed "University Campus Multi-use Area" amends the Comprehensive Plan by creating a sub-category of the "University Campus" classification. Some of the additional uses are permitted in the UMCAD zoning provisions. We will be requesting an amendment to the UMCAD zoning provisions in the future to allow those additional uses not currently permitted in the UMCAD zoning provisions. Please see Exhibit A for further descriptions of the uses for the University Campus Multi-use area.

8. Expansion of the Coral Gables GRID (TCEA) to include University campus.
We have been meeting with the Department of Community Affairs to determine the scope of the data and analysis that will be acceptable, and with our traffic consultants to generate the data and analysis. We should have a draft ready for your review within the next few days.

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

Sincerely,



Zeke Guilford

cc: Maria Gralia, University of Miami
Janet Gavarrete, University of Miami

Maria A. Menendez, Assistant City Manager

Martha Salazar-Blanco, Zoning Official

Walter Carlson, Assistant Planning Director

Tim Plummer, David Plummer & Associates

Charles Siemon, Siemon & Larsen

Alan S. Krischer, Esq.

Jeffrey S. Bass, Esq.



The City of Coral Gables

Planning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

March 26, 2010

VIA EMAIL AND U.S. MAIL

Maria A. Gralia
Asst. General Counsel
University of Miami
Office of VP and General Counsel
Gables One Tower, Suite 1250
1320 S. Dixie Highway
Coral Gables, FL 33146

Re: Sufficiency review of Planning Application No. 01-10-098-P, "University of Miami 2010 Comprehensive Plan Amendments"

Dear Ms. Gralia:

This letter is to inform you that the Planning Department is in receipt of the above application submitted to the Department on 01.28.10 for application sufficiency review. The Department has reviewed the application and the following items are required to proceed forward with the review and processing of the application:

1. Application requirements:
 - a. The applications submitted propose amendments to the City's Comprehensive Plan text and future land use map, however, the title indicates "Zoning and Comprehensive Plan Amendments". The application does not request any zoning amendments.
 - b. Include proposed "University Campus" and "University Multi-Use Area" land use classifications on Planning Department Development Review Application where requested on the bottom of page 1. It currently indicates "n/a", not applicable for proposed land use classification.
 - c. Miami-Dade County property information sheets submitted and used to determine property ownership are inadequate to determine proof of property ownership (Exhibit E). Discussion is recommended to conclude appropriate documentation and intent.
 - d. The application includes private properties not under the ownership of the University. Provide authorization to proceed for all private property owners. At a minimum City staff notes the following properties are under private ownership:
 - 1) Fraternities along west side of San Amaro Avenue.
 - 2) Commercial properties and First United Methodist Church located between Ponce de Leon Boulevard and Levante Avenue.

“UM 2010 Comprehensive Plan Amendments” – Sufficiency Review

March 26, 2010

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- e. Provide a minimum of 45 days prior to the date of public hearing the public notification list, map and two (2) copies of mailing labels (all property owners within 1,500 foot radius).
2. Provide remaining public notification and recording fees.
 - a. \$2.50 per mailing label.
 - b. \$1.00 per page document recording fee (total number of pages of application submittal)
3. Submit eight (8) copies of the application and two (2) electronic copies of entire application.
4. Analysis of Comprehensive Plan Goals, Objectives and Policies (GOP). While compliance with the Comprehensive Plan’s GOP is stated in both Exhibit A and C, further detailed analysis identifying specific GOP’s that are consistent or inconsistent is required. The analysis should utilize the recently adopted 2009 Comprehensive Plan and identify all applicable GOP’s that are consistent with the amendments (with accompanying justification) or inconsistent (indicating how consistency will be achieved and/or mitigated). The analysis should address the following amendments:
 - a. Additional uses proposed in amended descriptions for “University Campus” and “University Campus Multi-Use Area”.
 - b. Proposed FAR increase from 0.5 to 0.7.
 - c. Proposed expansion of the GRID.
5. Change of land use classification from “University” to “University Campus.” Provide legal descriptions and boundary map of the revised University boundaries including all properties subject to the application request.
6. Increase FAR from 0.5 to 0.7. For clarity and comparative purposes, provide the area calculations (FAR/square feet) presented in the background section of Exhibit A. Staff suggests the following information be provided in table format:
 - a. 260 acre (1992) and 229 acre (present) campus area.
 - b. 0.5 FAR (as indentified in the Comprehensive Plan), 0.6 FAR (as adopted per the UMCAD) and 0.7 FAR (proposal).
 - c. Net gain/loss (square feet) for each scenario.
7. “University Campus Multi-Use Area”. Please clarify if proposal is to create an overlay district within the campus, or amend the Comprehensive Plan by creating a new land use classification. Also, will the University be proposing amendments to the UMCAD zoning provisions to allow the additional uses listed within the application. Please provide definitions for the additional uses that offer greater detail of the intended use and assurances that the uses will be accessory to the primary “University Campus” use.
8. Expansion of the Coral Gables GRID (TCEA) to include University campus. The City contacted the Department of Community Affairs to verify the necessary data and analysis they would be requesting to evaluate this request. Section 163.3180(5)(b), F.S., and Rule 9J-5.0055(6), F.A.C. outlines the data and analysis and GOPs required to accompany the proposed TCEA expansion pursuant to the Statute and Rule:

163.3180(5)(d)	Implement long-term strategies to support and fund mobility within the designated exception area, including alternative modes of transportation.
163.3180(5)(d)	Demonstrate how strategies will support the purpose of the exception.
163.3180(5)(d)	Demonstrate how mobility within the designated exception area will be provided.

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163.3180(5)(d)	Strategies must address: a. Urban design; b. Appropriate land use mixes; c. Intensity and density; and d. Network connectivity plans needed to promote urban infill, redevelopment, or downtown revitalization.
163.3180(5)(d), 9J- 5.0055(6)(a), and 9J- 5.0055(6)(b)2	Data and analysis supporting the local government's determination of the size and boundaries of the transportation concurrency exception area. Demonstrate coordination with FDOT and the local MPO when designing transportation concurrency exception area boundaries.
163.3180(5)(e)	Consult with FDCA and FDOT to assess the impact that the proposed exception area is expected to have on the adopted level-of-service standards.
163.3180(5)(e)	Provide a plan for the mitigation of impacts to the Strategic Intermodal System, including: a. Access management; b. Parallel reliever roads; c. Transportation demand management; and d. Other measures.
9J-5.0055(6)	Consider the impacts of the exception areas on the Florida Intrastate Highway System.
9J- 5.0055(6)(a)1, 2, 3	Indicate whether the TCEA is based on an area delineated for urban infill development, urban redevelopment, or downtown revitalization, and provide the associated objectives and policies that describe the supporting actions and programs.
9J- 5.0055(6)(a)1a	If the TCEA is based on an area delineated for urban infill development, demonstrate that the area contains not more than 10 percent developable vacant land.
9J- 5.0055(6)(a)1b	If the TCEA is based on an area delineated for urban infill development, indicate whether the average residential density standard or the floor area ratio apply from this paragraph.
9J- 5.0055(6)(b)1	Demonstrate that the TCEA is compatible with and furthers the various portions and elements of the local comprehensive plan.
9J-5.0055(6)(c)	Provide guidelines and/or policies which specify programs to address transportation needs of TCEAs, including the following: a. Timing and staging plans; b. Parking control and pricing policies; c. Transportation demand management programs; d. Transportation system management programs; e. Availability of public transportation; and f. Use of creative financing tools for provision of transportation services and facilities.
9J-5.0055(6)(d)	Demonstrate by supporting data and analysis, including short and long range traffic analysis, that consideration has been given to the impact of proposed development within the concurrency exception area on the Florida Intrastate Highway System.

"UM 2010 Comprehensive Plan Amendments" – Sufficiency Review

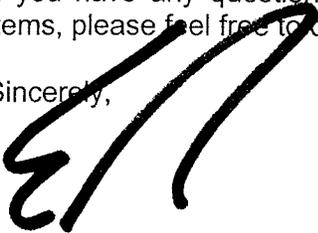
March 26, 2010

Page 4

Upon completion and submittal of the above items, the application package will be distributed to City Departments for review and comments. The Planning Department will coordinate City Department review comments and forward those comments to your attention. The City is available to meet with you and your representatives to discuss this letter, if you so desire.

If you have any questions or would like to schedule a meeting to review and discuss these items, please feel free to contact me at (305) 460-5211.

Sincerely,



Eric Riel, Jr.
Planning Director
City of Coral Gables

cc: (via email)
Zeke Guilford, Guilford & Associates
Janet Gavarrete, University of Miami
Maria A. Menendez, Asst. City Manager
Edward Weller, Building and Zoning Director
Martha Salazar-Blanco, Zoning Official
Walter Carlson, Assistant Planning Director
Tim Plummer, David Plummer & Associates.
Charles Siemon, Siemon & Larsen
Planning Department Development File

Planning Department Development Review Application

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Telephone: (305) 460-5211
Fax: (305) 460-5327
Email: planning@coralgables.com
Website: www.coralgables.com

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

The undersigned applicant(s)/agent(s) request the following (please check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Planned Area Development |
| <input type="checkbox"/> Change of Zoning District | <input type="checkbox"/> Restrictive Covenants and/or Easements |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Small Scale Amendment | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Large Scale Amendment | <input type="checkbox"/> Site Plan – Mixed-Use |
| <input type="checkbox"/> Comprehensive Land Use Plan Text Amendment | <input type="checkbox"/> Separation/Establishment of a Building Site |
| <input type="checkbox"/> Conditional Use – Administrative Review | <input type="checkbox"/> Subdivision Review for Tentative Plat |
| <input type="checkbox"/> Conditional Use – Public Hearing Review | <input type="checkbox"/> Transfer of Development Rights Receiving Site Plan Application |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> University of Miami Campus Area Development Plan |
| <input type="checkbox"/> Development of Regional Impact | <input type="checkbox"/> Zoning Code Text Amendment |
| <input type="checkbox"/> Development of Regional Impact – Notice of Proposed Change | <input type="checkbox"/> Other: _____ |

for the following address _____

for a parcel of land/project known as _____

Applicant(s)/Agent(s): _____

Applicant(s)/Agent(s) Mailing Address: _____

Telephone: Business () _____ Fax () _____

Home () _____ Email _____ @ _____

Property Owner: _____

Property Owner Mailing Address: _____

Telephone: Business () _____ Fax () _____

Home () _____ Email _____ @ _____

Street/property address of the subject property: _____

Property name: _____

Legal description: Lot(s) _____

Block(s) _____ Section _____

Present land use classification(s): _____

Present zoning classification(s): _____

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Required supporting information. Applicants are required to schedule a preapplication conference with Planning Department Staff. The items checked below are required to be submitted with this application. Please refer to the Planning Department Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. All correspondence must be submitted in typewritten form. The Planning Department reserves the right to request additional information as necessary. Preliminary Zoning Analysis must be submitted with application.

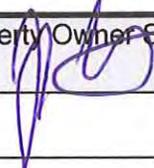
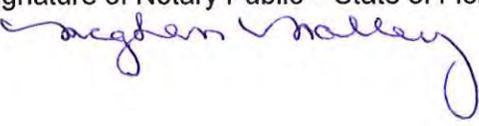
- Aerial.
 - Affordable Housing Plan.
 - Amended text (format). Provide the proposed changes of amended text utilizing underlining to denote additions and ~~strikethroughs~~ to denote deletions.
 - Amended text (justification). Provide a typewritten narrative description detailing justification for the request and the purpose of the amendment.
 - Annexation area property owners authorization petition.
 - Application fees.
 - Application representation.
 - Architectural/building elevations.
 - Comprehensive Land Use Plan (CLUP) analysis.
 - Comprehensive Land Use Plan (CLUP) map.
 - Concurrency Impact Statement.
 - Department of Community Affairs Notice of Determination Letter.
 - Historic Resources Determination Letter.
 - Landscape plan.
 - Letter of determination. Submit a letter of determination from the Building and Zoning Department Development Review Official (DRO) stating whether or not the subject property is a single building site.
 - Location maps.
 - Massing model/3D computer model.
 - Miami-Dade County Conflict of Interest and Code of Ethics form completed for all application representatives.
 - Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
 - Photographs of existing uses/structure(s) and adjacent uses/streetscape.
 - Plat.
 - Property owners list.
 - Property survey.
 - Statement of use/site plan data summary.
 - Streetscape/Public Realm Plan.
 - Traffic Impact Statement or Traffic Impact Study.
 - Zoning Analysis – Preliminary (approved by Building and Zoning Department).
 - Zoning Map.
 - Other:
-

Digital Media Requirements. All correspondence, mapping, charts, etc. associated with new and existing development review applications must be submitted in digital media format. The information shall be provided on compact disc in Adobe Portable Document Format (PDF). The media format requirements are as follows:

- a. Submission of two (2) compact discs (CDs) containing PDF files.
 - b. The discs shall be labeled on the top of the CD with the applicant(s) name, project name and date of submittal.
 - c. The CD shall contain a "Table of Contents" which identifies all PDF file name(s).
 - d. Each document on the CD shall be divided into separate PDF files to avoid the creation of large PDF files (i.e., application for site plan approval, site plan mapping, elevation drawing, etc.).
 - e. Maximum PDF file size is 10 Megabytes.
 - f. PDF quality. Please ensure that all document information is legible.
-

Affirmation. (I) (We) affirm and certify to all of the following:

- a. Authorize the applicant(s)/agent(s) identified herein to file this application and act on behalf of the property owner(s).
- b. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
- c. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
- d. Understand that the application, all attachments and fees become a part of the official records of the Planning Department and are not returnable.
- e. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- f. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1.
- g. Understand that additional costs may be incurred and assessed to applicants as a result of consultant fees paid by City to complete a comprehensive review of submitted applications or supplemental documentation including but not limited to the following consultant services: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees shall be assessed by the Department upon finalization of the application review. Failure to pay the above fees within 60 days of written notification of the City shall result in discontinuance of any further reviews, inspections, approvals, etc. or issuance of a stop work order, as applicable or other appropriate action as permitted under the provisions of the Zoning Code or Code of Ordinances.

Property Owner Name: Joe Natoli	Property Owner Signature: 	
Address: 1535 Levante Avenue, Coral Gables, FL 33146		
Telephone: 305-284-6100	Fax: 305-284-3108	E-mail: jnatoli@miami.edu
<input type="checkbox"/> Proof of Ownership (Submit Warranty Deed/Tax Record)		
NOTORIZATION		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this <u>28</u> day of <u>January</u> , <u>2010</u> , by _____		
(Signature of Notary Public – State of Florida)		
		
		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		

Contract Purchaser Name:	Contract Purchaser Signature:
--------------------------	-------------------------------

Address:

Telephone:	Fax:	E-mail:
------------	------	---------

Copy of executed contract

NOTORIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____
 (Signature of Notary Public – State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant/Agent's Name: Guilford & Associates, P.A.	Applicant/Agent's Signature: 
--	--

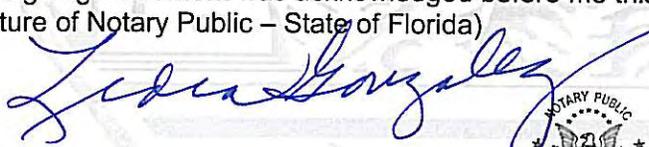
Address: 2222 Ponce de Leon Blvd, Coral Gables, FL 33134

Telephone: 305-446-8411	Fax: 305-445-0563	E-mail: zguilford@guilfordassoc.com
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Will the applicant be represented by an attorney at public hearing(s)?
 Yes (please provide contact information)
 No

NOTORIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this 28th day of January 2010, by F. W. Zelke
 (Signature of Notary Public – State of Florida) Guil Forest





LIDIA GONZALEZ
 MY COMMISSION # DD 520144
 EXPIRES: May 1, 2010
 Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Future Land Use Element – Text amendment (Revised April 2010)

Original Text

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5 Other Land Uses			
Classification	Description	Density / Intensity	Height
University	Buildings and land use area used for learning, research, and living as part of a university campus. It may also include limited commercial activities oriented to university housing.	Maximum F.A.R. of 0.5 for the entire campus as a planned development site.	Per the Zoning Code.

Amended Text

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5 Other Land Uses			
Classification	Description	Density / Intensity	Height
University <u>Campus</u>	Buildings and land use area used for learning, research, and living and other uses which are ancillary to a university campus. as part of a university campus. It may also include limited commercial activities oriented to university housing.	Maximum F.A.R. of 0.570 for the entire campus as a planned development site.	Per the Zoning Code.
<u>Sub Category</u>			
<u>University Campus Multi-use Area</u>	<u>In addition to the uses in Table FLU-5 hereinabove, this category shall include other land uses that are associated or affiliated with the university, or directly supportive of the university’s mission to educate and nurture students, to create knowledge, and to provide service to the community. Such other uses shall include lodging, conference center, governmental/public sector, research, office, and medical/healthcare uses. Retail uses ancillary to or which serve the other use(s) permitted in the University Campus and University Campus Multi-Use Area may be integrated in an amount not to exceed fifteen percent (15%) of the total floor area.</u>		

Future Land Use Comprehensive Plan Text Amendment Justification

A. Classification:

1. Text amendment from “University” to “University Campus”

Description: The proposed comprehensive plan text amendment renames the “University” classification to “University Campus” and better describes the uses permitted under the “University Campus” classification by deleting the language that permits uses “limited to commercial activities oriented to university housing” and adding new language that permits “other uses that are ancillary to a university campus.”

Purpose: This text amendment reflects that the permitted uses are those specific to a university campus. A university campus is a unique assortment of land uses that function together to serve their student, faculty and staff population. Certain uses such as a theater, a museum, sports facilities, and the like are part of the unique assortment of uses that exist on university campuses and that have been present on the university campus since the university’s inception.

Justification: These uses are not expressly described in the University Campus classification and the text amendment is required in order to conform the present and future uses on the university campus and the University Campus classification.

2. Sub-category: University Campus Multi-Use Area

Description: The proposed comprehensive plan text amendment creates a sub-category to the University Campus classification to be known as “University Campus Multi-Use Area”. This area is more specifically shown in the map and legal description referred to as Exhibit “B” attached hereto. In addition to the uses permitted in the University Campus Classification, the University Campus Multi-Use Area will also permit “other land uses that are associated or affiliated with the university, or directly supportive of the university’s mission to educate and nurture students, to create knowledge, and to provide service to the community. Such other uses shall include lodging, conference center, governmental/public sector, research, office, and medical/healthcare uses. Retail uses ancillary to or which serve the other use(s) permitted in the University Campus and University Campus Multi-Use Area may be integrated in an amount not to exceed fifteen percent (15%) of the total floor area.”

Purpose: The subject area, originally defined in the UMCAD as the Long Range Development Zone and more recently as the North-South Center Development Zone, consistently contemplated the proposed added uses. Defining this area as the University Campus Multi-Use Area will clarify the nature of the permitted uses in this area and will limit these types of uses only to that specific area of campus, an area particularly well suited to this type of development due to its ease of access from US-1 and its proximity to the University Metrorail Station directly across Ponce de Leon Boulevard.

Justification: The range of uses described in the University Campus comprehensive plan district and in the University Campus Multi-Use Area sub-category confirm the use of the university properties as a vibrant, mixed-use institution that serves both as a locus of

activity within the City of Coral Gables and as a beacon of national and international attention. Said district and sub-category will institutionalize the university's function as a distinctive "place" on both neighborhood and municipal scales. In terms of shaping the City's urban form, the university is not merely an important institution but also a unique destination, and one that is specifically cited throughout the Comprehensive Plan. The proposed descriptions continue to foster the university's institutional and "placemaker" roles.

Moreover, the range of components to the two university-related descriptions continues to foster the integration of a wide variety of life activities in a single, coherent setting. Universities are perhaps the archetypical mixed-use project, bringing together a broad variety of residential, office, academic, research, cultural, and social functions in a closely integrated context that permits the sharing of resources and infrastructure across all of those life activities.

Consistency with Goals, Objectives and Policies: The amendment therefore is consistent with and furthers the following GOP's:

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1 Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District, and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

Policy MOB- 1.1.3. Locate higher density development along transit corridors and near multimodal stations.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers,

downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

B. Density/Intensity: Text amendment increasing FAR from 0.5 to 0.7

Description: The proposed comprehensive plan text amendment increases the Floor Area Ratio (FAR) for the University Campus Classification and for the University Campus Multi-Use Area sub-category from 0.5 to 0.7 to reflect the approved campus development program of 6.8M SF.

Purpose: The proposed FAR amendment serves to clarify the existing scope and extent of development that has long been contemplated by the City and the University through the UMCAD zoning process, and as reaffirmed in the most recent zoning Code. It will not grant additional development capacity to the University of Miami. The proposed comprehensive text amendment of 0.7 FAR for the campus will reflect the approved campus development program of 6.8M SF of FAR development based on the current acreage owned by the University.

Historically, the University of Miami had considered 260 acres to be the land owned by the University. The 260 acres reflected all the land within the campus boundaries, regardless of ownership. Based on this figure, the development permitted on the University Campus was calculated to be:

Comprehensive Plan 260 acres at 0.5 FAR = 5,662,800 FAR (260 acres included land not owned by the University, ie, streets and waterways, fraternities and religious houses, and West Lab School).

The approval of UMCAD in 1992 provided for a 0.6 FAR for the University campus. This plan reflected a greater allowable square footage of FAR development on the campus to:

UMCAD Plan 260 acres at 0.6 FAR = 6,795,360 SF FAR (260 acres included land not owned by the University, ie, streets and waterways, fraternities and religious houses, and West Lab School).

A survey conducted in recent times by the University revealed that the amount of land actually owned by the University within the campus boundary was 225 acres.

The amendment to the comprehensive plan to reflect a 0.7 FAR will accommodate the adopted UMCAD development program of 6,795,360 SF FAR based on the 225 acres owned by the University.

UMCAD Plan 225 acres at 0.7 FAR = 6,860,700 SF FAR (225 acres includes only land owned by the University).

This amendment does not add any additional square footage to that which has been previously approved.

