



Level
1
Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Development Review General Procedures – Conditional Use

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Other: Zoning Code Text Amendment

Requests confirmed by Development Review Official (DRO) at pre-application meeting (signature): _____

Coral Gables Mediterranean Architecture Bonus

- Coral Gables Mediterranean Style Bonus - Table 1
- Coral Gables Mediterranean Style Bonus - Table 2
- Coral Gables Mediterranean Style Bonus - Table 3
- None



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Property information

Street address of the subject property: 1535 Levante Avenue, Coral Gables, FL 33146

Property/project name: Development Agreement

Current land use classification(s): University Campus

Current zoning district(s): University Campus District

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

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

Previous use(s)/current use(s) of the property/building(s): Academic

Proposed use(s) of the property/building(s): Academic

Size of property (square feet/acres) 240.6 acres

Total non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): N/A

Total number of residential units per acre and total number of units N/A

Estimated cost of the existing/proposed building/project: N/A

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Project Legal Description: Lot(s): See attached

Block(s): _____

Section(s): _____

Listing of all folio numbers for subject property:

See attached



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General information

Applicant(s)/Agent(s) Name(s): Jessica Brumley

Telephone Contact No: ^{(305) 284-5660} _____ Fax No. _____ Email ^{jbrumley@miami.edu} _____

Mailing Address: 1535 Levante Avenue, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Jessica Brumley

Telephone Contact No: ^{(305) 284-5660} _____ Fax No. _____ Email jbrumley@miami.edu

Mailing Address: 1535 Levante Avenue, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): N/A

Telephone Contact No: _____ Fax No. _____ Email _____

Mailing Address: _____
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:



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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to tentatively be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjoining properties and/or streetscape.
- Property ALTA survey and legal description.
- Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- Landscape plan; vegetation assessment; and tree survey / relocation plan.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: _____

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Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

Application submittal requirements

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

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

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. 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.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. 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.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



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Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

Jessica Brumley

Address:

1535 Levante Avenue, Coral Gables, FL 33146

Telephone: (305) 284-5660

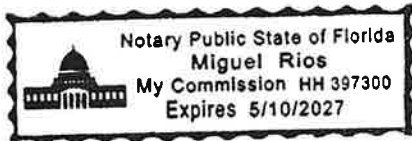
Fax:

Email: jbrumley@miami.edu

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 16th day of January by
Jessica Brumley
(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



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Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: Jessica Brumley
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

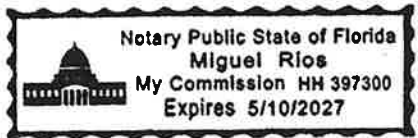
Address: 1535 Levante Avenue, Coral Gables, FL 33146

Telephone: (305) 284-5660 Fax:

Email: jbrumley@miami.edu

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 16th day of January by
Jessica Brumley
(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



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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

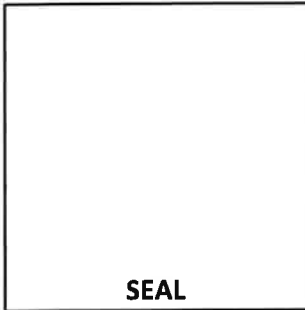
N/A

Address:

Telephone:

Fax:

Email:



NOTARIZATION

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



June 11, 2026

VIA E-MAIL TRANSMISSION

Ms. Jennifer Garcia
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134
Jgarcia4@coralgables.com

**Re: *The University of Miami Planning Board Amended
Development Agreement Application Materials***

Dear Ms. Garcia:

This correspondence is transmitted to you on behalf of the University of Miami (the “University”). The purpose of this correspondence is to transmit to you a suite of amended Development Agreement applications materials all designed to ensure the University’s ability to serve its educational mission within the highest traditions of academic excellence within the Country. This correspondence – together with its attachments – supersedes the University’s prior submittal dated January 16, 2026. We wish to note that the University conducted a neighborhood meeting on February 4, 2026. Meeting minutes were previously furnished to the City on February 11, 2026.

