

LEGAL DESCRIPTION

PER TITLE COMMITMENT ISSUED BY Fidelity National Title Insurance Company EFFECTIVE DATE: 3/18/2022 @ 11:00 PM ORDER # 10103141

PARCEL NO. 1

TRACT "A", OF "PAN AMERICAN HOSPITAL SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 7685, AT PAGE 436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 00°41'45" EAST ALONG THE EAST LINE OF SAID TRACT "A" FOR 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 7TH STREET AS RECORDED IN SAID OFFICIAL RECORDS BOOK, ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE: (1) THENCE ON A BEARING OF WEST FOR 600.04 FEET: (2) THENCE NORTH 00°41'45" EAST FOR 20.00 FEET; (3) THENCE ON A BEARING OF WEST FOR 238 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF TAMIAMI CANAL; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF TAMIAMI CANAL ALSO BEING THE NORTHWESTERLY LINE OF SAID TRACT "A" FOR 955 FEET, MORE OR LESS, TO A POINT ON THE SAID EAST LINE OF TRACT "A"; THENCE SOUTH 00°41'45" WEST ALONG SAID EAST LINE OF TRACT "A" FOR 463 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO. 2

LOTS 1, 2, 29 AND 30, LESS THE NORTH 10 FEET OF LOT 1 AND LOT 30, BLOCK 28, OF WEST FLAGLER PARK, SECTION B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL NO. 3

A PORTION OF TRACT M OF MAULE-SEMROSCA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF EXCESS LOT 1, LYING BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 87°53'53" WEST ALONG THE SOUTH LINE OF SAID EXCESS LOT 1 FOR A DISTANCE OF 1452.11 FEET TO A POINT; THENCE RUN NORTH 01°24'32" WEST ALONG A LINE BEING PARALLEL WITH THE EAST LINE OF SAID EXCESS LOT 1 FOR A DISTANCE OF 420.60 FEET TO A POINT; THENCE RUN NORTH 31°26'00" WEST FOR A DISTANCE OF 201.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN 10-FOOT WIDE PERMANENT MAINTENANCE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 9031, AT PAGE 2066 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, AND THE POINT OF REGINNING OF THE PARCE OF LAND HEREINAFTER TO BE DESCRIBED: THENCE CONTINUE NORTH 31°26'00" WEST FOR A DISTANCE OF 281.43 FEET TO A POINT; THENCE RUN SOUTH 66°41'48" WEST FOR A DISTANCE OF 25.25 FEET TO A POINT; THENCE RUN NORTH 85°18'14" WEST FOR A DISTANCE OF 123.81 FEET; THENCE RUN SOUTH 58°34'00" WEST FOR A DISTANCE OF 350.00 FEET TO A POINT; THENCE RUN SOUTH 47°01'47" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT: THENCE RUN SOUTH 58°34'00" WEST FOR A DISTANCE OF 99.01 FEET TO A POINT: THENCE RUN SOUTH 31°26'00" EAST FOR A DISTANCE OF 343.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT SAID 10-FOOT WIDE PERMANENT MAINTENANCE EASEMENT; THENCE RUN NORTH 58°34'00" EAST ALONG THE SOUTH LINE OF THAT SAID 10-FOOT WIDE PERMANENT EASEMENT FOR A DISTANCE OF 647.57 FEET TO A POINT OF BEGINNING.

PARCEL NO. 4

LOT 28 IN BLOCK 28, OF WEST FLAGLER PARK SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL NO. 5

THE EAST 1/2 OF LOTS 29 AND 30, BLOCK 29, LESS THE NORTH 10 FEET OF THE EAST 1/2 OF LOT 30, OF WEST FLAGLER PARK, SECTION B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 112, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA.