Justification: The City's determination to provide for that level of density and intensity of use within the University district is consistent with the planning principles set out in a number of the GOP's. The University is located immediately adjacent to the Metrorail's University station,

which is the only direct point of connection to the regional fixed-rail mass transit system that lies within the municipal boundaries of Coral Gables. The University district is also the terminus or connection point of numerous Miami-Dade County bus mass-transit routes. It is also directly adjacent to one of the more significant roadway thoroughfares, U.S. 1. As such, to the extent that the City chooses to site existing or proposed density or intensity at any location within its municipal boundaries, this geographic area is eminently appropriate.

As noted above, the University also serves as a unique destination. Having such distinctive "places" allows for activity to cluster and focus on those areas. This enables a wide variety of transportation and infrastructure options that are unavailable with disaggregated or separated land use patterns.

Consistency with Goals, Objectives and Policies: The amendment therefore is consistent with and furthers the following GOP's:

Objective FLU-1.15. The City acknowledges the importance of comprehensive planning and further understands the need to evaluate and appraise the City's Comprehensive Plan on a regular basis. The City wants to ensure that the growth management program in Coral Gables best serves its citizens and its rich natural and historical resources. In order to accomplish this objective, the City shall enforce the recently adopted Zoning Code.

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.

Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

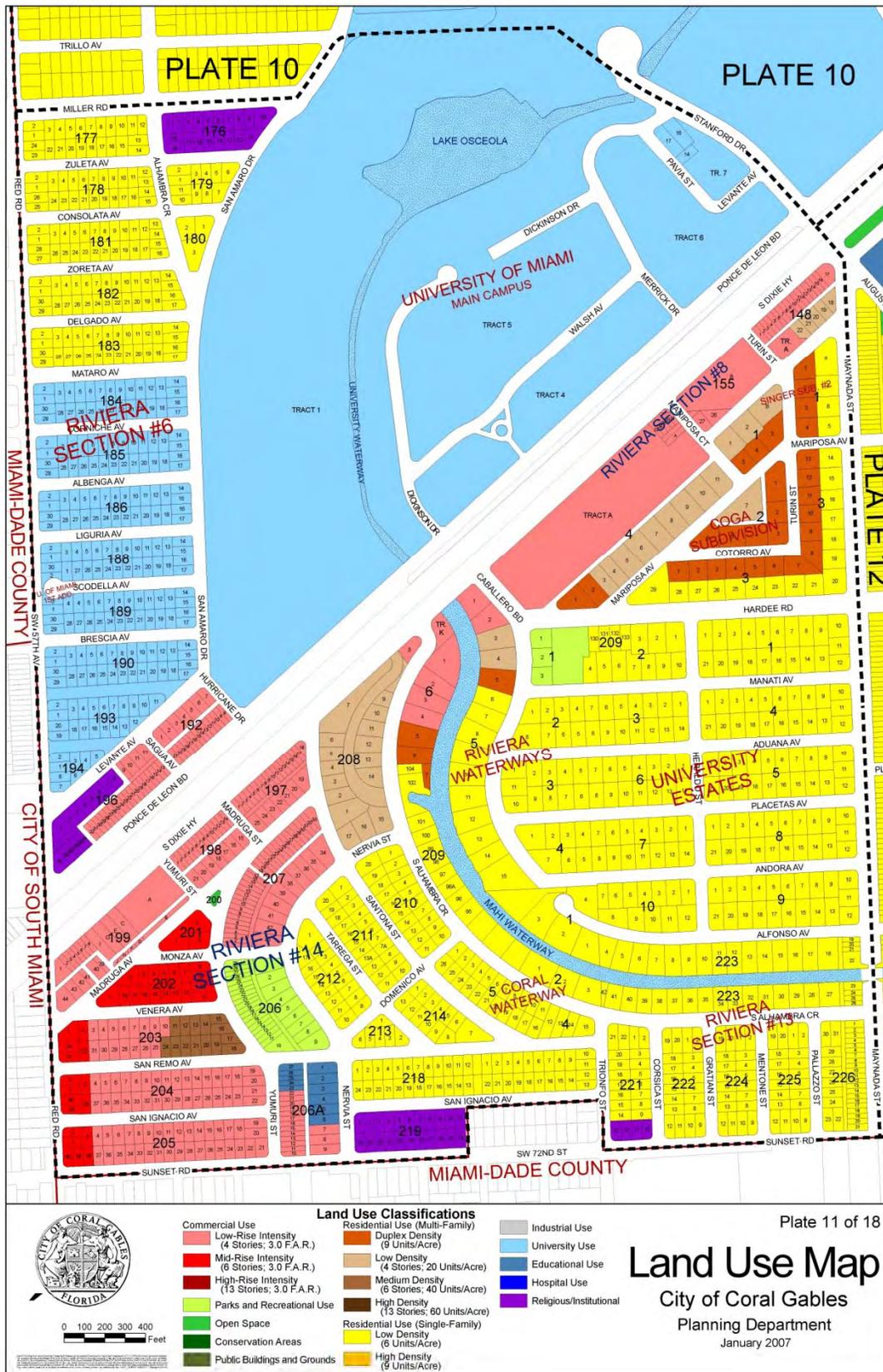
Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

Goal MOB-2. The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City's Comprehensive Plan while

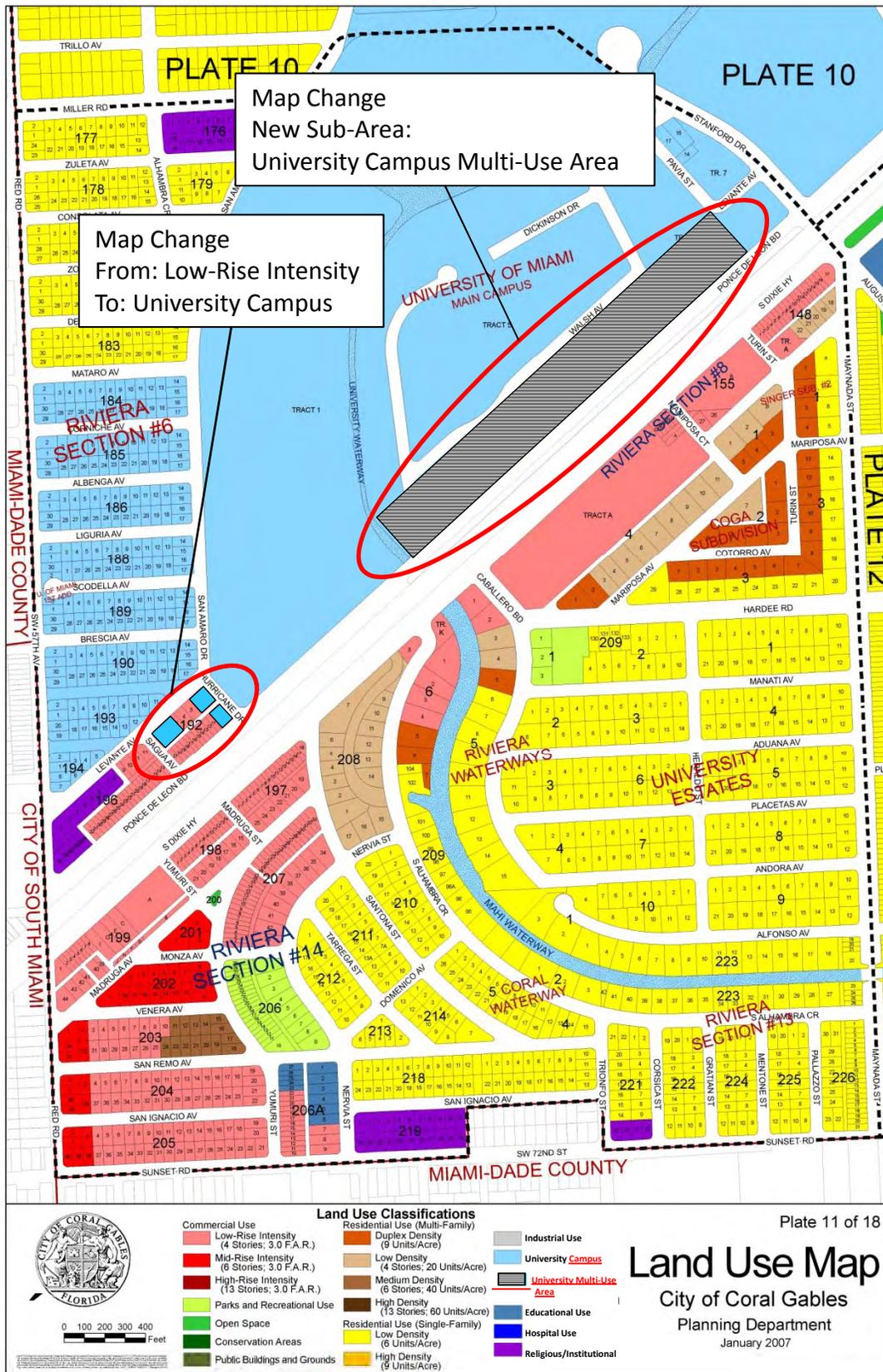
maintaining the economic viability of the City's businesses, and continued enhancement of the quality of life for the City's neighborhoods.

Table 1
University of Miami Coral Gables Campus
FAR / Square Feet Analysis

	260 Acres (1992)			225 Acres (Present)		
MAX FAR	0.5	0.6	0.7	0.5	0.6	0.7
SF	5,662,800	6,795,360	7,927,920	4,900,500	5,880,600	6,860,700



Existing Comprehensive Land Use Map
January 28, 2010



Proposed Comprehensive Land Use Map Change
Including Legend Change
January 28, 2010



**University Multi-Use Area
Property Description**

All those lots, pieces or parcels of land situate, lying and being in Section 30, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida within the area being generally described by metes and bounds as follows, *viz.:*

BEGIN at the Point of Intersection of the Northwesterly Right of Way line of Ponce de Leon Boulevard (University Concourse/Ron Fraser Way) with the Southeasterly prolongation of the Centerline of Pavia St. as shown on the Plat of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida; thence Southwesterly along said Northwesterly Right of Way line of Ponce de Leon Boulevard to a point of intersection with the Northeasterly edge of the University Waterway; thence Northwesterly along said Northeasterly edge of the University Waterway to a point of intersection with the Southwesterly prolongation of the Centerline of Wm. E. Walsh Ave.; thence Northeasterly along said Southwesterly prolongation of the Centerline of Wm. E. Walsh Ave., said Centerline of Wm. E. Walsh Ave. and the Northeasterly prolongation of said Centerline of Wm. E. Walsh Ave. to a point of intersection with said Centerline of Pavia St. and its Southeasterly prolongation thereof; thence Southeasterly along said Centerline of Pavia St. and its Southeasterly prolongation to the POINT OF BEGINNING.

With all of the lands as contained within the above described area having such location, size, shape, bearings, distances, buttings and boundings as reference to the underlying plats, deeds and other instruments of record filed with the Clerk of the Circuit Court in the Public Records of Miami-Dade County, Florida will at large more fully appear.

Mobility Element – Text amendment. (Revised April 2010)

Original Text:

Policy MOB-2.2.1. The City shall maintain and continue to monitor its Gables Redevelopment and Infill District (GRID) as adopted pursuant to Ordinance #3148 adopted 08.29.1995 to ensure compliance with its established LOS standard and established boundaries.

The specific geographic area of the Gables Redevelopment and Infill District (GRID) is bounded on the North by Tamiami Trail (SW 8th Street), beginning at Douglas Road and proceeding west along Tamiami Trail, then south along the city boundary to LeJeune Road, then south to Ponce de Leon Boulevard, then southwest to Red Road, then south to Sunset Road, then north at Lot 14, Block 29, Riviera Section Part 14 to San Ignacio Street, then west to Nervia Street, then north-northeast (projected) to Caballero Boulevard, then north to Hardee Road, then west to Mariposa Avenue, then northeast to Mariposa Court then northwest to Madruga Avenue, then northeast to Maynada Street, then north to Miami-Homestead Avenue, then northeast to Miller Road, then east to Riviera Drive, then northeast to Menendez Avenue, then northeast to Rosaro Street, then east to LeJeune Road, then north to Grant Drive, then east to Washington Drive north and northeast to Lincoln Drive, then north to Grand Avenue, then east to Brooker Street, then north to Florida Avenue, then west to South Dixie Highway, then northeast to Brooker Street, then proceeding west then north along the western city boundary to point of beginning at the intersection of Tamiami Trail (SW 8th Street) and Douglas Road as exhibited on the MPB-2: Gables Redevelopment Infill Districts (GRID) Map.

Amended Text:

Policy MOB-2.2.1. The City shall maintain and continue to monitor its Gables Redevelopment and Infill District (GRID) as adopted pursuant to Ordinance #3148 adopted 08.29.1995 to ensure compliance with its established LOS standard and established boundaries.

The specific geographic area of the Gables Redevelopment and Infill District (GRID) is bounded on the North by Tamiami Trail (SW 8th Street), beginning at Douglas Road and proceeding west along Tamiami Trail, then south along the city boundary to LeJeune Road, then south to Ponce de Leon Boulevard, then southwest to Carrillo Street, then north to Pisano Avenue, then northwest to Campo Sano Avenue, then west and southwest to San Amaro Drive, then south to Mataro Avenue, then west to Red Road, then south to Sunset Road, then north at Lot 14, Block 29, Riviera Section Part 14 to San Ignacio Street, then west to Nervia Street, then north-northeast (projected) to Caballero Boulevard, then north to Hardee Road, then west to Mariposa Avenue, then northeast to Mariposa Court then northwest to Madruga Avenue, then northeast to Maynada Street, then north to Miami-Homestead Avenue, then northeast to Miller Road, then east to Riviera Drive, then northeast to Menendez Avenue, then northeast to Rosaro Street, then east to LeJeune Road, then north to Grant Drive, then east to Washington Drive north and northeast to Lincoln Drive, then north to Grand Avenue, then east to Brooker Street, then north to Florida Avenue, then west to South Dixie Highway, then northeast to Brooker Street, then proceeding west then north along the western city boundary to point of

beginning at the intersection of Tamiami Trail (SW 8th Street) and Douglas Road as exhibited on the MOB-2: Gables Redevelopment Infill Districts (GRID) Map.

Mobility Element Text Amendment Justification

Description: The proposed comprehensive plan text amendment includes the University of Miami in the description of the Gables Redevelopment and Infill District (GRID) boundary.

Purpose: Extending the Gables Redevelopment Infill District (GRID) boundary to include the University of Miami Coral Gables Campus is both logical and technically appropriate. The GRID is a Traffic Concurrency Exemption Area (TCEA) within the City of Coral Gables that has defined geographic boundaries that generally run along both sides of Ponce de Leon Boulevard north of US-1, and southwest along Ponce de Leon Boulevard, which forms the southern boundary of the university campus. Along the campus, the GRID includes Ponce de Leon Boulevard, US-1 and properties along the southeast side of US-1. In this immediate area, US-1 is a physically constrained roadway that cannot be widened. Within the boundaries of the GRID, redevelopment, infill development and new development are exempt from traffic concurrency. In addition, all City of Coral Gables roadways, and the entire UM Coral Gables Campus, are located within the Miami-Dade County Urban Infill Area (UIA).

Justification: The university campus functions as a single interconnected destination, with commuters arriving at designated parking facilities, and then travelling throughout the campus by foot, shuttle or bicycle, incorporating Mobility Goals, Objectives, and Policies set forth in the City of Coral Gables Comprehensive Plan as they pertain to mixed use development, mass transit, shuttles, pedestrian facilities, bicycles, multi-modal facilities, and reductions in vehicular travel. A key consideration for traffic concurrency exception is the availability and proximity of mass transit. The Metrorail runs along the campus between Ponce de Leon Boulevard and US-1, and is a 22-mile elevated rapid transit system with a University Station that is accessed by a signalized pedestrian crossing on Ponce de Leon Boulevard.

Further justification to be included in the GRID consists of the studies completed by the University of Miami for the Coral Gables Campus that are generally consistent with those required of state universities for traffic concurrency exemption, which was granted under Chapter 1013.30 of the Florida Statutes. The completed studies include a campus master plan that was adopted as part of the City's comprehensive Master Plan (University of Miami Campus Area Development District), known as UMCAD, and the University of Miami Regional Traffic Study (UMRTS) completed in October 2008. All phases of the UMRTS from methodology through final report were reviewed and approved by the City of Coral Gables. Mirroring the requirements under Chapter 1013.30 F.S., the UMRTS evaluates traffic impact for buildout of the campus through year 2025 in five year increments, and sets forth regional and local transportation mitigation for each five year planning horizon. The UMRTS is required to be updated every five years to assure that traffic impact mitigation is commensurate with university traffic impacts, also mirroring the requirements of Chapter 1013.30 F.S.

The University is located in an ideal geographic position relative to existing transportation infrastructure to support inclusion within the GRID. The University is adjacent to the Metrorail regional fixed-rail mass-transit system, and is the location of the only station within the

boundaries of the City (University Station). It is the site of numerous points of connection to the Miami-Dade County public bus mass-transit system. It is located immediately adjacent to the existing GRID.

Moreover, the specific characteristics of the University support inclusion within the GRID. As noted above, the University incorporates a wide mix of diverse activities, such as residential, office, academic, research, cultural, and social functions – this allows for the use of alternative and non-vehicular forms of transportation. The University – like virtually all major universities – maintains and operates its own shuttle service, which provides a functional mass-transit option within and beyond the University property. The students who make up a significant portion of the users of University facilities are less likely to rely solely on automobiles or other forms of vehicular transportation. Additionally, the University implements a wide range of transportation demand practices (such as controlling access to parking, scheduling of different activities at different times, providing infrastructure supportive of bicycling, etc.) intended to minimize auto transport within the property.

Consistency with Goals, Objectives and Policies: The amendment therefore is consistent with and furthers the following GOP's:

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.

Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

Policy MOB-1.1.7. Research the expansion of the current trolley system by 2010 to meet the needs of the community with specific attention to a northern expansion of the system and connection to the University of Miami.

Goal MOB-2. The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City's Comprehensive Plan while maintaining the economic viability of the City's businesses, and continued enhancement of the quality of life for the City's neighborhoods.

Objective MOB-2.2. The City shall maintain and continue to monitor its Transportation Concurrency Exception Area (TCEA) within the City's Concurrency Management Program pursuant to the policies listed below.

Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. - The City shall research the following:

- The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.
- Potential development incentives and/or economic incentives to promote trolley ridership.
- Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.

Objective MOB-2.3. Provide for a safe, convenient, efficient and interconnected multi-modal transportation system.

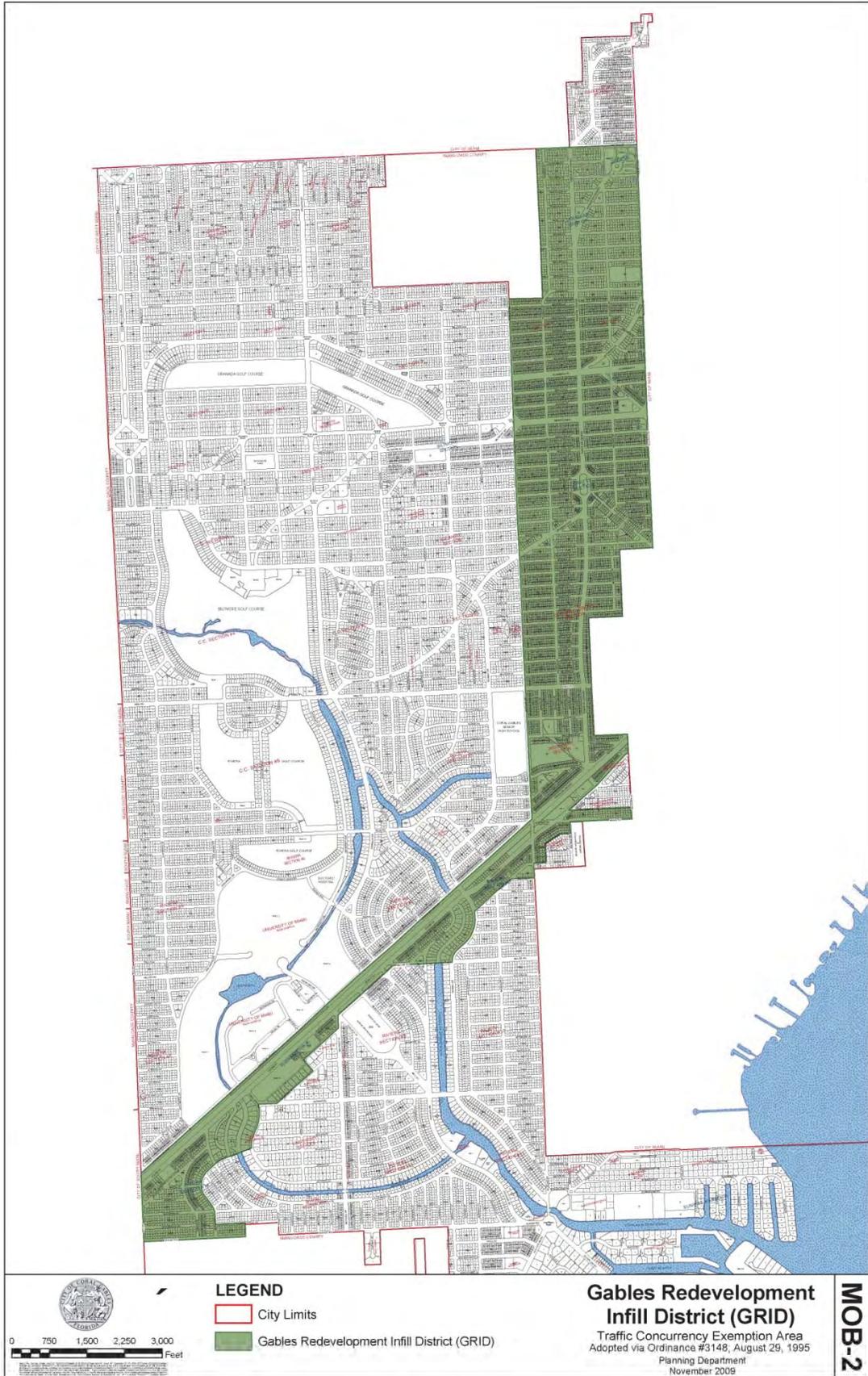
Policy MOB-2.3.1. The City shall, as a part of its development review process, continue to maximize utilization of existing roadway capacity and reduce peak period congestion by implementing to the maximum extent feasible, traffic operation improvements and transportation systems management alternatives including but not limited to the following:

- Limitations of the number and width of vehicular driveways/curbcuts on streets to minimize pedestrian intrusion/obstacles.
- Improved signal timing.
- Intersection signing, markings, channelization.
- Restrictions and management of on-street parking.
- The use of mass transit and paratransit services.
- Possible expansion of routes of the existing trolley system.
- Continue improvements of the existing trolley system (i.e., additional cars).
- Employer-based van pooling, car pooling.