As a proud new member of the Association of American Universities (the “AAU”), the University is poised to continue its ascendant trajectory. To do so, it requires a physical plant befitting of its educational achievements. To that end, we enclose the following application materials all relating to the University’s Coral Gables Campus (the “Campus”):

- (i) An amendment to the Comprehensive Plan Future Land Use Map (“FLUM”)
- (ii) A text amendment to the Comprehensive Plan;
- (iii) A map amendment to the Zoning Code;
- (iv) A text amendment to the Zoning Code;
- (v) A Planning Department application for conditional use for a Master Plan amendment; and,
- (vi) A proposed draft development agreement.

We briefly summarize the application materials in the sections that follow.

I. THE COMPREHENSIVE PLAN AMENDMENTS

A. The FLUM Amendment

The University seeks to amend the FLUM as follows:

1. A map change for the properties located at 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. to re-designate the properties from the Commercial Low-Rise Intensity category to the University Campus category.
and,
2. A use map change to extend the boundaries of the University Campus Multi-Use Area Land Use category.

The proposed amendments are further described in **Development Agreement Exhibit E**.

B. The Text Amendments

The University seeks to modify Table FLU-5. Other Land Uses to show an FAR of 1.0 as the Maximum Density/Intensity of the University Campus. The University also seeks to modify Table FLU-5. Other Land Uses Sub Category of University Campus Multi-Use Area to allow a Hospital use and to increase the allowable Retail Uses from 15% to 20% of the total floor area. Text amendments are included in **Development Agreement Exhibit E**.

C. The Justification for the Comprehensive Plan Amendments

The proposed University Campus Multi-Use Area Comprehensive Plan amendments both advance and implement Objective FLU-1.7 and Policy FLU-1.71., Objective DES-1.1, Policy DES-1.1.5 and DES-1.1.6 of the Comprehensive Plan.

The properties located at 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. are owned by the University. A change in land use to University Campus category will allow those uses permitted on the University campus at these locations and will establish a consistent land use category along these street frontages.

The amendment to expand the boundaries of the University Campus Multi-Use Area encourages infill and redevelopment in areas of the University Campus that



are located directly across the street from the Miami-Dade Metrorail University Station and along the major thoroughfare of Ponce de Leon Blvd. This amendment will create the opportunity for more local employment due to the increased intensity of permitted uses within this subzone. Most notably, the expansion of the Multi-Use Area will not impact the residential neighborhoods that border the campus along San Amaro and Campo Sano. On this point, the proposed expansion is consistent with the existing location of the Multi-Use Area as shown on the FLUM and is likewise compatible with the surrounding development patterns. We wish to emphasize that the expansion will have no negative impact on the availability of housing affordable to people who live and work within the City – nor will it adversely affect the adopted levels of service of the City’s existing infrastructure.

The proposed Comprehensive Plan text amendment allows for an FAR of 1.0 as the maximum allowed density/intensity on the Coral Gables Campus. This FAR is *lower* than the FAR permitted by the Comprehensive Plan in other Commercial Districts and, correspondingly, it will allow the University to develop the campus at a density that will ensure sufficient capacity for the University’s student, academic, athletic, and administrative needs.

The addition of a Hospital use to the Multi-Use Area furthers the mission of the University to provide world-class, convenient health care to residents. As mentioned above, the Multi-Use Area is ideally situated for a Hospital use located along the Ponce de Leon corridor with easy access to public transit.

II. THE ZONING CODE AMENDMENTS

A. The Map Amendments

The University seeks to change the Zoning Map to reflect a University Campus District zoning designation on the properties located at 1530 Levante Ave. 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. from Mixed Use 4 (MF4) and the expansion of the Multi-Use Area consistent with the Comprehensive Plan amendment described above. The proposed Zoning Map amendments are further described in **Development Agreement Exhibit F**.



B. The Text Amendments

The University seeks to amend the text of the Zoning Code as follows:

1. Article 16 “Definitions” - modify the definition of “Health Center”, delete the definitions of “University Campus District (UCD) Frontage A”, “University Campus District (UCD) Frontage B”, “University Campus District (UCD) Frontage C”, “University Campus District (UCD) Frontage D”, and “University Campus District Frontage E”.
2. Appendix A. Section A-89.C.1 and A-89.C.5 “Site Specific Zoning Regulations Riviera Section Part 14” – eliminate site specific regulations for University-owned properties.
3. Appendix D.1.C.3 “Campus Master Plan Components” - simplify description of the Design Manual.
4. Appendix D.1.F Campus Sub-Areas Table – add “Hospital” as a medical / healthcare use.
5. Appendix D.1.G.1.a. “Performance Standards, UCD Frontage A” - include the definition of UCD Frontage A and clarify limits of UCD Frontage A boundary.
6. Appendix D.1.G.1.b. “Performance Standards, UCD Frontage B” - include the definition of UCD Frontage B and amend the setbacks permitted in UCD Frontage B.
7. Appendix D.1.G.1.c “Performance Standards, UCD Frontage C” - include the definition of Frontage C and amend the setbacks permitted in UCD Frontage C.
8. Appendix D.1.G.1.d “Performance Standards, UCD Frontage D” - delete this Frontage.
9. Appendix D.1.G.1.e “Performance Standards, UCD Frontage E” - delete this Frontage.

10. Appendix D.1.G.2 “Performance Standards, Maximum Square Feet” - replace Maximum Square Feet with a Maximum Floor Area Ratio.
11. Appendix D.1.G.5 “Performance Standards, Maximum Retail” - increase the maximum retail in the Multi-Use Zone.
12. Appendix D.G.9 “Performance Standards, Design” - clarify the purpose of the Design Manual and establish a timeline for updates and remove references to standards that are codified elsewhere in the Zoning Code.

The proposed text amendments are further described in **Development Agreement Exhibit F**.

C. CONDITIONAL USE FOR AMENDMENT TO CAMPUS MASTER PLAN DUE TO F.A.R. INCREASE

The Campus Master Plan previously adopted on September 28, 2010 and most recently amended on October 27, 2025 is proposed to be amended to reflect the zoning and land use changes enclosed as part of this submittal. As per Zoning Code Appendix D. Section E.2.c., a conditional use approval of the Master Plan is required when a change involves an increase in intensity of the adopted Campus Master Plan. The Comprehensive Plan and Zoning Code amendments detailed in **Development Agreement Exhibits E and F** that modify the maximum square feet from 6.8 million SF to a campus FAR of 1.0 will increase the intensity of the Master Plan.

The proposed Campus Master Plan Map and Development Chart is included in **Development Agreement Exhibit I**.

D. The Justifications

The proposed zoning code amendments are consistent with the Comprehensive Plan and synchronize land uses and the FAR authorized by the comprehensive plan amendments with the land uses and FAR authorized by the Zoning Code. The zoning code amendments will not cause a decrease in any adopted level of service nor do they conflict with any policy or objective of the Comprehensive Plan.

The amendments align the development standards for certain University frontages with the greater development in the Multi-Use Area in keeping with the existing development standards along Ponce de Leon, US-1, and the Metrorail corridor.

III. THE DEVELOPMENT AGREEMENT AMENDMENT

The proposed amendment to the Development Agreement is described in detail within **Exhibit A**.

IV. CONCLUSION

The University is most excited to work with the City and your team. We look forward to the opportunity to work with City staff to ensure favorable recommendations for approval on each and all of the enclosed applications.

As always, please do not hesitate to contact me if you have any questions.

Best Regards,


Jeffrey S. Bass, Esq.

**CITY OF CORAL GABLES AND UNIVERSITY OF MIAMI
AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

THIS AGREEMENT is made and entered into as of this DD day of Month, 202_ by and between the CITY OF CORAL GABLES, a Florida municipal corporation (“City”) and the UNIVERSITY OF MIAMI, a Florida nonprofit corporation (“University”).

RECITALS

WHEREAS, the University and the City have long recognized the vitally important role each plays in the sustained success of the other;

WHEREAS, the University and its founders commenced the development of the University of Miami Campus in 1925 (“UM Campus”) with the purpose and intent of ensuring a world class university – with world class facilities – within the City. The UM Campus is more particularly described by legal description and map on Exhibit A;

WHEREAS, the development of the UM Campus over the last century has proceeded through a vast series of approvals under differing regulatory regimes all designed to balance the needs of the University with the health, safety, and welfare of the City and its residents;

WHEREAS, on September 28, 2010, the City and the University ushered in a new operating framework and regulatory regime to govern their relationship by adopting a development agreement (“2010 Agreement”) in accordance with the Florida Local Government Development Agreement Act, sections 163.3220-163.3243, Fla. Stat (the “Act”) and pursuant to the provisions of Article 3, Division 19 of the Zoning Code of the City of Coral Gables;