THE WEST 1/2 OF LOTS 29 AND 30, BLOCK 29 OF WEST FLAGLER PARK, SECTION B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL NO. 7

PARCEL NO. 6

THE EAST 1/2 OF LOTS 1 AND 2, IN BLOCK 29, LESS THE NORTH 10 FEET OF THE EAST 1/2 OF LOT 1, OF WEST FLAGLER PARK, SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 112, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PARCEL NO. 8:

COUNTY, FLORIDA:

NON-EXCLUSIVE EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND OTHER PURPOSES AS DEFINED IN, AND SUBJECT TO, THAT CERTAIN AGREEMENT FOR TERMINATION OF EXISTING EASEMENT AND FOR GRANT OF NEW EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14016, PAGE 1986, OF THE PUBLIC RECORDS OF MIAMI-DADE

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT #6-A, BLOCK 2, OF BLUE LAGOON WEST SECTION FOUR. ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 132, AT PAGE 24, OF THE MIAMI-DADE COUNTY PUBLIC RECORDS; THENCE RUN NORTH 58°34'00" EAST ALONG THE MOST SOUTHEASTERLY BOUNDARY OF SAID LOT #6-A FOR 135.92 FEET; THENCE CONTINUE ALONG THE MOST SOUTHEASTERLY BOUNDARY OF SAID LOT #6-A NORTH 64°19'00" EAST FOR 701.79 FEET; THENCE RUN NORTH 02°20'22" WEST ALONG THE MOST EASTERLY BOUNDARY OF SAID LOT #6-A FOR 65.50 FEET TO THE RIGHT OF WAY LINE FOR N.W. 57TH COURT: SAID RIGHT OF WAY LINE IS ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 63.00 FEET; THENCE RUN WESTERLY ALONG THE RIGHT OF WAY LINE FOR N.W. 57TH COURT THROUGH A CENTRAL ANGLE OF 28°26'15" FOR A DISTANCE OF 31.27 FEET; THENCE RUN SOUTH 02°20'22" EAST PARALLEL TO THE MOST EASTERLY BOUNDARY OF SAID LOT #6 A FOR 53.38 FEET; THENCE RUN SOUTH 64°19'00" WEST PARALLEL TO THE MOST SOUTHEASTERLY BOUNDARY OF SAID LOT #6-A FOR 683.57 FEET: THENCE RUN SOUTH 58°34'00" WEST PARALLEL TO THE MOST SOUTHEASTERLY BOUNDARY OF SAID LOT #6-A FOR 137.43 FEET TO THE SOUTHWEST BOUNDARY OF SAID LOT#6-A; THENCE RUN SOUTH 31"26'00" EAST ALONG THE SOUTHWEST BOUNDARY OF SAID LOT #6-A FOR 30.00 FEET TO THE

POINT OF BEGINNING. AREA OF PROPERTY:

AREA OF TROFERIT.
PARCEL 1: ± 4.54 ACRES OR ± 197608.13 Square Feet (per survey)
PARCEL 2: ± 0.40 ACRES OR ± 17306.28 Square Feet (per survey)
PARCEL 3: ± 5.15 ACRES OR ± 224480.13 Square Feet (per survey)
PARCEL 4: ± 0.11 ACRES OR ± 4892.45 Square Feet (per survey)
PARCEL 5: ± 0.10 ACRES OR ± 4203.02 Square Feet (per survey)
PARCEL 6: ± 0.10 ACRES OR ± 4275.12 Square Feet (per survey)
PARCEL 7: ± 0.10 ACRES OR ± 4266.20 Square Feet (per survey)
TOTAL AREA: \pm 10.60 ACRES OR \pm 461736.00 Square Feet (per survey)

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONES. "AE", "AH", "X", ACCORDING TO F.I.R.M. MAP NO. <u>12086C0293M</u>, DATE <u>2/25/21</u>. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYORS CERTIFICATION CERTIFIED TO:

FIR 1/2"

SETBACK L

FΖ

-FIDELITY NATIONAL TITLE INSURANCE COMPANY - VARIETY CHILDREN'S HOSPITAL, INC. a Florida not for profit corporation - Steward CGH, Inc., a Delaware corporation, and MPT of Coral Terrace-Steward, LLC, a Delaware limited liability company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS; 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF.