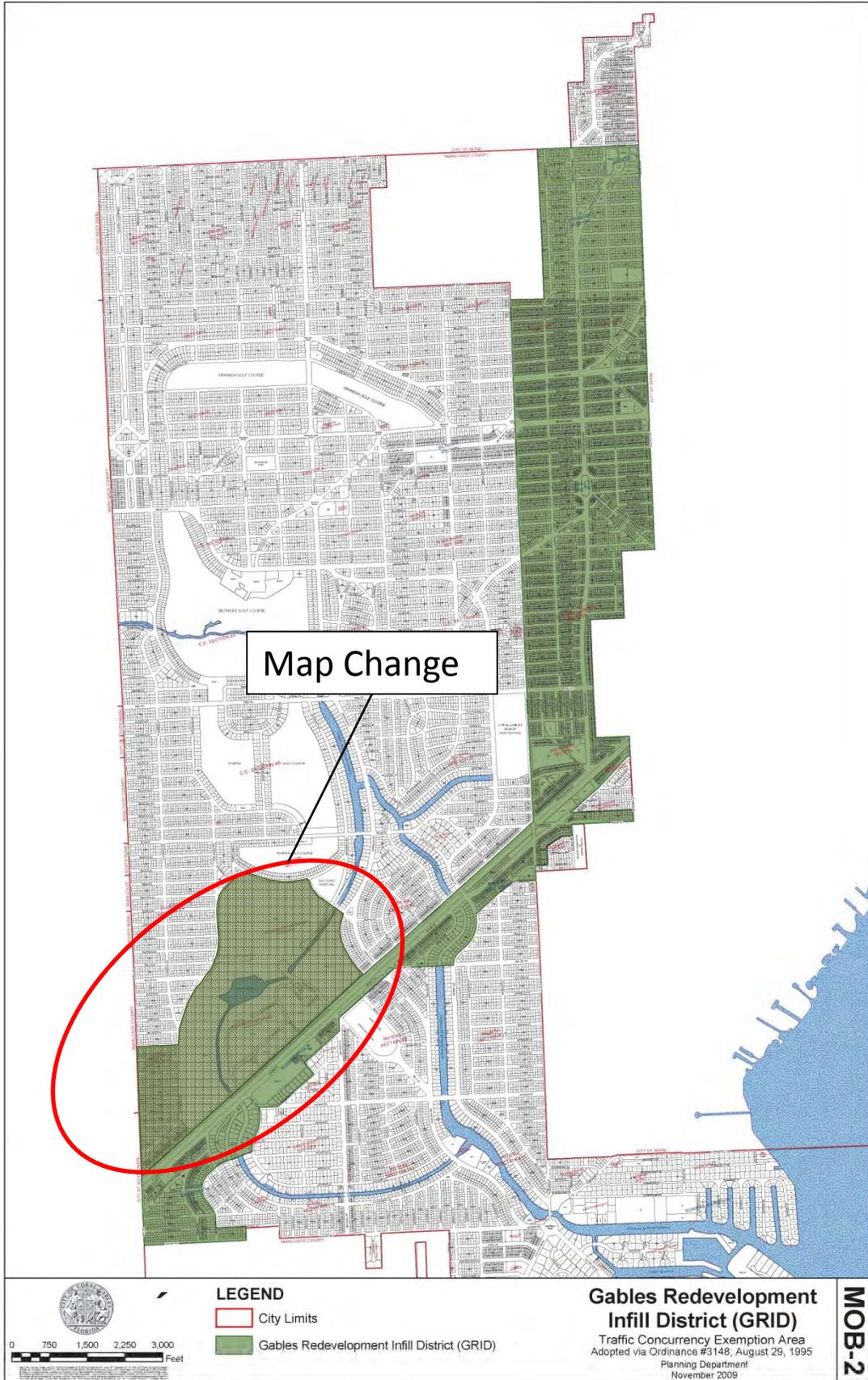
- Employer-based staggered and/or flexible work hours.
- Provisions for the accommodation of bicycles and associated bicycle support facilities.

Goal MOB-3. Develop strategies and policies to reduce automobile travel demand or to redistribute that demand in space or time that support the general concepts of Transportation Demand Management (TDM) to deliver better environmental outcomes, improve public health, as well as create a stronger and more livable City.

- Support a "park once" effort, whereas parking patrons become a "pedestrian" of "transit rider" between the City's downtown, adjoining retail centers, business attractors, employment centers and the University of Miami.



Existing MOB-2 Map
 January 28, 2010



Map Change



0 750 1,500 2,250 3,000 Feet

LEGEND

- City Limits
- Gables Redevelopment Infill District (GRID)

Gables Redevelopment Infill District (GRID)

Traffic Concurrence Exemption Area
 Adopted via Ordinance #3148, August 29, 1995
 Planning Department
 November 2009

MOB-2

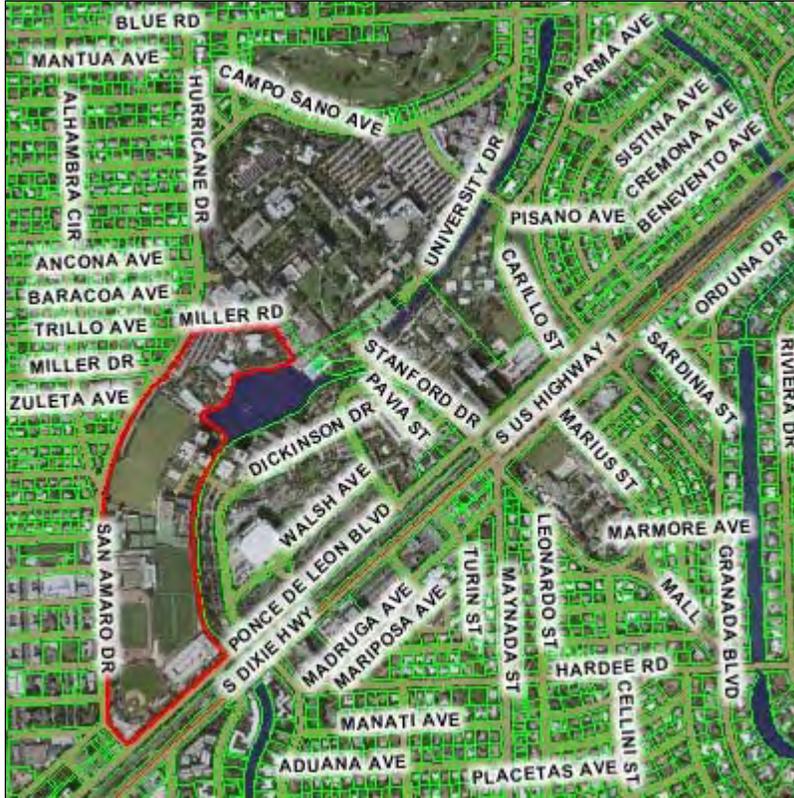
Existing MOB-2 Map
 January 28, 2010

My Home Miami-Dade County, Florida

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Property Information Map



Digital Orthophotography - 2007

0 — 640 ft

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Close

Summary Details:

Folio No.:	03-4130-015-0010
Property:	1239 DICKINSON DR
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	12
Living Units:	0
Adj Sq Footage:	484,179
Lot Size:	76 ACRES
Year Built:	1967
Legal Description:	19-30 54 41 76.18 AC PB 46-81 MAIN CAMPUS UNIV OF MIAMI TR 1 LESS BEG X NE/L OF AVE APRICALA & NW/L PONCE DE LEON BLVD PB 46-4 NE ALG NW/L OF BLVD 537.41FT TO POB NWLY290.77FT

Assessment Information:

Year:	2009	2008
Land Value:	\$16,592,000	\$21,901,440
Building Value:	\$29,243,102	\$30,378,336
Market Value:	\$45,835,102	\$52,279,776
Assessed Value:	\$45,835,102	\$52,279,776

Taxable Value Information:

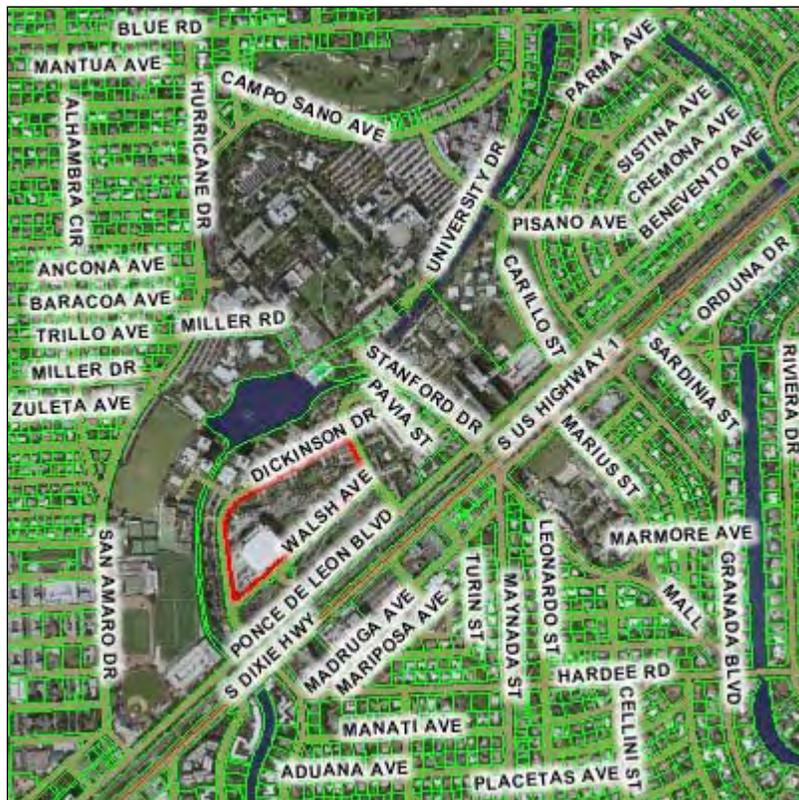
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$45,835,102/ \$0	\$52,279,776/ \$0
County:	\$45,835,102/ \$0	\$52,279,776/ \$0
City:	\$45,835,102/ \$0	\$52,279,776/ \$0
School Board:	\$45,835,102/ \$0	\$52,279,776/ \$0

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Property Information Map



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Summary Details:

Folio No.:	03-4130-015-0070
Property:	1101 STANFORD DR
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	3
Living Units:	0
Adj Sq Footage:	267,453
Lot Size:	15 ACRES
Year Built:	0
Legal Description:	19-30 54 41 15.05 AC MAIN CAMPUS UNIVERSITY MIAMI AMD TRACT 5 PB 46-81 LOT SIZE 655580 SQUARE FEET

Assessment Information:

Year:	2009	2008
Land Value:	\$5,408,535	\$7,211,380
Building Value:	\$52,034,569	\$52,560,112
Market Value:	\$57,443,104	\$59,771,492
Assessed Value:	\$57,443,104	\$59,771,492

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$57,443,104/ \$0	\$59,771,492/ \$0
County:	\$57,443,104/ \$0	\$59,771,492/ \$0
City:	\$57,443,104/ \$0	\$59,771,492/ \$0
School Board:	\$57,443,104/ \$0	\$59,771,492/ \$0

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Property Information Map



Digital Orthophotography - 2007

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Summary Details:

Folio No.:	03-4130-015-0020
Property:	5665 PONCE DE LEON BLVD
Mailing Address:	UNIVERSITY OF MIAMI % REAL ESTATE OFFICE P O BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	13,591
Lot Size:	6 ACRES
Year Built:	1965
Legal Description:	19-30 54 41 5.63 AC PB 46-81 MAIN CAMPUS UNIV MIA AMD PT TR 1 BEG X NE/L OF AVE APRICALA & NW/L PONCE DE LEON BLVD PB 46-81 NE ALG NW/L OF BLVD 537.41FT TO POB NWLY290.77

Assessment Information:

Year:	2009	2008
Land Value:	\$2,023,230	\$2,697,640
Building Value:	\$795,285	\$816,363
Market Value:	\$2,818,515	\$3,514,003
Assessed Value:	\$2,818,515	\$3,514,003

Taxable Value Information:

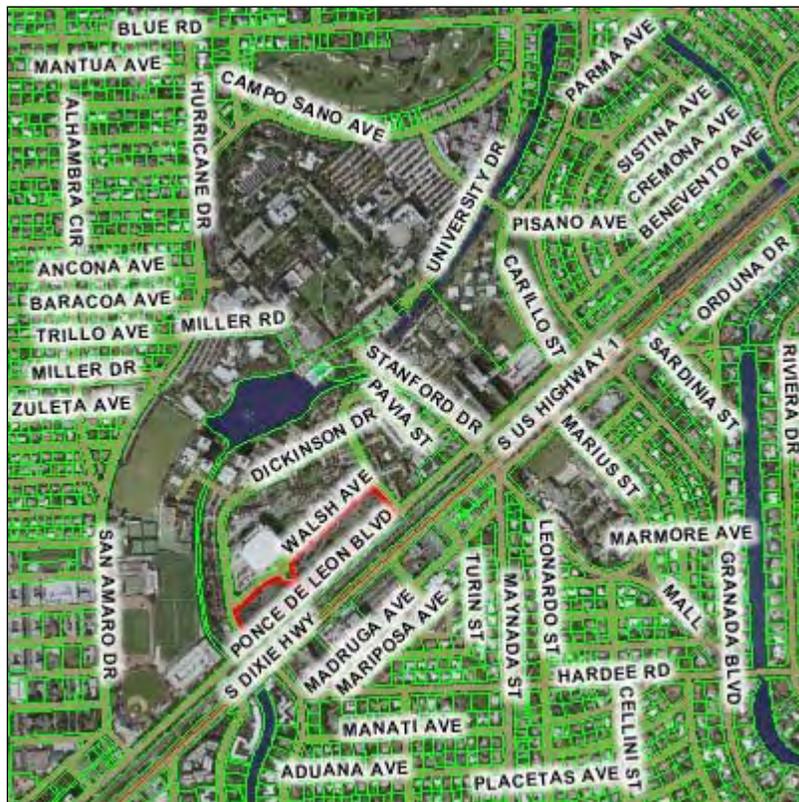
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$2,818,515/ \$0	\$3,514,003/ \$0
County:	\$2,818,515/ \$0	\$3,514,003/ \$0
City:	\$2,818,515/ \$0	\$3,514,003/ \$0
School Board:	\$2,818,515/ \$0	\$3,514,003/ \$0

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Property Information Map



Digital Orthophotography - 2007

0 640 ft

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Close

Summary Details:

Folio No.:	03-4130-015-0060
Property:	1231 DICKINSON DR
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	114,193
Lot Size:	9 ACRES
Year Built:	1968
Legal Description:	30 54 41 8.628AC MAIN CAMPUS UNIVERSITY MIAMI AMD TRACT 4 AS DESC IN PB 46-81 LESS PORT LYING IN PB 161-60 LOT SIZE 8.628 AC

Assessment Information:

Year:	2009	2008
Land Value:	\$3,100,498	\$4,133,998
Building Value:	\$8,990,951	\$8,936,697
Market Value:	\$12,091,449	\$13,070,695
Assessed Value:	\$12,091,449	\$13,070,695

Taxable Value Information:

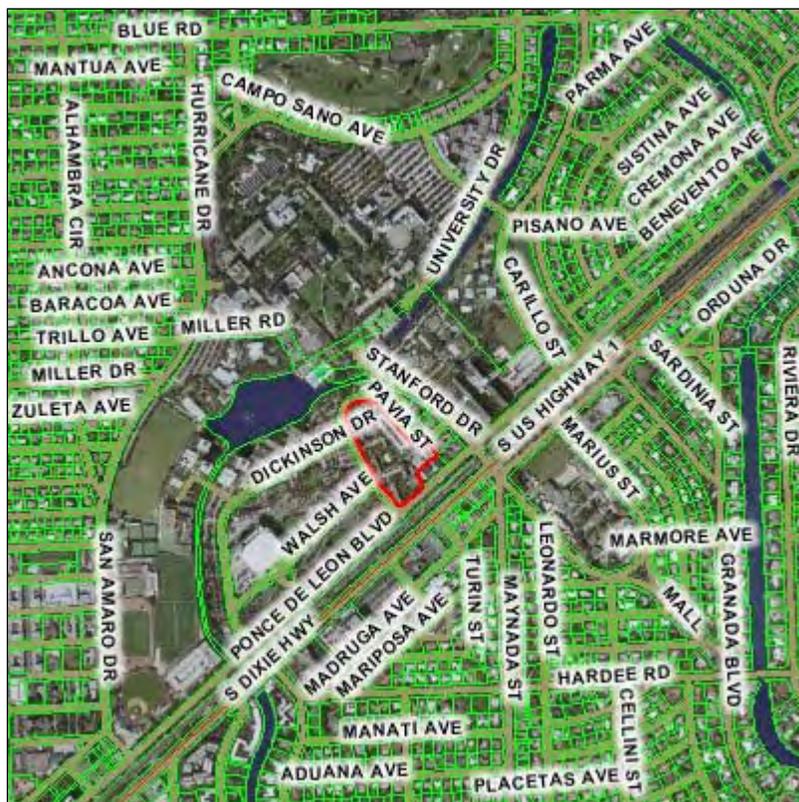
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$12,091,449/ \$0	\$13,070,695/ \$0
County:	\$12,091,449/ \$0	\$13,070,695/ \$0
City:	\$12,091,449/ \$0	\$13,070,695/ \$0
School Board:	\$12,091,449/ \$0	\$13,070,695/ \$0

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Property Information Map



Digital Orthophotography - 2007

0 640 ft

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Summary Details:

Folio No.:	03-4130-015-0100
Property:	5225 PONCE DE LEON BLVD
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	137,551
Lot Size:	6 ACRES
Year Built:	0
Legal Description:	19-30 54 41 6.40 AC M/L MAIN CAMPUS UNIV MIA AMD PB 46-81 TR 6 LESS DB 4089-333 3917-162 3803-453 & 3815-209 LOT SIZE 278784 SQUARE FEET

Assessment Information:

Year:	2009	2008
Land Value:	\$2,299,968	\$3,066,624
Building Value:	\$6,636,072	\$6,703,104
Market Value:	\$8,936,040	\$9,769,728
Assessed Value:	\$8,936,040	\$9,769,728

Taxable Value Information:

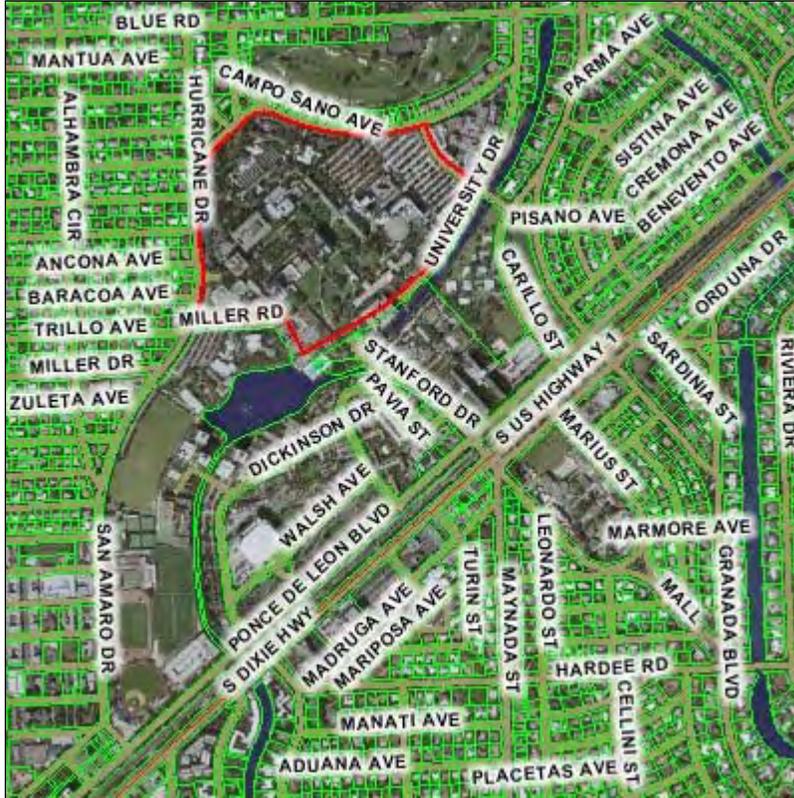
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$8,936,040/ \$0	\$9,769,728/ \$0
County:	\$8,936,040/ \$0	\$9,769,728/ \$0
City:	\$8,936,040/ \$0	\$9,769,728/ \$0
School Board:	\$8,936,040/ \$0	\$9,769,728/ \$0

My Home Miami-Dade County, Florida

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Property Information Map



Digital Orthophotography - 2007

0 640 ft

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Close

Summary Details:

Folio No.:	03-4130-015-0030
Property:	5202 UNIVERSITY DR
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFF PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	129,411
Lot Size:	64 ACRES
Year Built:	1950
Legal Description:	MAIN CAMPUS UNIVERSITY MIAMI AMD PB 46-81 TRACT 2 LESS DESC BEG NE COR OF TR S TH NWLY AD 530FT SWLY AD 78.03FT SWLYSELY AD 38.37FT S 14 DEG E 6.36FT SELY

Assessment Information:

Year:	2009	2008
Land Value:	\$18,391,118	\$18,391,118
Building Value:	\$17,666,788	\$17,666,788
Market Value:	\$36,057,906	\$36,057,906
Assessed Value:	\$36,057,906	\$36,057,906