WHEREAS, the parties recognize a mutual wish to update the 2010 Agreement, extend its terms, vest prior approvals, eliminate stale provisions, add new provisions to ensure the continued vitality of both the City and University, and provide stability and protection for the future of both parties;

WHEREAS, many of the University’s faculty and students have knowledge, talent, experience and expertise in areas of interest and importance to the City, including but not limited to the areas of the arts, technology, science, and medicine;

WHEREAS, collaborative programming between the University and the City would be of mutual benefit and advantage to the University, the City, and its residents; **WHEREAS**, the existing Zoning Code, including without limitation the University Campus District (“UCD”) regulations should be amended, improved and made more efficient for the City and the University;

WHEREAS, the existing Comprehensive Plan can be amended, improved, and made more efficient for the City and the University;

WHEREAS, this Amended and Restated Development Agreement is entered into in accordance with the Act, sections 163.3220- 163.3243, Fla. Stat (2025) and pursuant to the provisions of Article 3, Division 19 of the Zoning Code of the City of Coral Gables;

WHEREAS, the City’s Planning and Zoning Board (the “Board”) conducted a public hearing on **Month DD, 20YY**, pursuant to the notice required in section 163.3225 Fla. Stat. (2025) with regard to this Agreement and the Board recommended approval of the Agreement to the City Commission; and

WHEREAS, the City Commission of the City of Coral Gables gave notice in accordance with the requirements of the Florida Statutes and conducted a public hearing pursuant to notice required in section 163.3225, Fla. Stat. (2025) with regard to this Agreement.

NOW THEREFORE, in consideration of the mutual covenants entered into between the parties, and in consideration of the benefits to accrue to each, it is agreed as follows:

1. Recitals.

The above recitals are true and correct, deemed to be findings, and are incorporated herein and made a part hereof.

2. Statement of Intent.

In 2010, the City and the University ushered in a new era in their relationship by executing the 2010 Agreement to promote the health, safety, welfare, and cultural advancement of the City and its residents while providing for the coordinated, comprehensive, and orderly development of the UM Campus. A primary purpose of the 2010 Agreement was to make the resources of the University more accessible to the citizenry of Coral Gables in the areas of culture, music, research, medical treatment and health care. The 2010 Agreement has been a tremendous success that accomplished its

many goals and the parties now wish to plan and prepare for the next chapter of their relationship. Accordingly, it is the intent of this Amended and Restated Development Agreement to extend the term of and eliminate stale provisions from the 2010 Agreement, update terms to reflect current changes, vest the prior approvals, and address topics that did not exist at the time of the 2010 Agreement. The parties wish to state explicitly that all prior approvals remain vested subject only to the amendments particularly addressed herein.

With this Agreement the City wishes to secure for its residents additional public open and park space. On this vitally important point, the University is the owner of that parcel of land comprising approximately 5.52 acres commonly referred to as the Lee Lincoln Site. As a material part of this Agreement, the University will convey the Lee Lincoln Site to the City – to create a new public park named Centennial Park -- subject to the terms and conditions more particularly described below. The parties recognize that the University will continue to use portions of the Lee Lincoln Site for recreational purposes, and, if the terms and conditions of the conveyance are satisfied, then the City has agreed to convey a perpetual easement to the University for that purpose by way of the Lee Lincoln Declaration of Easements and Deed Restrictions.

3. Defined Terms.

Unless the specific context indicates otherwise, all definitions set forth within Florida’s Growth Management Act, including the Florida Local Government Development Agreement Act (the “Act”), shall be adopted and included herein. Words and phrases defined by the City’s land development regulations in existence as of the date of this Agreement shall be adopted and included herein. The following terms as used herein shall have the following meanings:

Agreement. The City of Coral Gables and University of Miami Amended and Restated Development Agreement between the City of Coral Gables and the University of Miami dated **Month DD, 202Y.**

Amended Campus Master Plan. The University Campus Master Plan approved for development at a FAR of 1.0 together with those uses described in the Zoning Code Amendment.

Convocation Center. The Convocation Center, also known as the Watsco Center and the Basketball Arena, located in the Coral Gables Campus of the University.