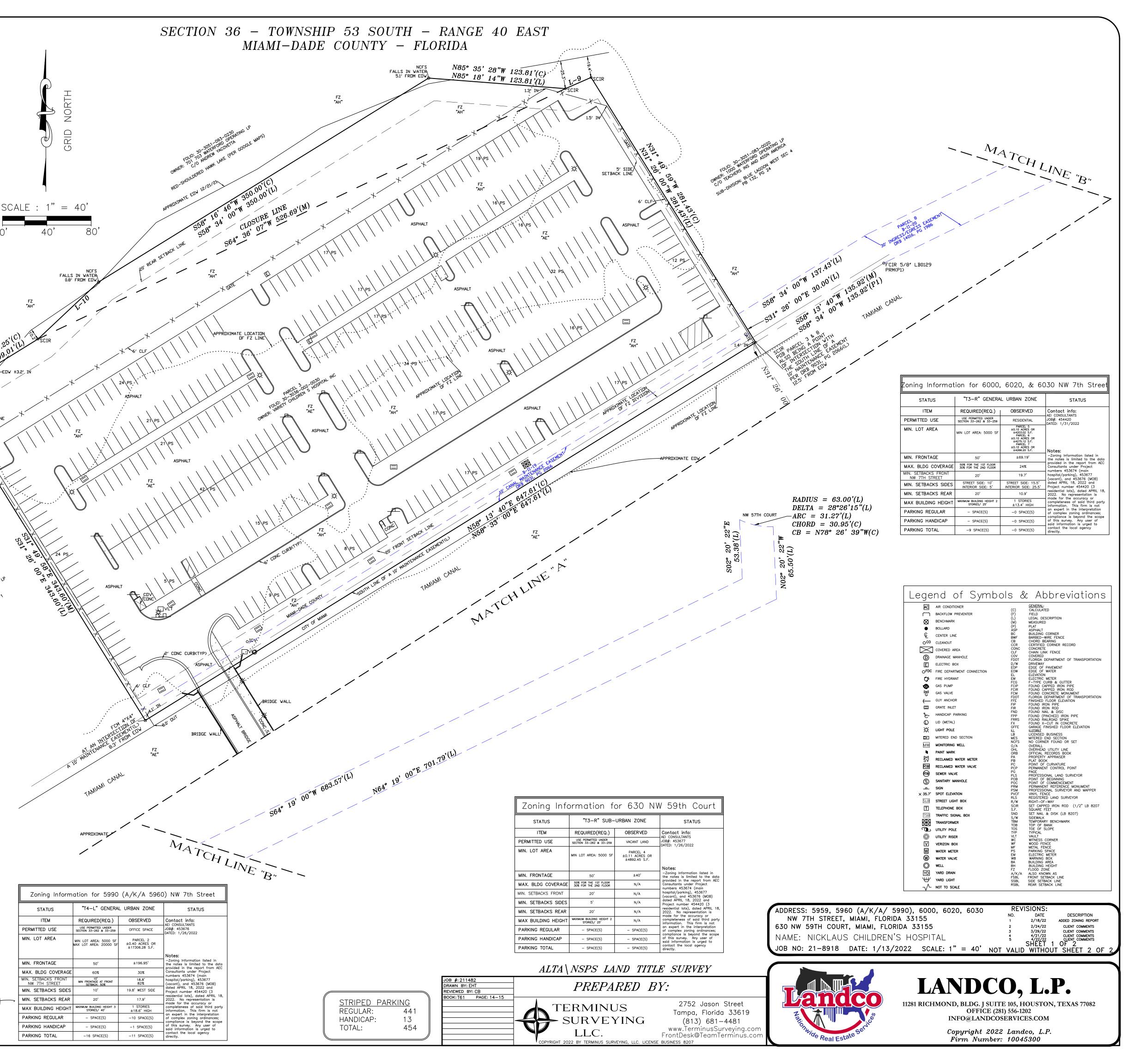
THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027