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$36,057,906/ \$0	\$36,057,906/ \$0
County:	\$36,057,906/ \$0	\$36,057,906/ \$0
City:	\$36,057,906/ \$0	\$36,057,906/ \$0
School Board:	\$36,057,906/ \$0	\$36,057,906/ \$0

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Summary Details:

Folio No.:	03-4130-002-1040
Property:	1507 LEVANTE AVE
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	3
Living Units:	0
Adj Sq Footage:	78,341
Lot Size:	2.65 ACRES
Year Built:	1970
Legal Description:	30 54 41 2.652 AC C GABLES RIEVERA SEC 6 PB 20-79 BLKS 193 & 194 & THAT PART OF SAGUA AVE LYING BETWEEN SAID BLKS LESS LOTS 1-2-3-6-7-8 & PORT OF LOT 4 BLK 194 & PORT OF SAGUA AVE

Assessment Information:

Year:	2009	2008
Land Value:	\$1,042,785	\$1,388,550
Building Value:	\$4,125,817	\$4,214,477
Market Value:	\$5,168,602	\$5,603,027
Assessed Value:	\$5,168,602	\$5,603,027

Taxable Value Information:

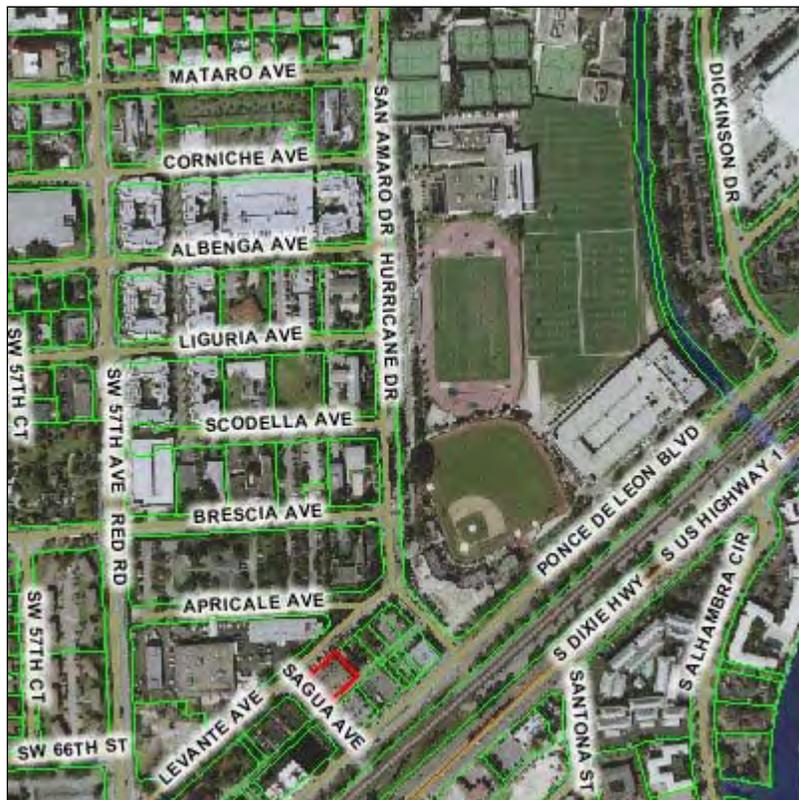
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$5,168,602/ \$0	\$5,603,027/ \$0
County:	\$5,168,602/ \$0	\$5,603,027/ \$0
City:	\$5,168,602/ \$0	\$5,603,027/ \$0
School Board:	\$5,168,602/ \$0	\$5,603,027/ \$0

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Summary Details:

Folio No.:	03-4130-009-0010
Property:	1540 LEVANTE AVE
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	15,879
Lot Size:	12,500 SQ FT
Year Built:	1958
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOTS 1 & 2 & SW1/2 LOT 3 BLK 192 LOT SIZE 125.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$875,000	\$875,000
Building Value:	\$902,100	\$926,307
Market Value:	\$1,777,100	\$1,801,307
Assessed Value:	\$1,777,100	\$1,801,307

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,777,100/ \$0	\$1,801,307/ \$0
County:	\$1,777,100/ \$0	\$1,801,307/ \$0
City:	\$1,777,100/ \$0	\$1,801,307/ \$0
School Board:	\$1,777,100/ \$0	\$1,801,307/ \$0

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Summary Details:

Folio No.:	03-4130-009-0060
Property:	
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,000 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOT 6 BLK 192 LOT SIZE 50.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$350,000	\$350,000
Building Value:	\$0	\$0
Market Value:	\$350,000	\$350,000
Assessed Value:	\$350,000	\$350,000

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$350,000/\$0	\$350,000/\$0
County:	\$350,000/\$0	\$350,000/\$0
City:	\$350,000/\$0	\$350,000/\$0
School Board:	\$350,000/\$0	\$350,000/\$0

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Summary Details:

Folio No.:	03-4130-009-0070
Property:	
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,000 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOT 7 BLK 192 LOT SIZE 50.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$350,000	\$350,000
Building Value:	\$0	\$0
Market Value:	\$350,000	\$350,000
Assessed Value:	\$350,000	\$350,000

Taxable Value Information:

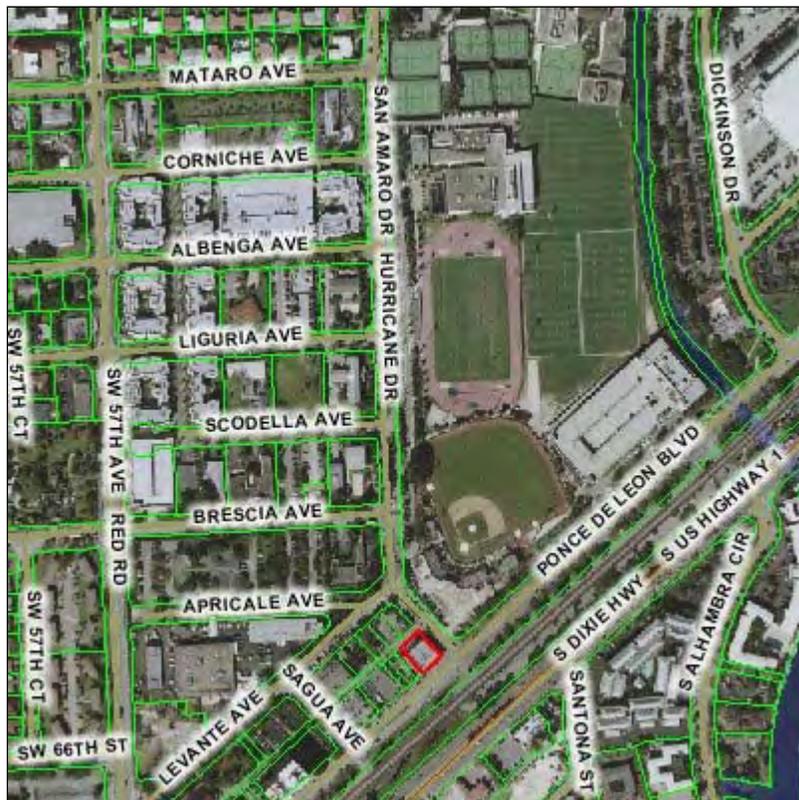
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$350,000/\$0	\$350,000/\$0
County:	\$350,000/\$0	\$350,000/\$0
City:	\$350,000/\$0	\$350,000/\$0
School Board:	\$350,000/\$0	\$350,000/\$0

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Summary Details:

Folio No.:	03-4130-009-0080
Property:	5809 PONCE DE LEON BLVD
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	9,900
Lot Size:	7,500 SQ FT
Year Built:	1954
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOTS 8 TO 10 INC BLK 192 LOT SIZE 75.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$562,500	\$562,500
Building Value:	\$493,765	\$508,167
Market Value:	\$1,056,265	\$1,070,667
Assessed Value:	\$1,056,265	\$1,070,667

Taxable Value Information:

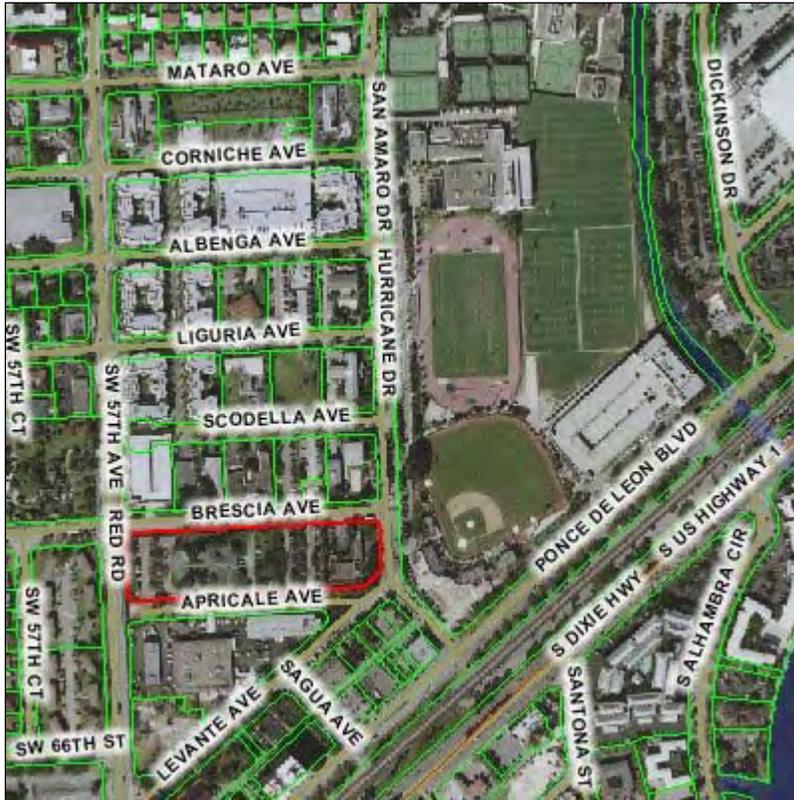
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,056,265/ \$0	\$1,070,667/ \$0
County:	\$1,056,265/ \$0	\$1,070,667/ \$0
City:	\$1,056,265/ \$0	\$1,070,667/ \$0
School Board:	\$1,056,265/ \$0	\$1,070,667/ \$0

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Summary Details:

Folio No.:	03-4130-002-1030
Property:	1550 BRESCIA AVE
Mailing Address:	UNIVERSITY OF MIAMI REAL ESTATE OFF PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	9/8
Floors:	1
Living Units:	0
Adj Sq Footage:	9,874
Lot Size:	3.42 ACRES
Year Built:	1966
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 1 THRU 30 BLK 190 LOT SIZE 149163 SQ FT

Assessment Information:

Year:	2009	2008
Land Value:	\$1,640,793	\$1,640,793
Building Value:	\$1,560,056	\$1,560,056
Market Value:	\$3,200,849	\$3,200,849
Assessed Value:	\$3,200,849	\$3,200,849

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$3,200,849/ \$0	\$3,200,849/ \$0
County:	\$3,200,849/ \$0	\$3,200,849/ \$0
City:	\$3,200,849/ \$0	\$3,200,849/ \$0
School Board:	\$3,200,849/ \$0	\$3,200,849/ \$0

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Summary Details:

Folio No.:	03-4130-002-1020
Property:	
Mailing Address:	UNIVERSITY OF MIAMI % REAL ESTATE OFFICE P O BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	25,100 SQ FT
Year Built:	0
Legal Description:	C GABLES RIV SEC 6 PB 20 76 LOTS 10 THRU 12 & N30FT OF LOT 19 & LOT 20 LESS E20FT OF S70FT & LOT 21 BLK 189 LOT SIZE 25100 SQ FT

Assessment Information:

Year:	2009	2008
Land Value:	\$702,800	\$938,740
Building Value:	\$0	\$0
Market Value:	\$702,800	\$938,740
Assessed Value:	\$702,800	\$938,740

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$702,800/\$0	\$938,740/\$0
County:	\$702,800/\$0	\$938,740/\$0
City:	\$702,800/\$0	\$938,740/\$0
School Board:	\$702,800/\$0	\$938,740/\$0

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Summary Details:

Folio No.:	03-4130-002-1001
Property:	1531 BRESCIA AVE
Mailing Address:	UNIVERSITY OF MIAMI REAL EST OFF - PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0042 CLUB OR HALL-PRIVATE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	10,409
Lot Size:	30,000 SQ FT
Year Built:	1960
Legal Description:	30 54 41 C GABLES RIVIERA SEC 6 PB 20-79 LOTS 7 TO 9 INC & 22 TO 24 INC BLK 189 LOT SIZE 300.000 X 100 CF 73R191025

Assessment Information:

Year:	2009	2008
Land Value:	\$810,000	\$1,089,000
Building Value:	\$486,805	\$500,732
Market Value:	\$1,296,805	\$1,589,732
Assessed Value:	\$1,296,805	\$1,589,732

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,296,805/ \$0	\$1,589,732/ \$0
County:	\$1,296,805/ \$0	\$1,589,732/ \$0
City:	\$1,296,805/ \$0	\$1,589,732/ \$0
School Board:	\$1,296,805/ \$0	\$1,589,732/ \$0

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Summary Details:

Folio No.:	03-4130-002-1002
Property:	1541 BRESCIA AVE
Mailing Address:	UNIVERSITY OF MIAMI R E DEPT PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8600 CIVIC AND CONVENTION CENTER
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	11,620
Lot Size:	30,000 SQ FT
Year Built:	1967
Legal Description:	C GABLES RIV SEC 6 PB 20-79 LOTS 4 TO 6 INC & LOTS 25 TO 27 INC BLK 189 LOT SIZE 300.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$412,500	\$412,500
Building Value:	\$317,688	\$317,688
Market Value:	\$730,188	\$730,188
Assessed Value:	\$730,188	\$730,188

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$730,188/\$0	\$730,188/\$0
County:	\$730,188/\$0	\$730,188/\$0
City:	\$730,188/\$0	\$730,188/\$0
School Board:	\$730,188/\$0	\$730,188/\$0

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Summary Details:

Folio No.:	03-4130-002-1000
Property:	1590 SCODELLA AVE
Mailing Address:	UNIV OF MIA INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	34,578
Lot Size:	31,376 SQ FT
Year Built:	2006
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOT 1 & LOTS 28 THRU 30 BLK 189 & LOTS 3 & 4 BLK 1 OF UNIVERSITY OF MIAMI MAIN CAMPUS 1ST ADDN OF PB 87-10

Assessment Information:

Year:	2009	2008
Land Value:	\$894,216	\$1,190,719
Building Value:	\$1,979,168	\$1,979,168
Market Value:	\$2,873,384	\$3,169,887
Assessed Value:	\$2,873,384	\$3,169,887

Taxable Value Information:

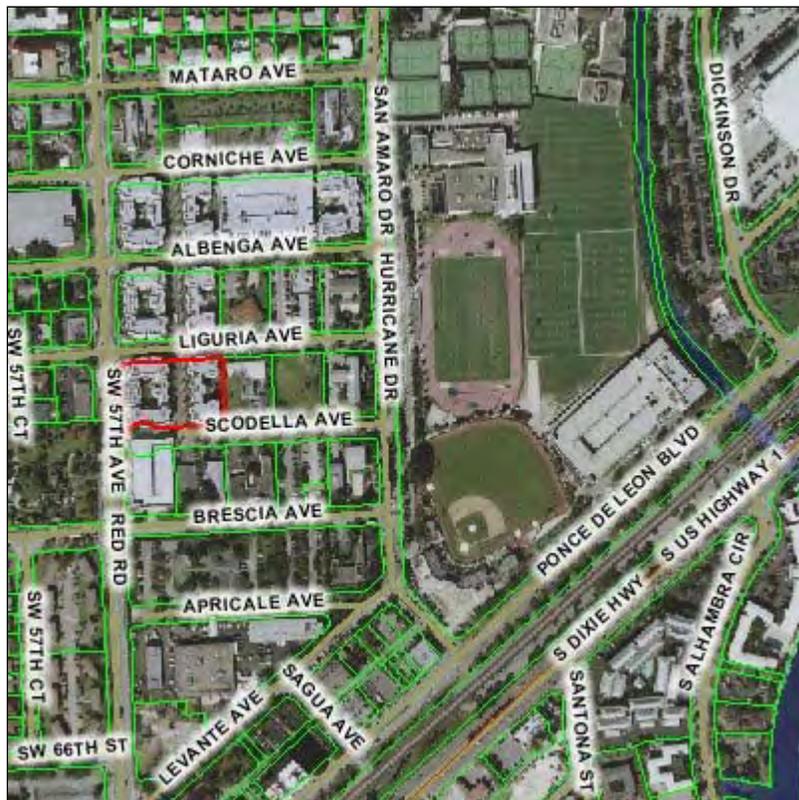
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$2,873,384/ \$0	\$3,169,887/ \$0
County:	\$2,873,384/ \$0	\$3,169,887/ \$0
City:	\$2,873,384/ \$0	\$3,169,887/ \$0
School Board:	\$2,873,384/ \$0	\$3,169,887/ \$0

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Summary Details:

Folio No.:	03-4130-002-0990
Property:	1560 LIGURIA AVE
Mailing Address:	UNIV OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	245/213
Floors:	4
Living Units:	79
Adj Sq Footage:	87,575
Lot Size:	61,376 SQ FT
Year Built:	2006
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 1 THRU 6 & LOTS 25 THRU 27 & LOT 30 BLK 188 & LOTS 1 & 2 BLK 1 OF UNIVERSITY OF MIAMI MAIN CAMPUS OF PB 87-10

Assessment Information:

Year:	2009	2008
Land Value:	\$1,580,432	\$2,117,472
Building Value:	\$7,759,860	\$7,759,860
Market Value:	\$9,340,292	\$9,877,332
Assessed Value:	\$9,340,292	\$9,877,332

Taxable Value Information:

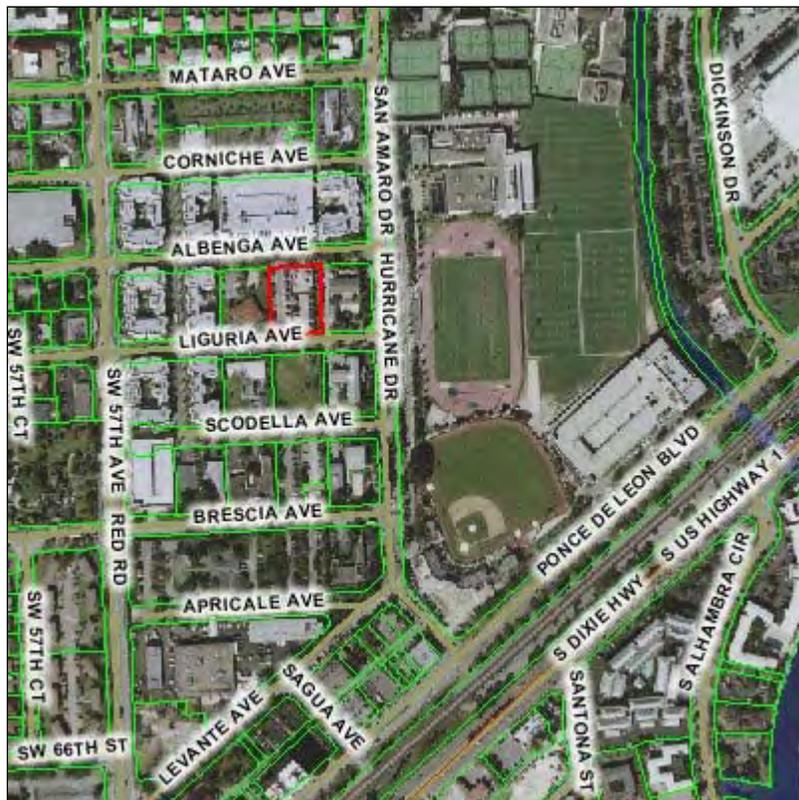
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$9,340,292/ \$0	\$9,877,332/ \$0
County:	\$9,340,292/ \$0	\$9,877,332/ \$0
City:	\$9,340,292/ \$0	\$9,877,332/ \$0
School Board:	\$9,340,292/ \$0	\$9,877,332/ \$0

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Summary Details:

Folio No.:	03-4130-002-0960
Property:	
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	30,000 SQ FT
Year Built:	0
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 10 THRU 12 & 19 THRU 21 BLK 186 LOT SIZE 30000 SQ FT NAW 03- 4130-002-0940

Assessment Information:

Year:	2009	2008
Land Value:	\$772,500	\$1,035,000
Building Value:	\$0	\$0
Market Value:	\$772,500	\$1,035,000
Assessed Value:	\$772,500	\$1,035,000

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$772,500/\$0	\$1,035,000/ \$0
County:	\$772,500/\$0	\$1,035,000/ \$0
City:	\$772,500/\$0	\$1,035,000/ \$0
School Board:	\$772,500/\$0	\$1,035,000/ \$0

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Summary Details:

Folio No.:	03-4130-002-0940
Property:	1565 LIGURIA AVE
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	215/183
Floors:	4
Living Units:	71
Adj Sq Footage:	87,575
Lot Size:	61,000 SQ FT
Year Built:	2006
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 1 THRU 6 & 25 THRU 30 BLK 186 LOT SIZE 61000 SQ FT

Assessment Information:

Year:	2009	2008
Land Value:	\$1,570,750	\$2,104,500
Building Value:	\$7,731,860	\$7,731,860
Market Value:	\$9,302,610	\$9,836,360
Assessed Value:	\$9,302,610	\$9,836,360

Taxable Value Information:

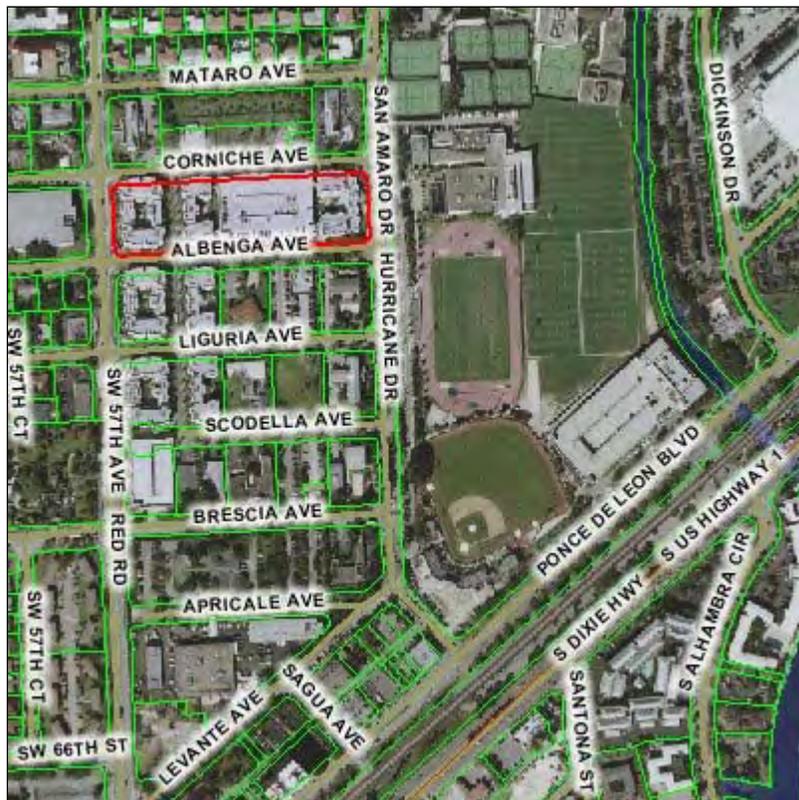
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$9,302,610/ \$0	\$9,836,360/ \$0
County:	\$9,302,610/ \$0	\$9,836,360/ \$0
City:	\$9,302,610/ \$0	\$9,836,360/ \$0
School Board:	\$9,302,610/ \$0	\$9,836,360/ \$0

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Summary Details:

Folio No.:	03-4130-002-0900
Property:	1540 CORNICHE AVE
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE 8815 WESLEYAN ROAD INDIANAPOLIS IN 46268-

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	337/305
Floors:	4
Living Units:	121
Adj Sq Footage:	333,540
Lot Size:	3.35 ACRES
Year Built:	2006
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 1 THRU 30 BLK 185 LOT SIZE 146000 SQ FT LOT SIZE IRREGULAR

Assessment Information:

Year:	2009	2008
Land Value:	\$3,759,500	\$5,037,000
Building Value:	\$23,311,646	\$23,311,646
Market Value:	\$27,071,146	\$28,348,646
Assessed Value:	\$27,071,146	\$28,348,646

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$27,071,146/\$0	\$28,348,646/\$0
County:	\$27,071,146/\$0	\$28,348,646/\$0
City:	\$27,071,146/\$0	\$28,348,646/\$0
School Board:	\$27,071,146/\$0	\$28,348,646/\$0

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Summary Details:

Folio No.:	03-4130-002-0861
Property:	
Mailing Address:	UNIVERSITY OF MIAMI REAL ESTATE DEPT PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	8800 SPECIFIC NON-COMPLYING OR QUALIFIED USE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	31,000 SQ FT
Year Built:	0
Legal Description:	30 54 41 C GAB RIVIERA SEC 6 PB 20- 79 LOTS 1-2-3 & 28-29 & 30 BLK 184 LOT SIZE 200.000 X 155

Assessment Information:

Year:	2009	2008
Land Value:	\$837,000	\$1,125,300
Building Value:	\$0	\$0
Market Value:	\$837,000	\$1,125,300
Assessed Value:	\$837,000	\$1,125,300

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$837,000	\$0/ \$1,125,300
County:	\$0/\$837,000	\$0/ \$1,125,300
City:	\$0/\$837,000	\$0/ \$1,125,300
School Board:	\$0/\$837,000	\$0/ \$1,125,300

Sale Information:

Sale Date:	10/1972
Sale Amount:	\$82,500
Sale O/R:	
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Digital Orthophotography - 2007

0 235 ft

This map was created on 4/22/2010 12:38:54 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	03-4130-002-0890
Property:	1527 CORNICHE AVE
Mailing Address:	THE UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	40,100 SQ FT
Year Built:	0
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 19 THRU 27 INC LESS BLK 184 S70FT OF LOT 19 & E20FT OF S70FT OF LOT 20 LOT SIZE IRREGULAR

Assessment Information:

Year:	2009	2008
Land Value:	\$1,062,650	\$1,429,565
Building Value:	\$0	\$0
Market Value:	\$1,062,650	\$1,429,565
Assessed Value:	\$1,062,650	\$1,429,565

Taxable Value Information:

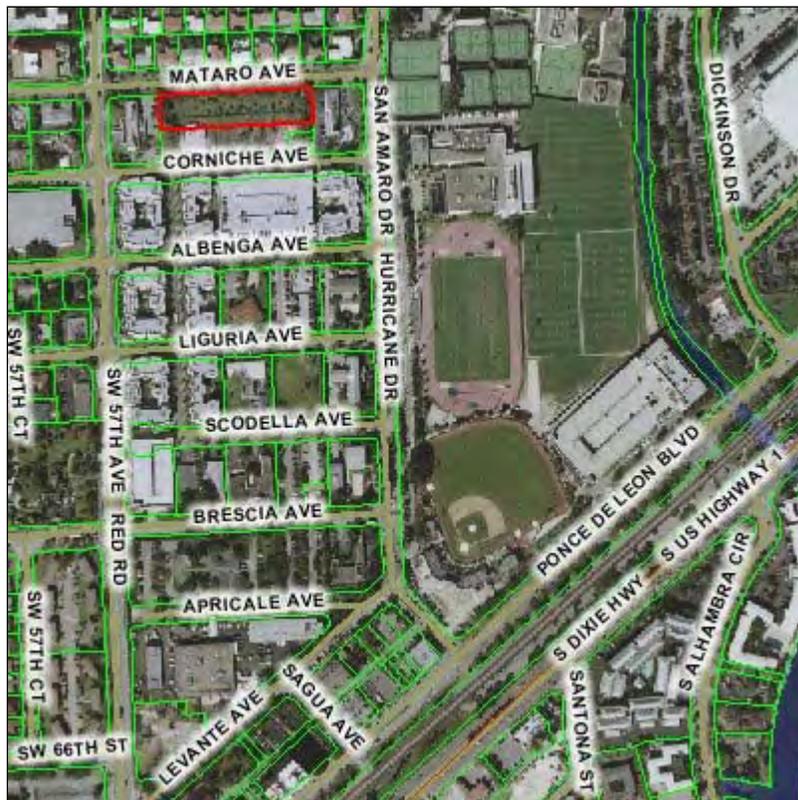
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,062,650	\$1,429,565/ \$0
County:	\$0/ \$1,062,650	\$1,429,565/ \$0
City:	\$0/ \$1,062,650	\$1,429,565/ \$0
School Board:	\$0/ \$1,062,650	\$1,429,565/ \$0

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Digital Orthophotography - 2007

0 235 ft

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Summary Details:

Folio No.:	03-4130-002-0870
Property:	1537 CORNICHE AVE
Mailing Address:	UNIVERSITY OF MIAMI INS & R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	45,000 SQ FT
Year Built:	0
Legal Description:	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 4 THRU 12 INC BLK 184 LOT SIZE 450.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$1,125,000	\$1,500,750
Building Value:	\$0	\$0
Market Value:	\$1,125,000	\$1,500,750
Assessed Value:	\$1,125,000	\$1,500,750

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,125,000/ \$0	\$1,500,750/ \$0
County:	\$1,125,000/ \$0	\$1,500,750/ \$0
City:	\$1,125,000/ \$0	\$1,500,750/ \$0
School Board:	\$1,125,000/ \$0	\$1,500,750/ \$0



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

AREA I

All those lots, pieces, parcels or strips of land, situate, lying and being in Section 30, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida being generally described as the properties owned in fee simple by the University of Miami, the same being more particularly described as follows, *viz.*:

Lot 1 through 12, inclusive and Lots 19 through 30, inclusive, in Block 184 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Lots 1 through 30, inclusive, in Block 185 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Lots 1 through 6, inclusive, Lots 10 through 12, inclusive, Lots 19 through 21, inclusive and Lots 25 through 30, inclusive, in Block 186 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Lots 1 through 6, inclusive, Lots 25 through 27, inclusive, and Lot 30 in Block 188 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Lot 1, Lots 4 through 12, inclusive, Lot 19, less the South 70 feet, Lot 20, less the East 20 feet of the South 70 feet thereof, and all of Lots 21 through 30, inclusive, in Block 189 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

Together with:

Lots 1 through 30, inclusive, in Block 190 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Lots 1 through 20, inclusive, in Block 193 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Lots 4 and 5 in Block 194 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida.

Less therefrom:

That portion of said Lot 4 as conveyed to the City of Coral Gables, a Municipal Corporation of the State of Florida, the same as being more fully described in that certain Special Warranty Deed recorded in Official Records Book 16907 at Page 3532 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Those Air Rights vested in the University of Miami, a Florida Corporation, Not-for-Profit, having a lower boundary at a horizontal plane of Elevation Plus Fifty-Two Feet (+52.0 feet) as measured from the City of Miami Vertical Datum (+51.74 Feet as referenced to the National Geodetic Vertical Datum of 1929) and having an upper boundary at the maximum elevation as set forth in the terms and conditions cited in that certain Special Warranty Deed as recorded in Official Records Book 16907 at Page 3532 of the Public Records of Dade County (now Miami-Dade County), Florida and lying within the boundaries of the following described property:

Lots 1, 2, 3, 6, 7 and 8, and a portion of Lot 4, Block 194, CORAL GABLES RIVIERA SECTION PART 6, according to the plat thereof, as recorded in Plat Book 20, at Page



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

79, of the Public Records of Dade County, Florida, and a portion of Avenue Sagua, vacated and discontinued by Ordinance No. 842, City of Coral Gables, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest $\frac{1}{4}$, of Section 30, Township 54 South, Range 41 East, Dade County, Florida; thence South 00 degrees 13 minutes 22 seconds West, along the West line of said Section 30, for 472.32 feet to the intersection of the Westerly extension of the North Right-of-Way line of said Avenue Sagua; thence North 89 degrees 41 minutes 10 seconds East for 30.00 feet to the Point of Beginning of the following described parcel of land, said point being on the East right-of-way line of S.W. 57th Avenue (Red Road); thence continue North 89 degrees 41 minutes 10 seconds East for 133.37 feet; thence South 00 degrees 18 minutes 50 seconds East, at right angles to the last described line, for 13.55 feet; thence North 89 degrees 41 minutes 10 seconds East for 67.32 feet; thence South 00 degrees 18 minutes 14 seconds West for 138.15 feet to a point, said point being on the Northerly right-of-way of Avenue Levante, as shown on said plat of CORAL GABLES RIVIERA SECTION PART 6, according to the plat thereof, as recorded in Plat Book 20, at Page 79; thence South 50 degrees 19 minutes 22 seconds west, along said Northerly right-of-way line of Avenue Levante, for 163.61 feet to a point of curve; thence Southwesterly-Westerly, along the arc of a circular curve to the right, having a radius of 20.00 feet and a central angle of 39 degrees 21 minutes 48 seconds, for an arc distance of 13.74 feet to a point of tangency; thence South 89 degrees 41 minutes 10 seconds West for 42.27 feet to a point of curve; thence Westerly-Northwesterly-Northerly, along the arc of a circular curve to the right, having a radius of 20.00 feet and a central angle of 90 degrees 32 minutes 12 seconds, for an arc distance of 31.60 feet to a point of tangency, said point being on the Easterly right-of-way line of S.W. 57th Avenue (Red Road); thence North 00 degrees 13 minutes 22 seconds East, along said Easterly right-of-way line of S.W. 57th Avenue (Red Road), for 239.82 feet to the Point of Beginning.

Together with:

Lots 1, 2, the Southwesterly $\frac{1}{2}$ of Lot 3 and Lots 6 through 10, inclusive, in Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Lots 1 through 4, inclusive, in Block 1 of UNIVERSITY OF MIAMI MAIN CAMPUS FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 87 at Page 10 of the Public Records of Dade County (now Miami-Dade County), Florida.



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

Together with:

All those strips, lots, pieces or parcels of land, situate, lying and being in Section 30, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida being rights of way or alleys vacated or abandoned in favor of the University of Miami, the same being more particularly described as follows, viz.:

Avenue Lepanto, (now known as Avenue Apricale), as shown and described in the recorded Plat of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Ordinance Number 1272, dated March 13, 1962, butted and bounded as follows:

ON THE NORTH: By the South boundary of Block 190 as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6, this also being the Northerly Right of Way line of said Avenue Lepanto (Avenue Apricale).

ON THE EAST: By the Westerly Right of Way Line of Avenue Levante, as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6.

ON THE SOUTH: By the North Boundary of Block 193 as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6, this also being the South Right of Way line of said Avenue Lepanto (Avenue Apricale).

ON THE WEST: By the East Right of Way Line of Red Road, (S.W. 57th Avenue) as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6.

Together with:

That portion of the 20-foot wide alley lying within Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Resolution Number 3639, dated December 19, 1950 and recorded in Official Records Book 13676 at Page 3710, all of the Public Records of Dade County (now Miami-Dade County), Florida generally butted and bounded as follows:

ON THE NORTHEAST: By the Northeasterly boundary of said Block 192.

ON THE SOUTHEAST: By the Northwesterly boundary of Lots 8, 9 and 10 in Block 192, this also being the Southeasterly boundary of said 20-foot wide alley.

ON THE SOUTHWEST: By the Northwesterly prolongation of the Southwesterly boundary of said Lot 10 in Block 192.

ON THE NORTHWEST: By the Centerline of said 20-foot wide alley.



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

Together with:

That portion of the 20-foot wide alley lying within Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Resolution Number 3639, dated December 19, 1950 and recorded in Official Records Book 13676 at Page 3710, all of the Public Records of Dade County (now Miami-Dade County), Florida, butted and bounded as follows:

- ON THE NORTHEAST: By the Northeasterly boundary of said Block 192.
- ON THE SOUTHEAST: By the Centerline of said 20-foot wide alley.
- ON THE SOUTHWEST: By the Southeasterly prolongation of the Southwesterly boundary of Lot 6 in said Block 192.
- ON THE NORTHWEST: By the Southeasterly boundary of Lots 6 and 7 in said Block 192, this also being the Northwesterly boundary of said 20-foot wide alley.

Together with:

That portion of the 20-foot wide alley lying within Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Resolution Number 3639, dated December 19, 1950 and recorded in Official Records Book 13676 at Page 3710, all of the Public Records of Dade County (now Miami-Dade County), Florida, butted and bounded as follows:

- ON THE NORTHEAST: By the Southeasterly prolongation of the Northeasterly Boundary of the Southwesterly $\frac{1}{2}$ of Lot 3 in said Block 192.
- ON THE SOUTHEAST: By the Centerline of said 20-foot wide alley.
- ON THE SOUTHWEST: By the Southwesterly boundary of said Block 192.
- ON THE NORTHWEST: By the Southeasterly boundary of Lots 1, 2 and the Southwesterly $\frac{1}{2}$ of Lot 3 in said Block 192, this also being the Northwesterly boundary of said 20-foot wide alley.

Together with:

Avenue Sagua, as shown and described on the plat of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida, the same as



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Resolution Number 842, dated July 27, 1954, butted and bounded as follows:

ON THE NORTH: By the South boundary of Block 193 as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6, this also being the Northerly Right of Way Line of said Avenue Sagua.

ON THE EAST: By the Westerly Right of Way Line of Avenue Levante, as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6.

ON THE SOUTH: By the North boundary of Block 194 as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6, this also being the South Right of Way line of said Avenue Sagua.

ON THE WEST: By the East Right of Way Line of Red Road, (S.W. 57th Avenue) as shown on said Plat of CORAL GABLES RIVIERA SECTION PART 6.

Less therefrom:

That portion of said Avenue Sagua as conveyed to the City of Coral Gables, a Municipal Corporation of the State of Florida, the same as more fully described in that certain Special Warranty Deed as recorded in Official Records Book 16907 at Page 3532 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

That portion of Avenue Scodella (Avenue Oviesto) as shown and described in the recorded Plat of UNIVERSITY OF MIAMI MAIN CAMPUS FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 87 at Page 10, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Ordinance Number 2794 dated July 26, 1988 and recorded in Official Records Book 14887 at Page 207, both of the Public Records of Dade County (now Miami-Dade County), Florida.

AREA II:

All those lots, pieces, parcels or strips of land, situate, lying and being in Sections 19 and 30, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida being generally described as the properties owned in fee simple by the University of Miami, the same being more particularly described as follows, *viz.*:



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

Lot 14, 15 and 16 in Block 165 of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7, according to the Plat thereof, as recorded in Plat Book 28 at Page 45 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tr. 1 of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

Less therefrom:

That portion of said Tr. 1 as dedicated to the City of Coral Gables, a Municipal Corporation of the State of Florida as additional Right of Way for San Amaro Drive, the same as more fully described in that certain Ordinance Number 1206, dated December 13, 1960 and recorded in Official Records Book 2464 at Page 556, of the Public Records of Dade County (now Miami-Dade County), Florida.

And:

That portion of said Tr. 1 lying between the edges of the University Waterway as it was excavated and constructed on January 27, 1944. [Note: The University Waterway lying between Blocks 270 and 174, as shown on the plat CORAL GABLES RIVIERA SECTION PART 7, according to the Plat thereof, as recorded in Plat Book 28 at Page 45 of the Public Records of Dade County (now Miami-Dade County), Florida, was (together with other land) conveyed to the City of Coral Gables, a municipal corporation of the State of Florida, by virtue of that certain Warranty Deed filed November 25, 1939, recorded in Deed Book 2015, page 390 of the Public Records of Miami-Dade County, Florida. The City of Coral Gables conveyed to the abutting lot owners that portion of the University Waterway lying between the external lot lines and the edge of the University Waterway as it was then excavated and constructed by quit-claim deed filed January 27, 1944, recorded in Deed Book 2350, page 27, of the Public Records of Dade County (now Miami-Dade County), Florida. The approximate location and dimensions of that portion of said Tr. 1 lying between the edges of the University Waterway as it was excavated and constructed on January 27, 1944 (and, with the exception of the portion which traverses Lake Osceola, as it substantially exists today) are as shown and delineated as the "University Waterway" on the Plat of AMENDED PLAT PORTION OF MAIN CAMPUS



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

UNIVERSITY OF MIAMI, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.]

Together with:

Tr. 2 of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

Less therefrom:

That portion of said Tr. 2 as conveyed to the Dr. John D. MacDonald Foundation, a Corporation Not for Profit, the same as more fully described in that certain Special Warranty Deed recorded in Official Records Book 7079 at Page 650 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tr. 3 of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

Less therefrom:

That portion of said Tr. 3 conveyed to the Board of Public Instruction of Dade County, Florida (now the Miami-Dade County School Board) as more fully described in that certain Deed as recorded in Deed Book 4030 at Page 185 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tr. 4 of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

Less therefrom:

That portion of said Tr. 4 replatted as Tract "A" of UNIVERSITY OF MIAMI DAUER TRACT, according to the Plat thereof, as recorded in Plat Book 161 at Page 60 of the Public Records of Miami-Dade County, Florida.



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

Together with:

Tr. 5 of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tr. 6 of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida

Less therefrom:

That portion of said Tr. 6 as conveyed to the Miami Hillel Foundation, Inc., pursuant to that certain Warranty Deed recorded in Deed Book 3803 at Page 455 of the Public Records of Dade County (now Miami-Dade County), Florida.

And

That portion of said Tr. 6 as conveyed to the Trustees of the Diocese of South Florida, pursuant to that certain Warranty Deed recorded in Deed Book 3815 at Page 209 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tr. 7 of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

Less therefrom:

That portion of said Tr. 7 as conveyed to the Florida Baptist Convention, pursuant to that certain Warranty Deed recorded in Deed Book 3826 at Page 31 of the Public Records of Dade County (now Miami-Dade County), Florida.

And

That portion of said Tr. 7 as conveyed to the Trustees of the Christian Science Organization University of Miami, pursuant to that certain Warranty Deed



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

recorded in Official Records Book 1609 at Page 72 of the Public Records of Dade County (now Miami-Dade County), Florida.

And

That portion of said Tr. 7 as conveyed to the Board of Trustees of The Florida Annual Conference of the United Methodist Church, Inc., pursuant to that certain Warranty Deed recorded in Deed Book 3821 at Page 246 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tract "A" of SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 77 at Page 66 of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tract "A" of UNIVERSITY OF MIAMI DAUER TRACT, according to the Plat thereof, as recorded in Plat Book 161 at Page 60 of the Public Records of now Miami-Dade County, Florida.

Together with:

Tract "B" of UNIVERSITY OF MIAMI DAUER TRACT, according to the Plat thereof, as recorded in Plat Book 161 at Page 60 of the Public Records of now Miami-Dade County, Florida.

Together with:

All those strips, lots, pieces or parcels of land, situate, lying and being in Sections 19 and 30, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida being rights of way or alleys vacated or abandoned in favor of the University of Miami, the same being more particularly described as follows, viz.:

A portion of Geo. E. Merrick Street, as shown and described in those certain Plats entitled REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7, according to the Plat thereof, as recorded in Plat Book 28 at Page 45 and AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81, both of the Public Records of Dade County (now Miami-Dade County), Florida, as vacated by the City of Coral Gables, a Municipal



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

Corporation of the State of Florida, pursuant to Ordinance Number 976, dated June 26, 1956, butted and bounded as follows:

ON THE NORTHEAST: By the Southwesterly Right of Way line of Miller Drive, now known as Henry King Stanford Drive, as shown on said Plat of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI.

ON THE SOUTHEAST: By the Northwesterly boundary of Block 165 of said Plat of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7, this also being the Southeasterly Right of Way line of said Geo. E. Merrick Street.

ON THE SOUTHWEST: By the Northeasterly Right of Way line of Pavia Street, as shown on said Plat of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7.

ON THE NORTHWEST: By a Southeasterly boundary of Tr. 1 of said Plat of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, this also being the Northwesterly Right of Way line of said Geo. E. Merrick Street.

Together with:

That portion of University Drive as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Ordinance Number 2244 dated May 12, 1977, the same lying Southwesterly of the Northwesterly prolongation of the Southwesterly Right of Way line of Avenue Pisano, as shown and described in the recorded Plat of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81, less that portion of said University Drive as replatted by SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 77 at Page 66, both of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

Tract "C" of SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 77 at Page 66, of the Public Records of Dade County (now Miami-Dade County), Florida, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Ordinance Number 2244 dated May 12, 1977.

Together with:

That portion of Theo. Dickinson Drive as shown and described in the recorded Plat of AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46 at Page 81, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Ordinance



**LEGAL DESCRIPTIONS OF PROPERTIES WITHIN THE MAIN CAMPUS
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
AREAS I AND II**

Number 2682 dated February 24, 1987 and recorded in Official Records Book 13227 at Page 1306, both of the Public Records of Dade County (now Miami-Dade County), Florida.

Together with:

That portion of Miller Drive, as shown and described in the recorded Plat of SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 77 at Page 66 of the Public Records of Dade County (now Miami-Dade County), Florida, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Ordinance Number 3392 dated July 13, 1999 and recorded April 15, 2003 under Miami-Dade County Clerk's File Number 2003R247184 in Official Records Book 21174 at Page 5014 of the Public Records of Miami-Dade County, Florida.

Together with:

Tract "B" of SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 77 at Page 66, of the Public Records of Dade County (now Miami-Dade County), Florida, as vacated by the City of Coral Gables, a Municipal Corporation of the State of Florida, pursuant to Ordinance Number 3392 dated July 13, 1999 and recorded April 15, 2003 under Miami-Dade County Clerk's File Number 2003R247184 in Official Records Book 21174 at Page 5014 of the Public Records of Miami-Dade County, Florida.

Said strips, lots, pieces or parcels of land as described within the above two (2) designated Areas I and II containing 223.63 acres, more or less, by calculation.

N.B.: The acreage as shown above includes the calculated horizontal plane area of the "Air Rights Parcel" as cited in the Area I Legal Description.

N.N.B.: The acreage as shown above does not include that portion of the "University Waterway" lying Southerly of Miller Drive (Henry King Stanford Drive). This area was calculated based on the perimetrical boundaries of the Waterway as shown on the underlying Plat recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida, and is subject to such facts that a field survey may reveal



REPORT OF SKETCH TO ACCOMPANY LEGAL DESCRIPTION AREAS I AND II OF THE MAIN CAMPUS OF THE UNIVERSITY OF MIAMI IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

**ARTICLE I
DEFINITIONS, GENERALLY:**

CLIENT: SHALL MEAN THE UNIVERSITY OF MIAMI.
 SKETCH: SHALL MEAN THE GRAPHIC DEPICTION OF THE MAPS MADE A PART HEREOF AND INCORPORATED HEREIN, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
 SUBJECT PROPERTY: SHALL MEAN ALL THOSE LOTS, PIECES, PARCELS OR STRIPS OF LAND INDICATED IN THE LEGAL DESCRIPTION PORTION OF THIS DOCUMENT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
 COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO COUNTY ORDINANCE NUMBER 97-212. ALL REFERENCES TO INSTRUMENT RECORDED PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND CONVERSELY, ALL REFERENCES TO INSTRUMENT RECORDED SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL REFER TO THE PRESENT COUNTY NAME.
 CITY: SHALL MEAN THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.

**ARTICLE II
MAP PRODUCTION DATE:**

THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PRODUCED ON FEBRUARY 25, 2008.

**ARTICLE III
LEGAL DESCRIPTIONS:**

AREA I

ALL THOSE LOTS, PIECES, PARCELS OR STRIPS OF LAND, SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING GENERALLY DESCRIBED AS THE PROPERTIES OWNED IN FEE SIMPLE BY THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

LOT 1 THROUGH 12, INCLUSIVE, AND LOTS 19 THROUGH 30, INCLUSIVE, IN BLOCK 184 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 30, INCLUSIVE, IN BLOCK 185 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 6, INCLUSIVE, LOTS 10 THROUGH 12, INCLUSIVE, LOTS 19 THROUGH 21, INCLUSIVE AND LOTS 25 THROUGH 30, INCLUSIVE, IN BLOCK 186 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 6, INCLUSIVE, LOTS 25 THROUGH 27, INCLUSIVE, AND LOT 30 IN BLOCK 188 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOT 1, LOTS 4 THROUGH 12, INCLUSIVE, LOT 19, LESS THE SOUTH 70 FEET, LOT 20, LESS THE EAST 20 FEET OF THE SOUTH 70 FEET THEREOF, AND ALL OF LOTS 21 THROUGH 30, INCLUSIVE, IN BLOCK 189 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 30, INCLUSIVE, IN BLOCK 190 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 20, INCLUSIVE, IN BLOCK 193 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 4 AND 5 IN BLOCK 194 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID LOT 4 AS CONVEYED TO THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE SAME AS BEING MORE FULLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 16907 AT PAGE 3532 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

THOSE AIR RIGHTS VESTED IN THE UNIVERSITY OF MIAMI, A FLORIDA CORPORATION, NOT-FOR-PROFIT, HAVING A LOWER BOUNDARY AT A HORIZONTAL PLANE OF ELEVATION PLUS FIFTY-TWO FEET (+52.0 FEET) AS MEASURED FROM THE CITY OF MIAMI VERTICAL DATUM (+51.74 FEET AS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929) AND HAVING AN UPPER BOUNDARY AT THE MAXIMUM ELEVATION AS SET FORTH IN THE TERMS AND CONDITIONS CITED IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 16907 AT PAGE 3532 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA AND LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 6, 7 AND 8, AND A PORTION OF LOT 4, BLOCK 194, "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF AVENUE SAGUA, VACATED AND DISCONTINUED BY ORDINANCE NO. 842, CITY OF CORAL GABLES, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼, OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 13 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 30, FOR 472.32 FEET TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID AVENUE SAGUA; THENCE NORTH 89 DEGREES 41 MINUTES 10 SECONDS EAST FOR 30.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF S.W. 57TH AVENUE (RED ROAD); THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 10 SECONDS EAST FOR 133.37 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 50 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, FOR 13.55 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 10 SECONDS EAST FOR 67.32 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 14 SECONDS WEST FOR 138.15 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF AVENUE LEVANTE, AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 79; THENCE SOUTH 50 DEGREES 19 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE LEVANTE, FOR 163.61 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY-WESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 46 SECONDS, FOR AN ARC DISTANCE OF 13.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 41 MINUTES 10 SECONDS WEST FOR 42.27 FEET TO A POINT OF CURVE; THENCE WESTERLY-NORTHWESTERLY-NORTHERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 32 MINUTES 12 SECONDS, FOR AN ARC DISTANCE OF 31.80 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 57TH AVENUE (RED ROAD); THENCE NORTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S.W. 57TH AVENUE (RED ROAD), FOR 239.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 1, 2, THE SOUTHWESTERLY ½ OF LOT 3 AND LOTS 6 THROUGH 10, INCLUSIVE, IN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 4, INCLUSIVE, IN BLOCK 1 OF "UNIVERSITY OF MIAMI MAIN CAMPUS FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

ALL THOSE STRIPS, LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING RIGHTS OF WAY OR ALLEYS VACATED OR ABANDONED IN FAVOR OF THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

AVENUE LEPANTO, (NOW KNOWN AS AVENUE APRICALE), AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 1272, DATED MARCH 13, 1962, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTH: BY THE SOUTH BOUNDARY OF BLOCK 190 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID AVENUE LEPANTO (AVENUE APRICALE).
 ON THE EAST: BY THE WESTERLY RIGHT OF WAY LINE OF AVENUE LEVANTE, AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."
 ON THE SOUTH: BY THE NORTH BOUNDARY OF BLOCK 193 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID AVENUE LEPANTO (AVENUE APRICALE).
 ON THE WEST: BY THE EAST RIGHT OF WAY LINE OF RED ROAD, (S.W. 57TH AVENUE) AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."

TOGETHER WITH:

THAT PORTION OF THE 20-FOOT WIDE ALLEY LYING WITHIN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 3639, DATED DECEMBER 19, 1950 AND RECORDED IN OFFICIAL RECORDS BOOK 13676 AT PAGE 3710, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA GENERALLY BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTHEAST: BY THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 192.
 ON THE SOUTHEAST: BY THE NORTHWESTERLY BOUNDARY OF LOTS 8, 9 AND 10 IN BLOCK 192, THIS ALSO BEING THE SOUTHEASTERLY BOUNDARY OF SAID 20-FOOT WIDE ALLEY.
 ON THE SOUTHWEST: BY THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10 IN BLOCK 192.
 ON THE NORTHWEST: BY THE CENTERLINE OF SAID 20-FOOT WIDE ALLEY.

TOGETHER WITH:

THAT PORTION OF THE 20-FOOT WIDE ALLEY LYING WITHIN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 3639, DATED DECEMBER 19, 1950 AND RECORDED IN OFFICIAL RECORDS BOOK 13676 AT PAGE 3710, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTHEAST: BY THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 192.
 ON THE SOUTHEAST: BY THE CENTERLINE OF SAID 20-FOOT WIDE ALLEY.
 ON THE SOUTHWEST: BY THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 192.
 ON THE NORTHWEST: BY THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY OF LOT 6 IN SAID BLOCK 192.
 ON THE NORTHWEST: BY THE SOUTHEASTERLY BOUNDARY OF LOTS 6 AND 7 IN SAID BLOCK 192, THIS ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID 20-FOOT WIDE ALLEY.

TOGETHER WITH:

THAT PORTION OF THE 20-FOOT WIDE ALLEY LYING WITHIN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 3639, DATED DECEMBER 19, 1950 AND RECORDED IN OFFICIAL RECORDS BOOK 13676 AT PAGE 3710, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTHEAST: BY THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY BOUNDARY OF THE SOUTHWESTERLY ½ OF LOT 3 IN SAID BLOCK 192.
 ON THE SOUTHEAST: BY THE CENTERLINE OF SAID 20-FOOT WIDE ALLEY.
 ON THE SOUTHWEST: BY THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 192.
 ON THE NORTHWEST: BY THE SOUTHEASTERLY BOUNDARY OF LOTS 1, 2 AND THE SOUTHWESTERLY ½ OF LOT 3 IN SAID BLOCK 192, THIS ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID 20-FOOT WIDE ALLEY.

TOGETHER WITH:

AVENUE SAGUA, AS SHOWN AND DESCRIBED ON THE PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, THE SAME AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 842, DATED JULY 27, 1954, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTH: BY THE SOUTH BOUNDARY OF BLOCK 193 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID AVENUE SAGUA.
 ON THE EAST: BY THE WESTERLY RIGHT OF WAY LINE OF AVENUE LEVANTE, AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."
 ON THE SOUTH: BY THE NORTH BOUNDARY OF BLOCK 194 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID AVENUE SAGUA.
 ON THE WEST: BY THE EAST RIGHT OF WAY LINE OF RED ROAD, (S.W. 57TH AVENUE) AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."

LESS THEREFROM:

THAT PORTION OF SAID AVENUE SAGUA AS CONVEYED TO THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE SAME AS MORE FULLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 16907 AT PAGE 3532 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

THAT PORTION OF AVENUE SCODELLA (AVENUE OVETTO) AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "UNIVERSITY OF MIAMI MAIN CAMPUS FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87 AT PAGE 10, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2794 DATED JULY 26, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 14887 AT PAGE 207, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AREA II

ALL THOSE LOTS, PIECES, PARCELS OR STRIPS OF LAND, SITUATE, LYING AND BEING IN SECTIONS 19 AND 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING GENERALLY DESCRIBED AS THE PROPERTIES OWNED IN FEE SIMPLE BY THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

LOT 14, 15 AND 16 IN BLOCK 165 OF REVISED PLAT OF "CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 1 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 1 AS DEDICATED TO THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AS ADDITIONAL RIGHT OF WAY FOR SAN AMARO DRIVE, THE SAME AS MORE FULLY DESCRIBED IN THAT CERTAIN ORDINANCE NUMBER 1206, DATED DECEMBER 13, 1960 AND RECORDED IN OFFICIAL RECORDS BOOK 2464 AT PAGE 556, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AND:

THAT PORTION OF SAID TR. 1 LYING BETWEEN THE EDGES OF THE UNIVERSITY WATERWAY AS IT WAS EXCAVATED AND CONSTRUCTED ON JANUARY 27, 1944. (NOTE: THE UNIVERSITY WATERWAY LYING BETWEEN BLOCKS 270 AND 174, AS SHOWN ON THE PLAT OF "CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, WAS (TOGETHER WITH OTHER LAND) CONVEYED TO THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED NOVEMBER 25, 1938, RECORDED IN DEED BOOK 2015, PAGE 390 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. THE CITY OF CORAL GABLES CONVEYED TO THE ABUTTING LOT OWNERS THAT PORTION OF THE UNIVERSITY WATERWAY LYING BETWEEN THE EXTERNAL LOT LINES AND THE EDGE OF THE UNIVERSITY WATERWAY AS IT WAS THEN EXCAVATED AND CONSTRUCTED BY QUIT-CLAIM DEED FILED JANUARY 27, 1944, RECORDED IN DEED BOOK 2350, PAGE 27, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. THE APPROXIMATE LOCATION AND DIMENSIONS OF THAT PORTION OF SAID TR. 1 LYING BETWEEN THE EDGES OF THE UNIVERSITY WATERWAY AS IT WAS EXCAVATED AND CONSTRUCTED ON JANUARY 27, 1944 (AND WITH THE EXCEPTION OF THE PORTION WHICH TRAVERSES LAKE OSCEOLA, AS IT SUBSTANTIALLY EXISTS TODAY) ARE AS SHOWN AND DELINEATED AS THE "UNIVERSITY WATERWAY" ON THE PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.)

TOGETHER WITH:

TR. 2 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 2 AS CONVEYED TO THE DR. JOHN D. MACDONALD FOUNDATION, A CORPORATION NOT FOR PROFIT, THE SAME AS MORE FULLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7079 AT PAGE 850 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 3 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 3 CONVEYED TO THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA (NOW THE MIAMI-DADE COUNTY SCHOOL BOARD) AS MORE FULLY DESCRIBED IN THAT CERTAIN DEED AS RECORDED IN DEED BOOK 4030 AT PAGE 185 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 4 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 4 REPLATTED AS TRACT "A" OF "UNIVERSITY OF MIAMI DAUER TRACT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

TR. 5 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 6 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 6 AS CONVEYED TO THE MIAMI HILLEL FOUNDATION, INC., PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 3803 AT PAGE 455 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AND

THAT PORTION OF SAID TR. 6 AS CONVEYED TO THE TRUSTEES OF THE DIOCESE OF SOUTH FLORIDA, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 3815 AT PAGE 209 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 7 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 7 AS CONVEYED TO THE FLORIDA BAPTIST CONVENTION, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 3826 AT PAGE 31 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AND

THAT PORTION OF SAID TR. 7 AS CONVEYED TO THE TRUSTEES OF THE CHRISTIAN SCIENCE ORGANIZATION UNIVERSITY OF MIAMI, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1609 AT PAGE 72 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AND

THAT PORTION OF SAID TR. 7 AS CONVEYED TO THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 3821 AT PAGE 246 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TRACT "A" OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TRACT "A" OF "UNIVERSITY OF MIAMI DAUER TRACT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "B" OF "UNIVERSITY OF MIAMI DAUER TRACT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

ALL THOSE STRIPS, LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN SECTIONS 19 AND 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING RIGHTS OF WAY OR ALLEYS VACATED OR ABANDONED IN FAVOR OF THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

A PORTION OF GEO. E. MERRICK STREET, AS SHOWN AND DESCRIBED IN THOSE CERTAIN PLATS ENTITLED "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45 AND "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 976, DATED JUNE 26, 1956, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTHEAST: BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILLER DRIVE, NOW KNOWN AS HENRY KING STANFORD DRIVE, AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."
 ON THE SOUTHEAST: BY THE NORTHWESTERLY BOUNDARY OF BLOCK 165 OF SAID PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," THIS ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID GEO. E. MERRICK STREET.
 ON THE SOUTH: BY THE NORTHWESTERLY BOUNDARY OF BLOCK 165 OF SAID PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7."
 ON THE NORTHWEST: BY A SOUTHEASTERLY BOUNDARY OF TR. 1 OF SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," THIS ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GEO. E. MERRICK STREET.

THIS DOCUMENT CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

DRAWING: X:\PROJECTS\UNIVERSITY OF MIAMI\100001168 0008 LEGAL CAMPUS DESCRIPTIONS UM100001168 0008 UM LEGAL CAMPUS DES\DWG\100001168 0008 PHASE I AND II UP DATE APRIL 2010.DWG / PRINTED: 4/11/2010 2:04 PM

	ARCHITECTURE ENGINEERING SURVEYING PLANNING	CLIENT 	PROJECT PROPERTIES WITHIN UMCAD LIMITS	TASK AREAS I AND II SKETCH TO ACCOMPANY LEGAL DESCRIPTION	ORIGINAL: 02/25/08 REVISIONS:	6 --- 7 --- 8 --- 9 --- 10 --- 11 --- 12 ---	JOB NO.
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REPORT OF SKETCH TO ACCOMPANY LEGAL DESCRIPTION AREAS I AND II OF THE MAIN CAMPUS OF THE UNIVERSITY OF MIAMI IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA



TOGETHER WITH:

THAT PORTION OF UNIVERSITY DRIVE AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2244 DATED MAY 12, 1977, THE SAME LYING SOUTHWESTERLY OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF AVENUE PISANO, AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81, LESS THAT PORTION OF SAID UNIVERSITY DRIVE AS REPLATTED BY "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TRACT "C" OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2244 DATED MAY 12, 1977.

TOGETHER WITH:

THAT PORTION OF THEO. DICKINSON DRIVE AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2682 DATED FEBRUARY 24, 1987 AND RECORDED IN OFFICIAL RECORDS BOOK 13227 AT PAGE 1306, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

THAT PORTION OF MILLER DRIVE, AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 3392 DATED JULY 13, 1999 AND RECORDED APRIL 15, 2003 UNDER MIAMI-DADE COUNTY CLERK'S FILE NUMBER 2003R247184 IN OFFICIAL RECORDS BOOK 21174 AT PAGE 5014 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "B" OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 3342 DATED JULY 13, 1999 AND RECORDED APRIL 15, 2003 UNDER MIAMI-DADE COUNTY CLERK'S FILE NUMBER 2003R247184 IN OFFICIAL RECORDS BOOK 21174 AT PAGE 5014 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID STRIPS, LOTS, PIECES OR PARCELS OF LAND AS DESCRIBED WITHIN THE ABOVE TWO (2) DESIGNATED AREAS I AND II CONTAINING 223.63 ACRES, MORE OR LESS, BY CALCULATION.

N.B.: THE ACREAGE AS SHOWN ABOVE INCLUDES THE CALCULATED HORIZONTAL PLANE AREA OF THE "AIR RIGHTS PARCEL" AS CITED IN THE AREA I LEGAL DESCRIPTION.

N.B.: THE ACREAGE AS SHOWN ABOVE DOES NOT INCLUDE THAT PORTION OF THE "UNIVERSITY WATERWAY" LYING SOUTHERLY OF MILLER DRIVE (HENRY KING STANFORD DRIVE). THIS AREA WAS CALCULATED BASED ON THE PERIMETRICAL BOUNDARIES OF THE WATERWAY AS SHOWN ON THE UNDERLYING PLAT RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND IS SUBJECT TO SUCH FACTS THAT A FIELD SURVEY MAY REVEAL.

**ARTICLE IV
SOURCES OF DATA:**

THE LEGAL DESCRIPTION AS CITED UNDER ARTICLE III WAS CREATED BASED ON THE FOLLOWING DATA:

1. PLATS UNDERLYING PLATS OF RECORD ON FILE WITH THE CLERK OF THE CIRCUIT COURT IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SAME AS MORE SPECIFICALLY DESCRIBED ON THE MAPS.
2. DEEDS AND ENCUMBRANCES: ATTACHMENTS TO THE OPINION OF TITLE RENDERED BY GLENN M. LEE, ESQUIRE OF FIRST AMERICAN TITLE INSURANCE COMPANY 13450 WEST SUNRISE BOULEVARD, SUNRISE, FLORIDA 33323, DATED JULY 17, 2002. THESE ATTACHMENTS CONSISTED OF RECORDED VESTING DEEDS INTO THE UNIVERSITY OF MIAMI AND THOSE RECORDED EXCEPTIONS TO TITLE NUMBERED 1 THROUGH 32, RESPECTIVELY.
3. AS PART OF THE REVISION NO. 3 EFFORT, ADDITIONAL RECORDED DATA WAS PRESENTED BY FIRST AMERICAN TITLE COMPANY AS TO THE DISPOSITION OF THE UNIVERSITY WATERWAY, SOUTH OF MILLER DRIVE/HENRY KING STANFORD DRIVE. THIS DATA WAS USED TO DELINEATE THE OWNERSHIP BOUNDARY TO THE BEST EXTENT.
4. AS PART OF THE REVISION NO. 4 EFFORT, ADDITIONAL DATA WAS ACQUIRED FROM THE CLIENT AS TO THE PARCEL TRADES IN BLOCKS 184 AT 189 OF "CORAL GABLES RIVIERA SECTION PART 6," AS WELL AS THE RECORDED PLAT OF UNIVERSITY OF MIAMI DAUER TRACT.
5. STREETS AND RIGHTS OF WAY: RESOLUTIONS AND ORDINANCES OF THE CITY OF CORAL GABLES, OBTAINED BY PBS&J INDEPENDENTLY OF THE OPINION OF TITLE.
6. SURVEYS: VARIOUS SURVEYS PERFORMED BY PBS&J WITHIN THE MAIN CAMPUS AREA SINCE 1989, TOGETHER WITH THE SURVEY MAPS, REPORTS AND FIELD NOTES ASSOCIATED THEREWITH.
7. MISCELLANEOUS: SITE PLANS, STUDY MATERIALS AND DIRECTIVES ISSUED BY THE UNIVERSITY OF MIAMI'S DEPARTMENT OF REAL ESTATE PLANNING & CONSTRUCTION AND THE OFFICE OF GENERAL COUNSEL.
8. BEARINGS AS SHOWN HEREON ARE PRESENTED RELATIVE TO EACH PLATTED SUBDIVISION AS SHOWN ON THE MAPS. SINCE THIS PRODUCT DOES NOT REPRESENT A BOUNDARY SURVEY, SAID BEARINGS HAVE NOT BEEN ROTATED OR ADJUSTED.