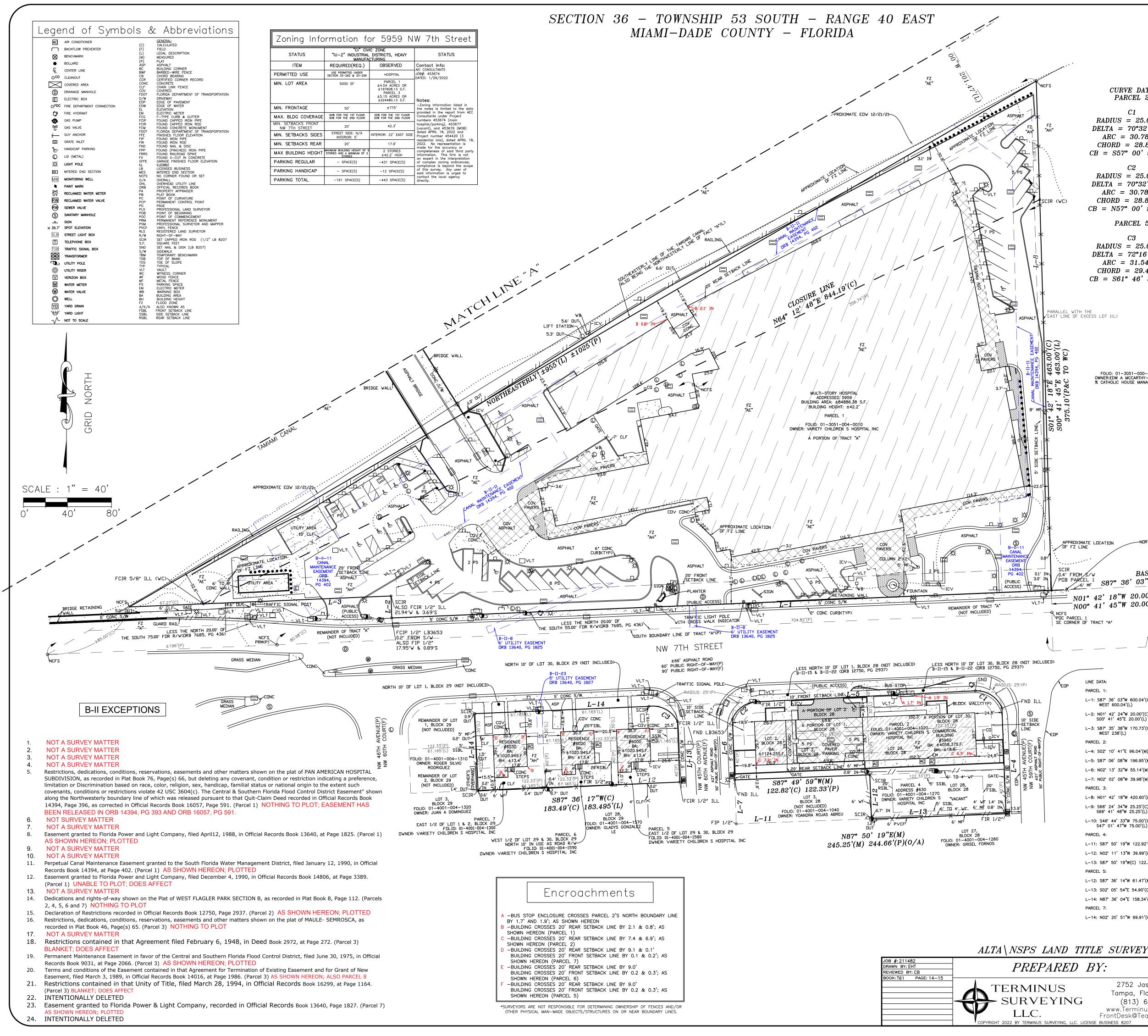
FLORIDA STATUTES.

THE FIELD WORK WAS COMPLETED ON: 12/21/2021

DATE OF PLAT OR MAP: 1/13/2022 DATE OF LAST REVISION: 3/29/2022 Musland / Money willion /llones MICHAEL P. MOONEY STATE OF 4 Professional Surveyor & Mapper #3930 THIS SURVEY IS NOT VALID WITHOUT THE

SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR & MAPPER. CERTIFICATE OF AUTHORIZATION (LB #8207)