**ARTICLE V
LIMITATIONS:**

1. THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF CORAL GABLES, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
2. THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN ARTICLE II OR THE UNDERLYING TRACT OF LANDS THEREOF. THE DIMENSIONS AS DEPICTED ON THE SKETCH AND CITED IN THE LEGAL DESCRIPTION MAY BE SUBJECT TO ADJUSTMENT AS AN ACCURATE FIELD SURVEY OF THE SUBJECT PROPERTY MAY REVEAL.
3. THE LOCATION OF THE UNIVERSITY WATERWAY AND LAKE OSCEOLA AS SHOWN ON THE DRAWINGS WAS TAKEN EXTERNAL SOURCES AND IS SHOWN TO THE BEST EXTENT. MORE SPECIFICALLY, THE BOUNDARIES OF THE LAKE OSCEOLA AREA WERE TRACED FROM THE 2001 ORTHOPHOTO MAP PUBLISHED BY MIAMI-DADE COUNTY AND THE BOUNDARIES OF THE UNIVERSITY WATERWAY FROM THE PLAT RECORDED IN PLAT BOOK 46 AT PAGE 81. THE AREA CALCULATION OF THE UNIVERSITY WATERWAY VESTED INTO THE CITY OF CORAL GABLES (AS SHOWN ON THE MAP) WAS BASED ON AN ELECTRONIC RETRACEMENT OF THE LINES FOR SAME AS DEPICTED IN PLAT BOOK 46, PAGE 81. THIS RETRACEMENT INDICATES AN AREA OF 3.46 ACRES, MORE OR LESS, WHICH WAS DEDUCTED FROM THE OVERALL CAMPUS AREA.
4. THE MAP PORTION OF THIS PRODUCT IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 100 FEET IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DRAWN TO THE FACT THAT THIS SCALE MAY BE ALTERED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

**ARTICLE VI
CLIENT INFORMATION:**

THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED AT THE INSISTENCE OF AND IS CERTIFIED TO:

THE UNIVERSITY OF MIAMI
SUITE 205
1535 LEVANTE AVENUE
CORAL GABLES, FL 33146

**ARTICLE VII
SURVEYOR'S CERTIFICATE:**

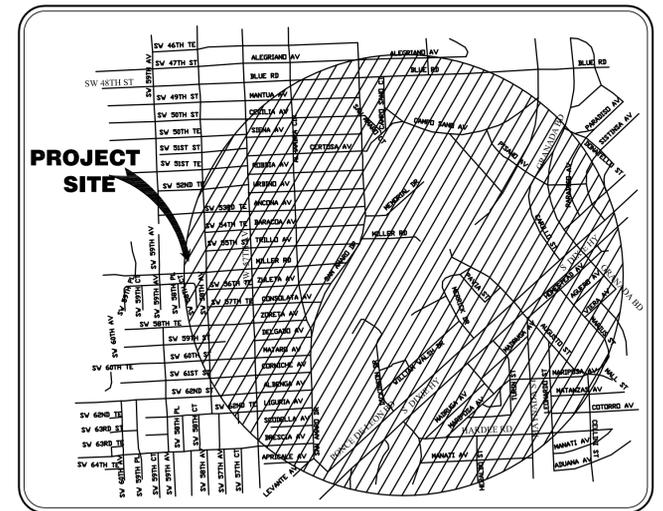
I HEREBY CERTIFY: THAT THIS REVISED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SKETCH AND THE DOCUMENTATION APPENDED THEREIN MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBS&J
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24

BY: _____
CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE: FEBRUARY 25, 2008

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS, GRAPHICS AND REPORTS AND EACH PAGE AND COMPONENT THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETED UNLESS APPENDED TO THE OTHERS. THIS NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

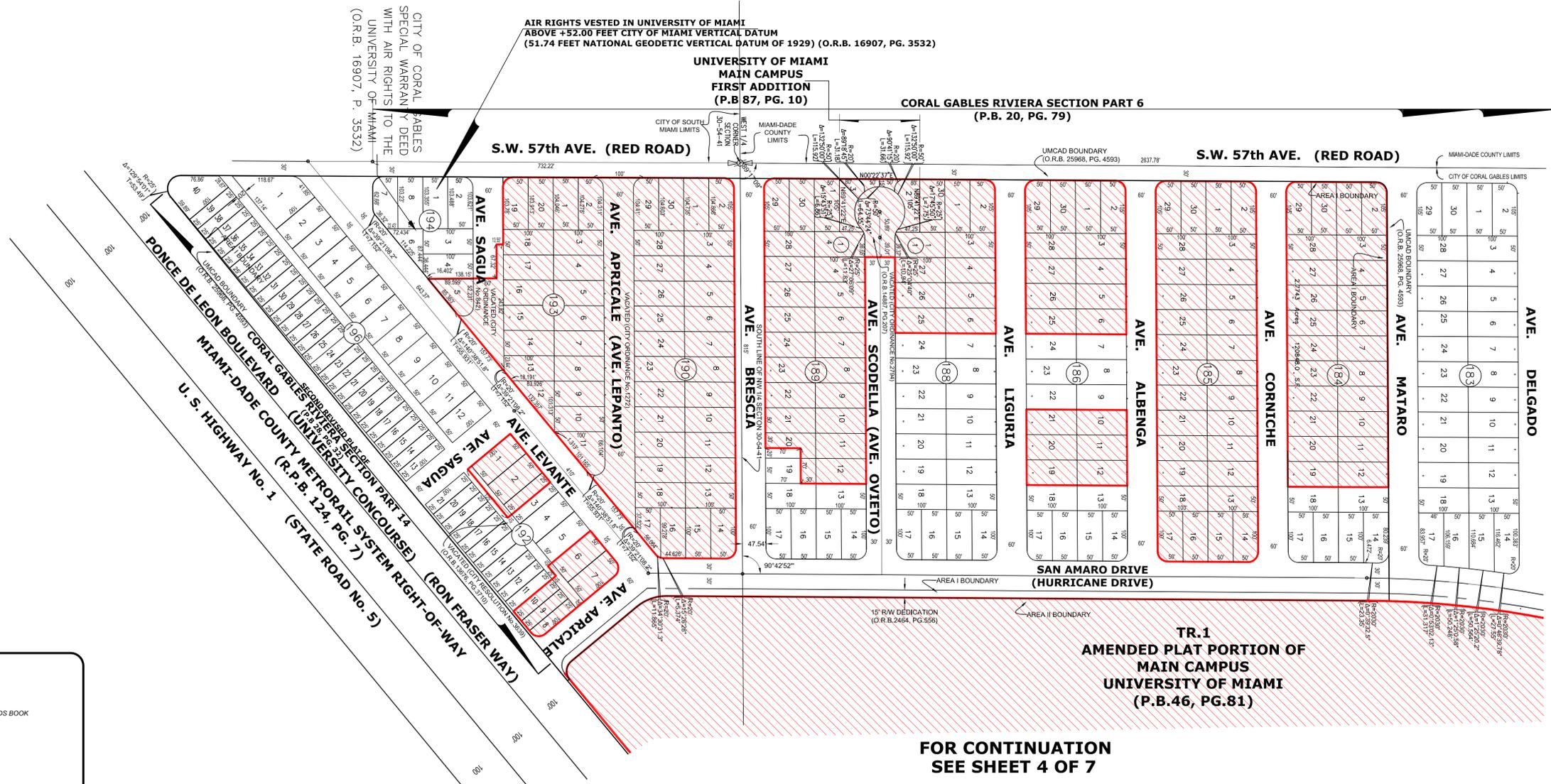
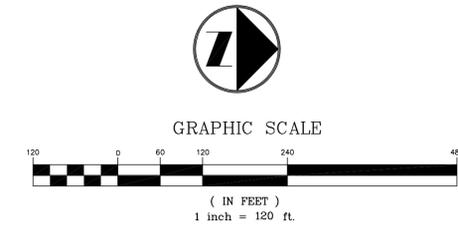
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LOCATION MAP
NOT TO SCALE

THIS DOCUMENT CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

 ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275 FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24	CLIENT UNIVERSITY OF Miami	PROJECT PROPERTIES WITHIN UMCAD LIMITS MAIN CAMPUS CITY OF CORAL GABLES, FLORIDA	TASK AREAS I AND II SKETCH TO ACCOMPANY LEGAL DESCRIPTION	ORIGINAL: 02/25/08	6 ---	JOB NO. 001149156 00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. SHEET: 2 OF 7 19-54-41
				REVISIONS:	7 ---	
				1 ---	8 ---	
				2 ---	9 ---	
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4 ---	11 ---					
5 ---	12 ---					



ABBREVIATIONS

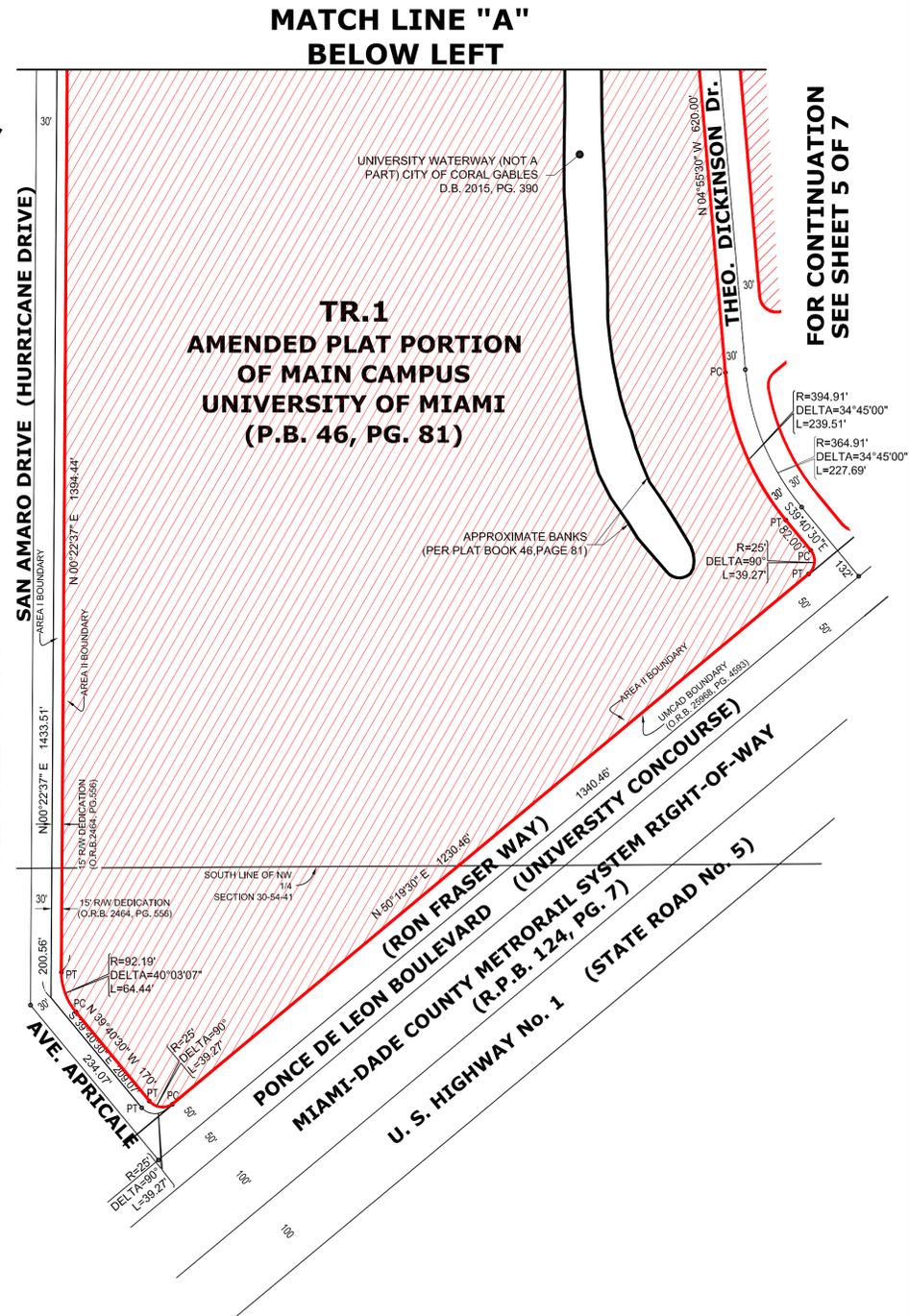
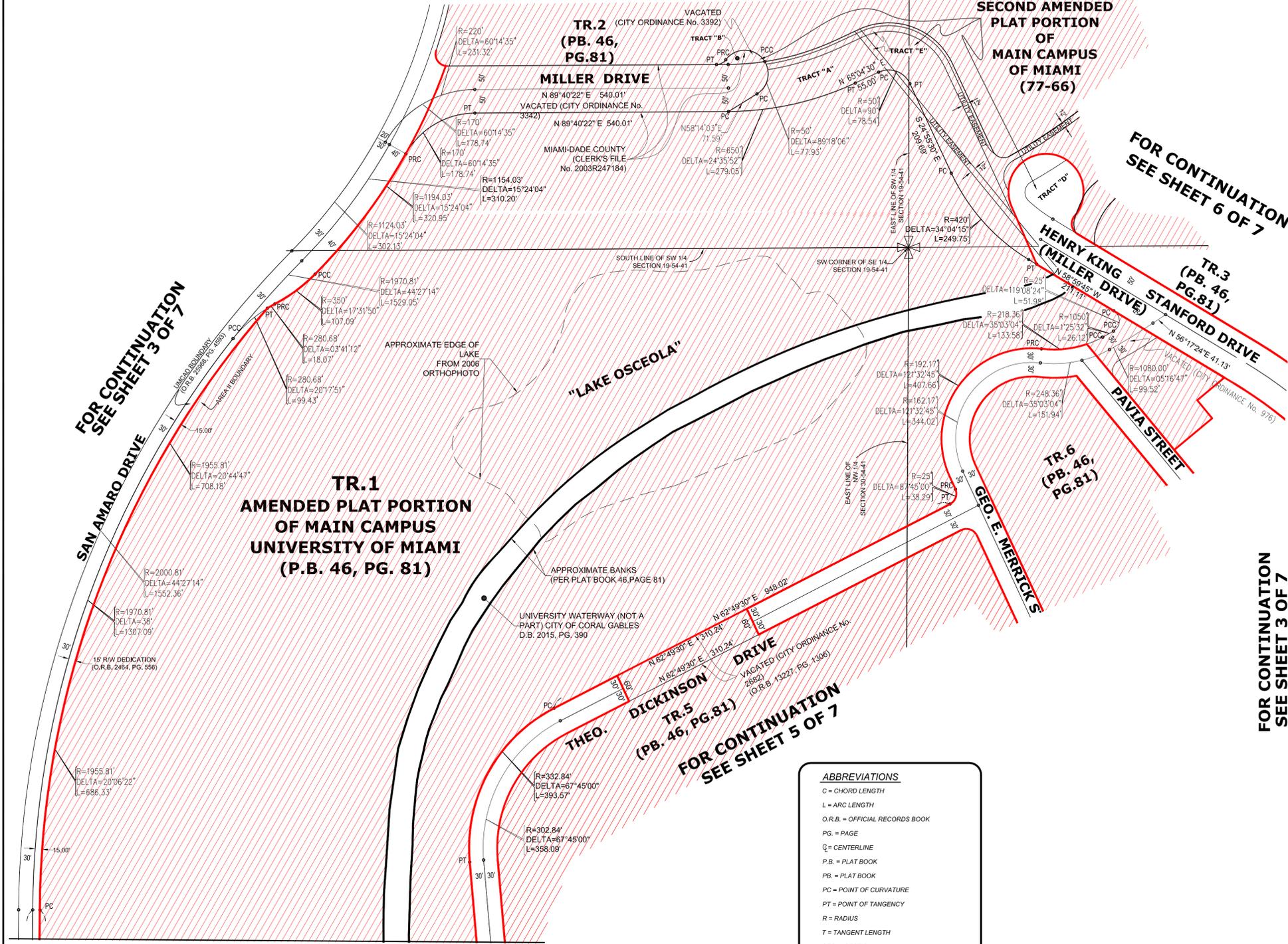
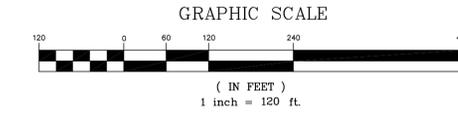
- C = CHORD LENGTH
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- PNT = POINT OF NON TANGENT INTERSECTION
- R.P.B. = ROAD PLAT BOOK
- 194 = BLOCK NUMBER

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	ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275 FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24	CLIENT 	PROJECT PROPERTIES WITHIN UMCAD LIMITS MAIN CAMPUS CITY OF CORAL GABLES, FLORIDA	TASK AREAS I AND II SKETCH TO ACCOMPANY LEGAL DESCRIPTION	ORIGINAL: 02/25/08 REVISIONS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____	6 _____ 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____	SURVEYOR'S OFFICIAL SEAL	JOB NO. 001149156 00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. SHEET: 3 OF 7
	SURVEYOR'S OFFICIAL SEAL							
	19-54-41							

FOR CONTINUATION
SEE SHEET 7 OF 7



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- R.P.B. = ROAD PLAT BOOK
- (19) = BLOCK NUMBER

MATCH LINE "A"
ABOVE RIGHT

MATCH LINE "A"
BELOW LEFT

FOR CONTINUATION
SEE SHEET 3 OF 7

FOR CONTINUATION
SEE SHEET 6 OF 7

FOR CONTINUATION
SEE SHEET 5 OF 7

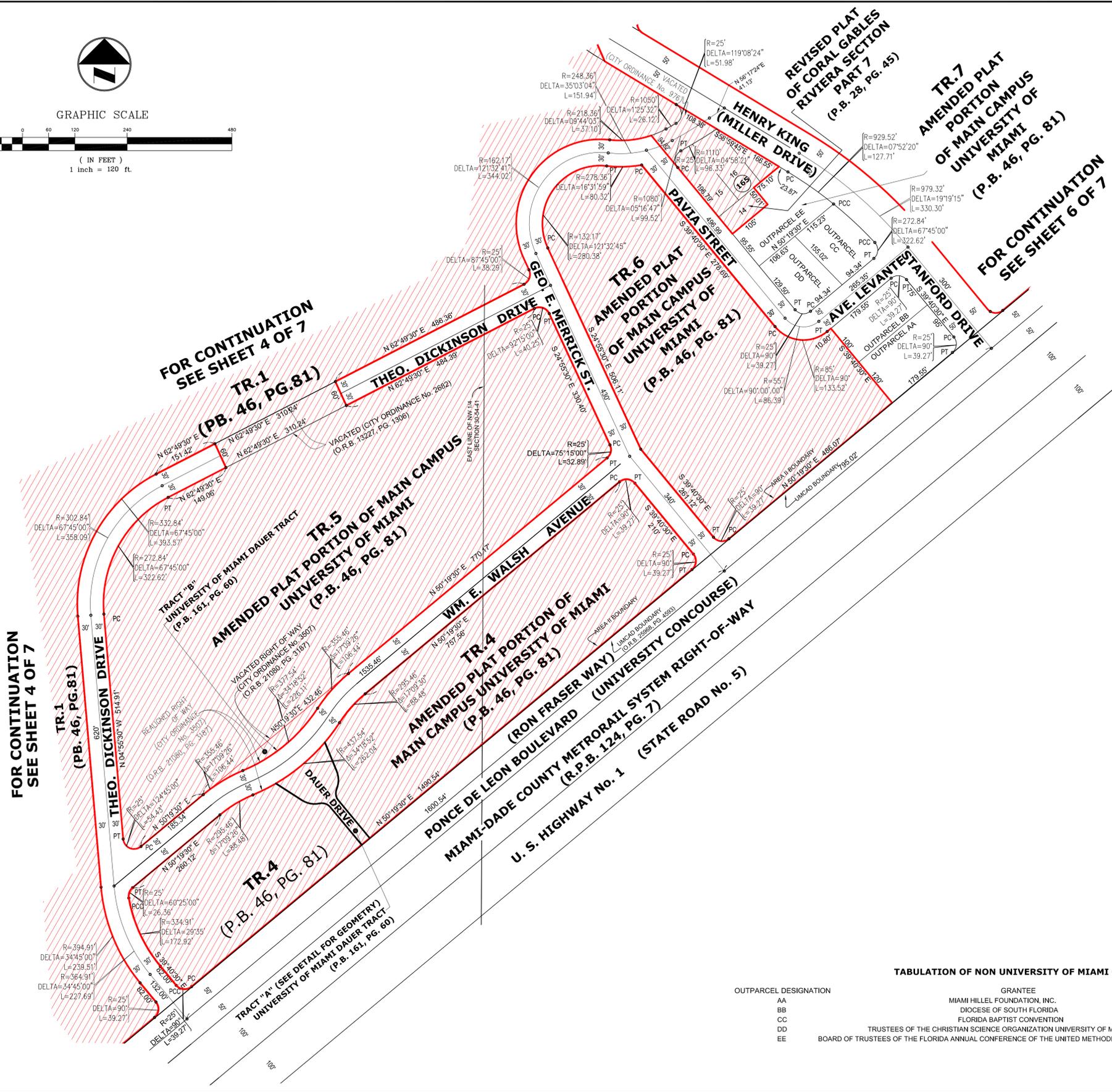
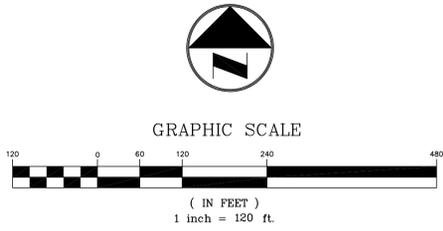
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SEE SHEET 3 OF 7