General Notes 1. There is direct access to the subject property via PARCELS 1, 3, 4, 5, 6, 7 CAN BE ACCESSED FROM NW 7TH STREET AND PARCEL 4 CAN BE ACCESSED FROM NW 59TH COURT, a public right of way. CURVE DATA 2. The address of the site is PARCELS 1 & 3-7: 5959, 5960, 6000, 6020, 6030, PARCEL 2 NW 7TH STREET, FLORIDA 33155 AND PARCEL 4: 630 NW 59TH COURT. FLORIDA 33155 *C1* RADIUS = 25.00'(P)3. The location of utilities shown on the survey are from observed evidence or above $DELTA = 70^{\circ}32'04''(C)$ ground appurtenances only. ARC = 30.78'(C)4. At the time of this survey there was observable evidence of earth moving work, CHORD = 28.87'(C)building construction, or building additions within recent months. $CB = S57^{\circ} 00' 52''E(C)$ 5. At the time of this survey there was no evidence of any changes in the street right-of-way lines, either completed or proposed. C2 RADIUS = 25.00'(P)6. At the time of this survey there was no observable evidence that the subject property is being used as a solid waste dump, sump, or as a sanitary landfill. $DELTA = 70^{\circ}32'32''(M)$ ARC = 30.78'(M)7. At the time of this survey there was no observable evidence of cemeteries on CHORD = 28.87'(M)the subject property observed in the field. $CB = N57^{\circ} 00' 52^{\circ} W(M)$ 8. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown. PARCEL 5 9. During the process of providing match line sheets some overlapping is unavoidable C3in order to keep the survey legible. RADIUS = 25.00'(P)11. Nothing in this survey is intended to express an opinion regarding ownership or $DELTA = 72^{\circ}16'51''(C)$ ARC = 31.54'(C)CHORD = 29.49'(C)12. Survey is certified for this real estate transaction only and not for future purchases or real estate transactions other than those related to sale or transfer of $CB = S61^{\circ} 46' 35''E(C)$ the note either by purchase or operation of law to the successors and/or assigns as identified in the certification. 13. The surveyor did not abstract the subject tract. The survey for the subject tract of land as shown is based on and is the same as the legal description in the vesting deed, CFN 20180003023, Book 30813, Page 2271, and supplied by Fidelity supplied by Fidelity National Title Insurance Company under File No. 422100685BM effective 3/18/2022. All easements, building setback lines, and other plottable elements of record both shown and noted were obtained from and supplied by the same title company under the aforementioned title commitment. 14. The described property, PARCEL 1, forms a mathematically closed figures and is contiguous with the adjoining public right-of-way and/or adjoining parcels with no overlaps, gaps or gores. The described property, PARCEL 3, forms a mathematically closed figures and is contiguous with the adjoining public right-of-way and/or adjoining parcels with no overlaps, gaps or gores. The described property, PARCELS 2 FOLIO: 01-3051-000-0051 OWNER:EDW A MCCARTHY-BISHOP % CATHOLIC HOUSE MANAGEMENT AND 4, form a mathematically closed figures and are contiguous with the adjoining public right-of-way and/or adjoining parcels with no overlaps, gaps or gores. The described property, PARCELS 5-7, forms a mathematically closed figures and is contiguous with the adjoining public right-of-way and/or adjoining parcels with no overlaps, gaps or gores. 15. The word "CERTIFY" is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief. 16. The findings and opinions of Landco, L.P. reflected hereon are privileged, confidential and intended for the use of the individual or entity for whom this work was prepared, it is understood that the use of, reliance on, or reproduction of same, in whole or in part, by others without the express written consent of Landco, L.P. is prohibited and without warranty, express or implied. Landco, L.P. shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. COPYRIGHT 2022. ALL RIGHTS RESERVED. 17. Pursuant to Table A, Item 10, there are no party walls on the subject tract. 18. Pursuant to Table A, Item 18, except as shown the surveyor is not aware of any other offsite easements or servitudes affecting the subject tract. No permission was received to field the improvements within the 30'access easement under Parcel 8 (BII20), so improvements have not been surveyed. There is also no physical connection to allow access from the parking lot to and/or from the adjoining parcel. APPROXIMATE LOCATION BASIS OF BEARINGS S87° 36' 03"W 1142.44'(M) 1142.00'(C) FIR 1/2″ SW CORNER N01° 42' 18"W 20.00'(C) TRACT A/ HUMBLE SUBDI∨ISION PB 82, PG 33 PDC PARCEL SE CORNER D EXCESS LOT 1 ALSO THE NE CORNER ALSO BEING THE NORTH LINE G DF SECTION 1-54-40 S87° 53' 53"W 1452.11'(L) LINE DATA: PARCEL L-1: S87 36' 03"W 600.04'(C) WEST 600.04'(L) SURVEYOR'S NOTES L-2: N01 42' 24"W 20.00'(C) S00° 41' 45"E 20.00'(L) L-3: S87' 35' 38"W 170.73'(C TO WC) WEST 238'(L) 1. The Boundary Survey as shown hereon, was made with benefit of abstract of Title. The undersigned and Terminus Surveying LLC, makes no guarantees or representations regarding easements, claims of Boundary line disputes, PARCEL 2: agreements, reservations or any other similar matters which may appear in the public records of the local county L-4: S02 10 41"E 96.04'(M) ourthouse 2. This Boundary Survey was prepared for the exclusive use and benefit of the parties listed hereon. Liability to third L-5: S87 06' 08"W 196.95'(M) parties may not be transferred or assigned. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. L-6: N02 13' 32"W 55.14'(M) 3. Additions or deletions to survey map or reports by other than the signing party or parties is prohibited without written L-7: N02 02' 08"W 39.98'(M) 40'(P) consent of the signing party or parties. 4. This Boundary Survey does not depict ownership. The purpose of this Boundary Survey is to establish the perimeter PARCEL 3: Boundary lines of the land or lands described in the legal description as shown on this Boundary Survey and is not L-8: N01 42' 18"W 420.60'(L) to establish ownership 5. Boundary Surveys by no means represent a determination on whether properties will or will not flood. The Land within L-9: S66° 24' 34"W 25.25'(C) the Boundaries of this Boundary may or may not be subject to flooding. The local County/City Building Department S66 41' 48"W 25.25'(L) has information regarding flooding and restrictions on development. L-10: S46 44' 33"W 75.00'(C) . No underground foundations, installations or improvements have been located except as shown. S47 01' 47"W 75.00'(L) There are no visible encroachments other than shown. Ownership of fences were not verified at time of survey. PARCEL 4: All measurements are in feet and tenths, unless otherwise noted. L-11: S87 50' 19"W 122.92'(C) 122.33'(P) 10. Mean high water line was not determined at time of survey. (only applicable when abutting bodies of water) L-12: N02 11' 13"W 39.99'(C) 40'(P) 11. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH R/W LINE OF NW 7TH STREET, HAVING A GRID L-13: S87 50' 19"W(C) 122.33'(C&P) BEARING OF S87" 36' 03"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE). PARCEL 5: L-12: S87° 36' 14"W 61.47'(M) 61.165'(L) L-13: S02 05' 54"E 54.90'(C) **REVISIONS:** ADDRESS: 5959, 5960 (A/K/A/ 5990), 6000, 6020, 6030 DATE 2/18/22 2/24/22 DESCRIPTION L-14: N87° 36' 04"E 158.34'(C) NW 7TH STREET, FLORIDA 33155 ADDED ZONING REPORT CLIENT COMMENTS 630 NW 59TH COURT, FLORIDA 33155 PARCEL 7: 3/29/22 4/21/22 4/22/22 CLIENT COMMENTS CLIENT COMMENTS CLIENT COMMENTS L-14: N02 20' 51"W 69.91'(C) NAME: NICKLAUS CHILDREN'S HOSPITAL JOB NO: 21-8918 DATE: 1/13/2022 SCALE: 1" = 40' NOT VALID WITHOUT SHEET 1 OF 2 LANDCO, L.P. 2752 Jason Street 11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082 OFFICE (281) 556-1202 Tampa, Florida 33619 INFO@LANDCOSERVICES.COM (813) 681–4481 www.TerminusSurveying.con Copyright 2022 Landco, L.P. FrontDesk@TeamTerminus.co *Firm Number: 10045300* LICENSE BUSINESS 8207