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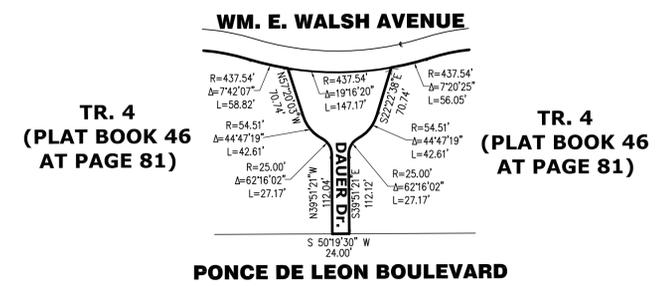
<p>ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275 FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24</p>	<p>CLIENT</p> <p>UNIVERSITY OF Miami</p>	<p>PROJECT</p> <p>PROPERTIES WITHIN UMCAD LIMITS</p> <p>MAIN CAMPUS</p> <p>CITY OF CORAL GABLES, FLORIDA</p>	<p>TASK</p> <p>AREAS I AND II</p> <p>SKETCH TO ACCOMPANY</p> <p>LEGAL DESCRIPTION</p>	<p>ORIGINAL: 02/25/08</p> <p>REVISIONS:</p> <p>1 _____</p> <p>2 _____</p> <p>3 _____</p> <p>4 _____</p> <p>5 _____</p>	<p>6 _____</p> <p>7 _____</p> <p>8 _____</p> <p>9 _____</p> <p>10 _____</p> <p>11 _____</p> <p>12 _____</p>	<p>JOB NO. 001149156 00064L</p> <p>DRAWN _____ Z.C.P.</p> <p>DESIGNED _____ Z.C.P.</p> <p>CHECKED _____ D.W.D.</p> <p>QC _____ D.W.D.</p> <p>SHEET: 4 OF 7</p>			
				SURVEYOR'S OFFICIAL SEAL					

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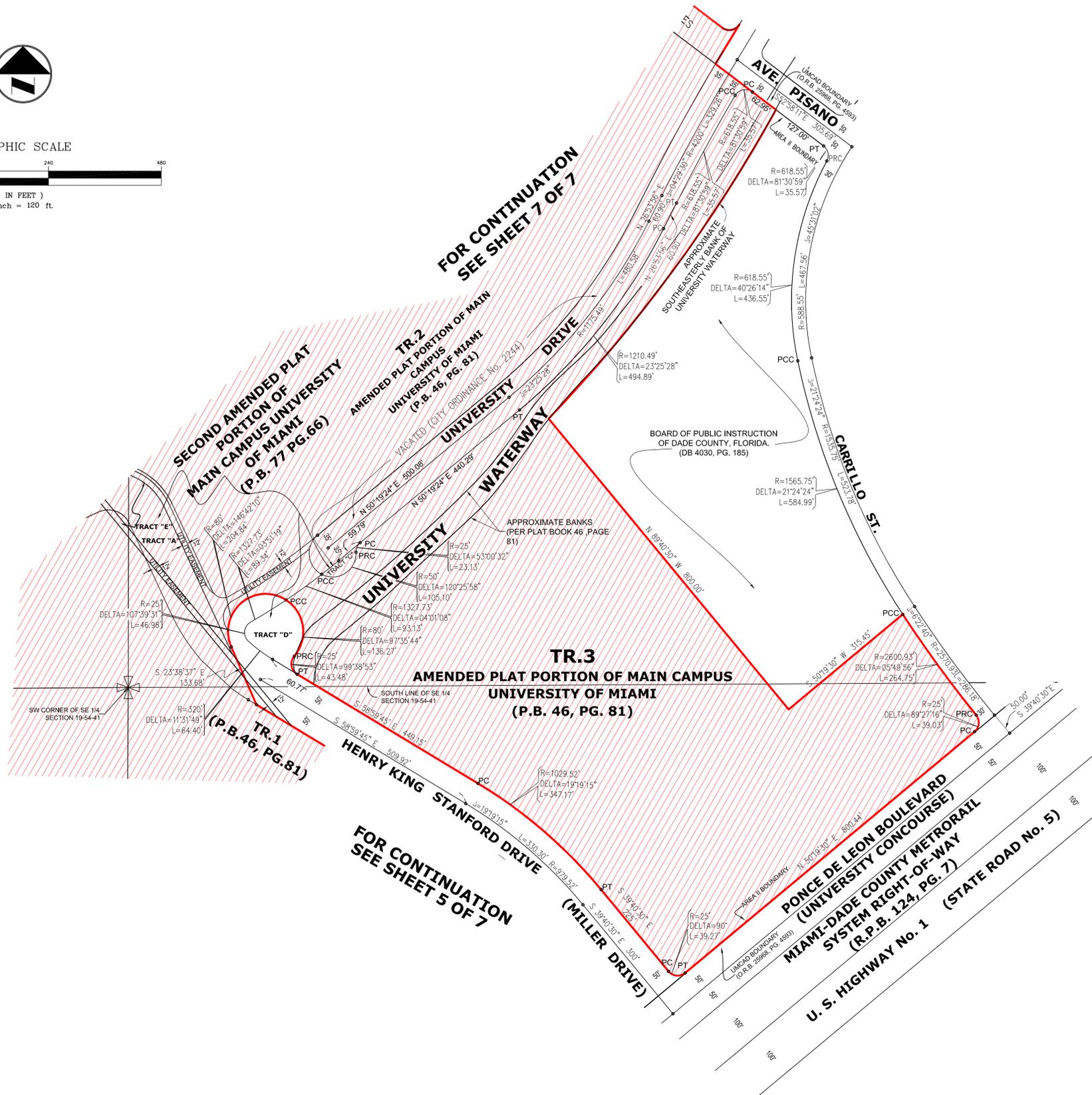
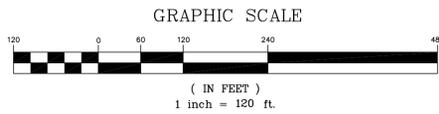
TABULATION OF NON UNIVERSITY OF MIAMI OWNED PROPERTIES ON THIS SHEET

OUTPARCEL DESIGNATION	GRANTEE	BOOK	PAGE	AFFECTED PARCEL
AA	MIAMI HILLEL FOUNDATION, INC.	DEED BOOK 3803	455	TR. 6 (PLAT BOOK 46, PAGE 81)
BB	DIocese OF SOUTH FLORIDA	DEED BOOK 3815	209	TR. 6 (PLAT BOOK 46, PAGE 81)
CC	FLORIDA BAPTIST CONVENTION	DEED BOOK 3826	31	TR. 7 (PLAT BOOK 46, PAGE 81)
DD	TRUSTEES OF THE CHRISTIAN SCIENCE ORGANIZATION UNIVERSITY OF MIAMI	OFFICIAL RECORDS BOOK 1609	72	TR. 7 (PLAT BOOK 46, PAGE 81)
EE	BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC.	OFFICIAL RECORDS BOOK 3821	246	TR. 7 (PLAT BOOK 46, PAGE 81)

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	CLIENT	UNIVERSITY OF Miami	PROJECT	TASK	ORIGINAL: 02/25/08	6 ---	JOB NO. 001149156 00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. SHEET: 5 OF 7	
	ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275 FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24		PROPERTIES WITHIN UMCAD LIMITS MAIN CAMPUS CITY OF CORAL GABLES, FLORIDA		AREAS I AND II SKETCH TO ACCOMPANY LEGAL DESCRIPTION			7 ---
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- R.P.B. = ROAD PLAT BOOK
- 104 = BLOCK NUMBER

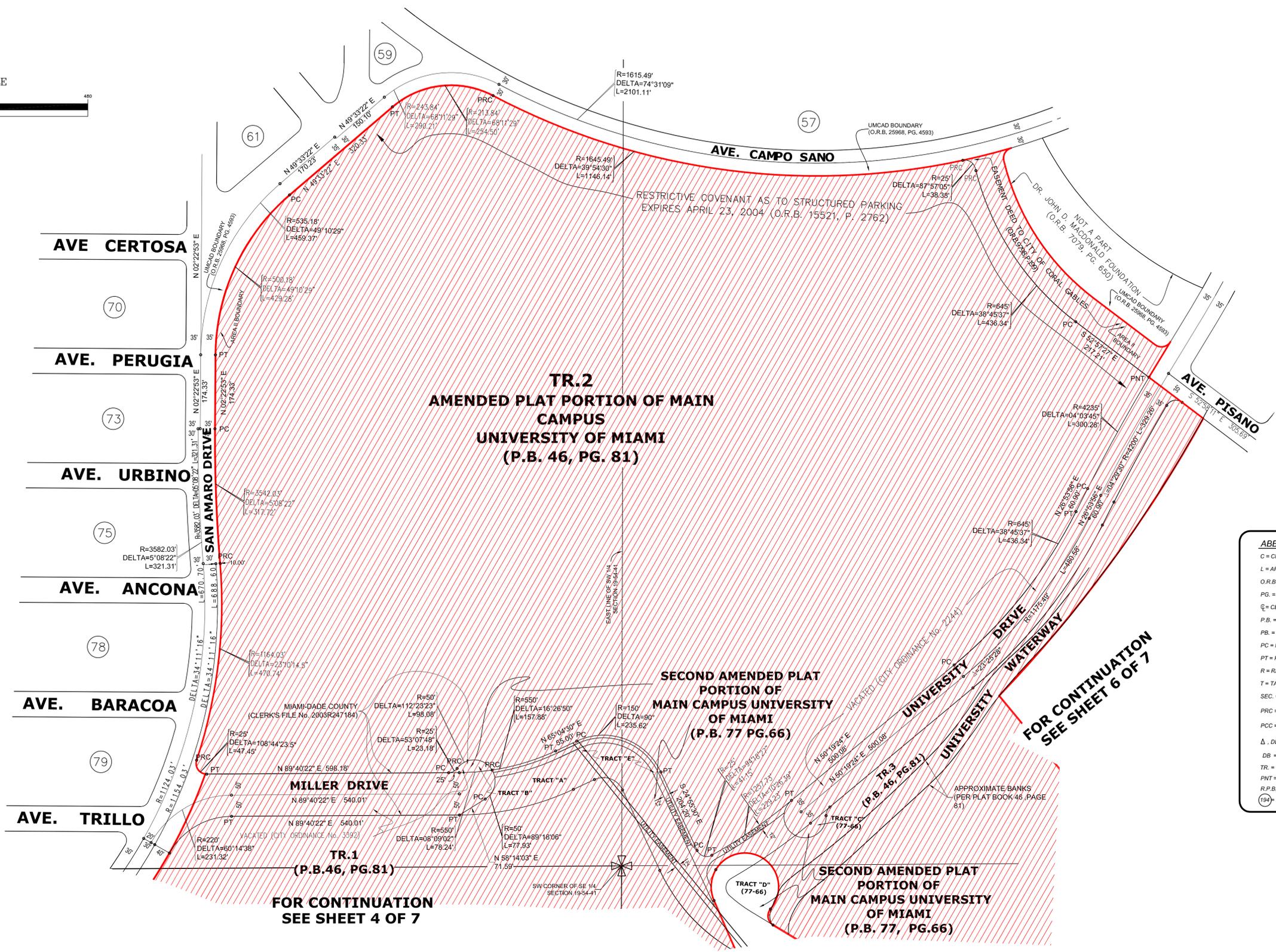
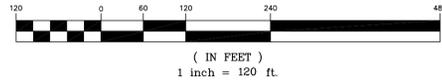
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<p>ARCHITECTURE ENGINEERING SURVEYING PLANNING</p> <p>2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275</p> <p>FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24</p>	<p>CLIENT</p> <p>UNIVERSITY OF MIAMI</p>	<p>PROJECT</p> <p>PROPERTIES WITHIN UMCAD LIMITS</p>	<p>TASK</p> <p>AREAS I AND II</p>	<p>ORIGINAL: 02/25/08</p> <p>REVISIONS:</p> <p>1 _____</p> <p>2 _____</p> <p>3 _____</p> <p>4 _____</p> <p>5 _____</p>	<p>6 _____</p> <p>7 _____</p> <p>8 _____</p> <p>9 _____</p> <p>10 _____</p> <p>11 _____</p> <p>12 _____</p>	<p>JOB NO. 001149156 00064L</p> <p>DRAWN _____ Z.C.P.</p> <p>DESIGNED _____ Z.C.P.</p> <p>CHECKED _____ D.W.D.</p> <p>QC _____ D.W.D.</p> <p>SHEET: 6 OF 7</p>
		<p>MAIN CAMPUS</p>	<p>SKETCH TO ACCOMPANY</p>	<p>19-54-41</p>	<p>SURVEYOR'S OFFICIAL SEAL</p>	<p>19-54-41</p>
		<p>CITY OF CORAL GABLES, FLORIDA</p>	<p>LEGAL DESCRIPTION</p>			



GRAPHIC SCALE



ABBREVIATIONS

- C = CHORD LENGTH
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- CL = CENTERLINE
- P.B. = PLAT BOOK
- PB. = PLAT BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- R = RADIUS
- T = TANGENT LENGTH
- SEC. = SECTION
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- Δ, DELTA = CENTRAL ANGLE
- DB = DEED BOOK
- TR = TRACT
- PNT = POINT OF NON TANGENT INTERSECTION
- R.P.B. = ROAD PLAT BOOK
- 194 = BLOCK NUMBER

FOR CONTINUATION
SEE SHEET 4 OF 7

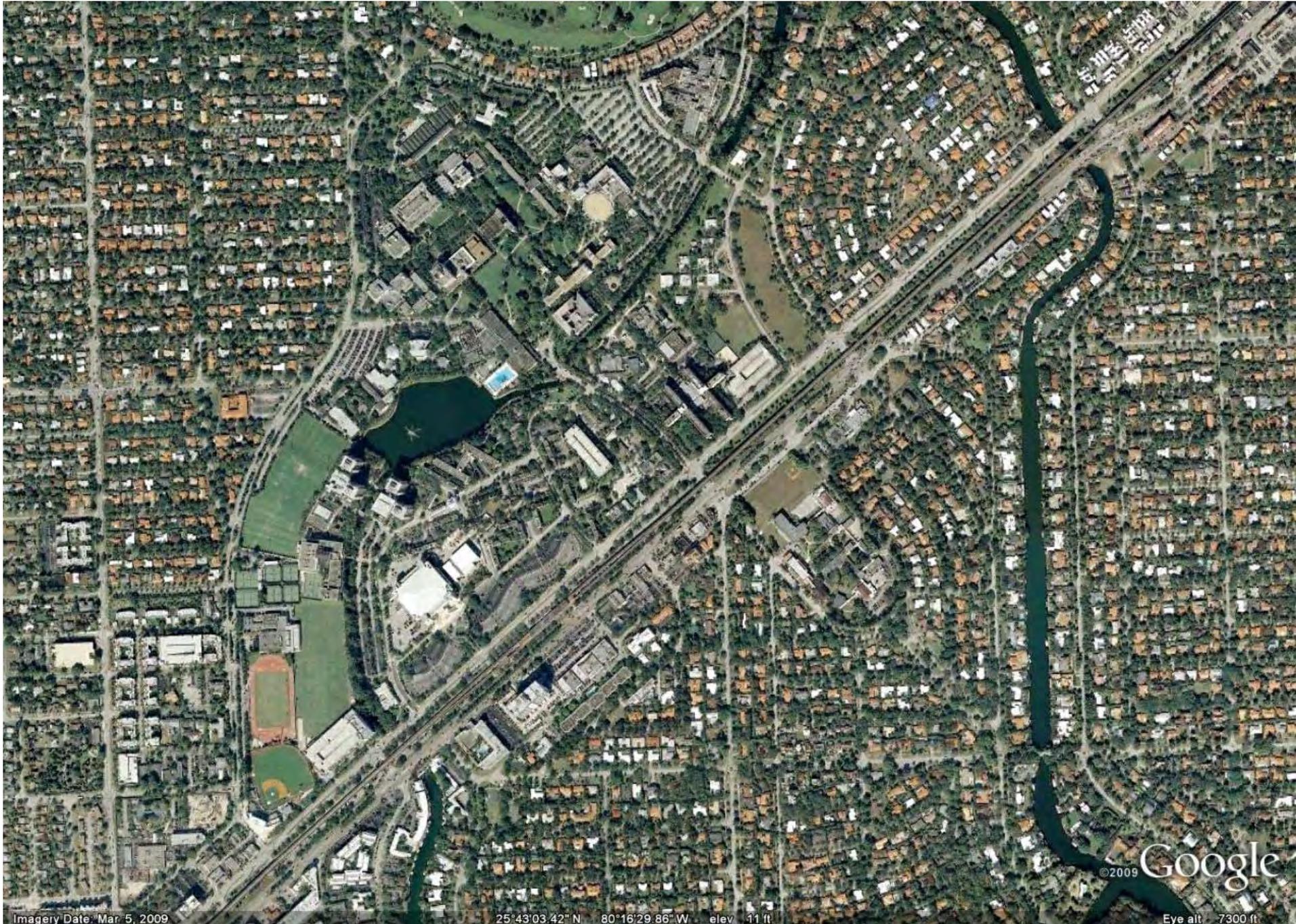
FOR CONTINUATION
SEE SHEET 6 OF 7

THIS DOCUMENT CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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<p>ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275 FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24</p>	<p>CLIENT</p> <p>UNIVERSITY OF Miami</p>	PROJECT	TASK	ORIGINAL: 02/25/08	6	<p>JOB NO. 001149156 00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. SHEET: 7 OF 7</p>
		PROPERTIES WITHIN UMCAD LIMITS	AREAS I AND II	REVISIONS:	7	
		MAIN CAMPUS	SKETCH TO ACCOMPANY	1	8	
		CITY OF CORAL GABLES, FLORIDA	LEGAL DESCRIPTION	2	9	
				3	10	
				4	11	
				5	12	

SURVEYOR'S OFFICIAL SEAL

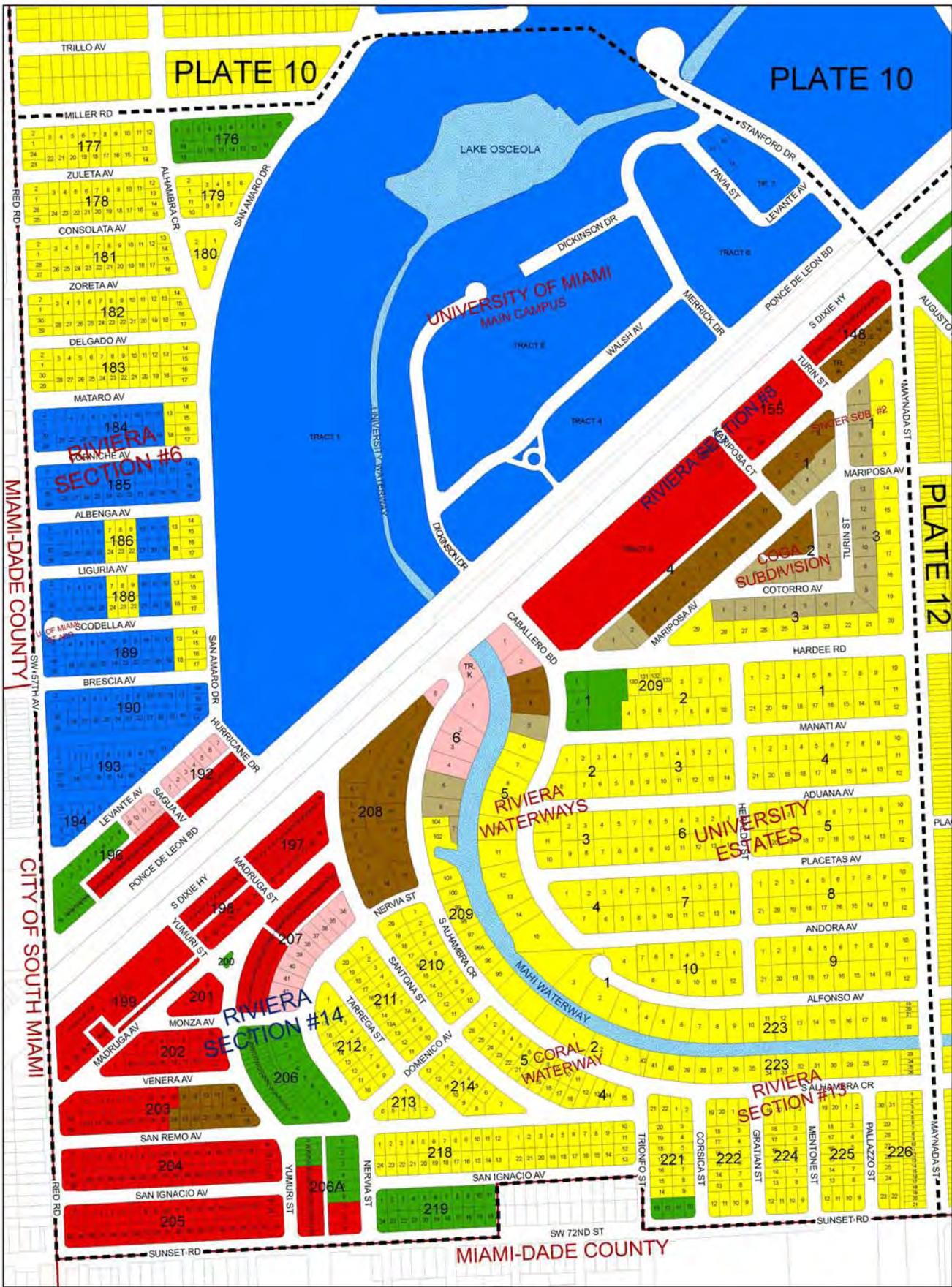


Imagery Date: Mar 5, 2009

25°43'03.42" N 80°16'29.86" W elev 11 ft

©2009 Google

Eye alt 7300 ft



Zoning Districts

- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Special Use District (S)
- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)

Zoning Map

City of Coral Gables

Planning Department

June 2008