Comprehensive Plan. As defined in the Zoning Code of the City.

Comprehensive Plan Amendments. The phrase “Comprehensive Plan Amendments” shall have the meaning assigned to it in paragraph 16 below.

Events of Default. The phrase “Events of Default” shall have the meaning assigned to it in paragraph 42 below.

Effective Date. The phrase “Effective Date” shall have the meaning assigned to it in paragraph 4 below.

Execution Date. This Agreement shall be deemed executed (i) when it is approved by the City in accordance with applicable law; and (ii) it is signed by the authorized agent of each party.

Floor Area Ratio (FAR) is the ratio of the applicable interior or exterior floor area of a building or buildings on a site divided by the area of the University Campus District, as measured from the interior facing of exterior walls, and shall exclude:

1. The following areas in the ground floor:

- Electrical rooms / FPL vault room;
- Fire command room;
- Fire pump room;
- Lobbies;
- Phone / IT room; and
- Trash room

2. The following areas in all floors:

- Stairwell;
- Elevator; and
- Trash chute

3. Balconies, porches, or stoops, subject to requirement of restrictive covenant prohibiting enclosures;

4. Basements and uninhabitable attics within a pitched roof;

5. Trellis or canopy located on the roof not exceeding a combined area of fifty percent (50%) of the rooftop floor area;

6. Upper volume of courtyards open to the sky.

7. Off-street parking areas.
8. Properties within the University Campus District (UCD) not owned and controlled by the University.

Full-Time Equivalent (FTE). Full-time equivalent means: 1) one (1) FTE for each full-time undergraduate student taking a minimum of 12 semester hours, and 2) the fraction produced by dividing a part time undergraduate student's credit load by 12.

Health Center means a medical facility, including a Hospital, serving both the University and the general public, which could be located on the University of Miami Campus in the University Multi-use Area, that provides a full range of medical care services, including outpatient and inpatient care, diagnostic services, radiation therapy, diagnostic imaging, chemotherapy, sports medicine, surgical services, emergency care, and accessory uses customarily associated with such facilities.

Lee Lincoln Site. The approximately 5.52-acre parcel of land more particularly identified on Exhibit "B".

Lee Lincoln Deed. The deed for the conveyance of the Lee Lincoln Site in the form attached hereto as Exhibit "C".

Lee Lincoln Declaration of Easements and Deed Restrictions. The document more particularly described on Exhibit "D".

Zoning Code Amendments. The phrase "Zoning Code Amendments" shall have the meaning assigned to it in paragraph 17 below.

4. Effective Date.

This Agreement shall be effective if, only if, and when the City provides final approval, with all appeals exhausted or the time for such appeals has expired, of in strict compliance with: (i) the Comprehensive Plan Amendments described in Exhibit "E"; (ii) the Zoning Code text and map amendments described in Exhibit "F"; as detailed in paragraphs 16, and 17 below; (iii) the conditional use approval of the Amended Campus Master Plan as detailed in paragraph 17, and (iv) the Parking Space Transfers described in Exhibit "G". The failure to obtain each and every one of the approvals described in (i)-(iv) shall render this Agreement null and void and the parties shall revert to their respective positions under the 2010 Agreement.

5. Term.

The Agreement shall have a term of thirty (30) years after the Effective Date hereof.

6. Annual Meeting.

- (a) The University and the City agree to continue to convene an annual State of the City/University Meeting established under the 2010 Agreement (“Annual Meeting”). The Annual Meeting will continue to involve the Mayor, City Commission, City officials, and the officers and representatives of the University’s Board of Trustees during the term of this Agreement. The purpose of the Annual Meeting is to provide the leadership of the City and the University an opportunity to exchange information with regard to future plans and programs and to explore opportunities of mutual benefit.
- (b) The University and the City agree that the location of the Annual Meeting will rotate each year between an on-campus venue and an off-campus venue elsewhere in the City.
- (c) The City and the University agree to share the costs of the Annual Meeting, with the City paying for the costs when the Annual Meeting is located off campus and the University paying for the costs when the Annual Meeting is located on-campus.
- (d) The Annual Meeting shall be publicly noticed and conducted in accordance with all applicable laws that govern public meetings.
- (e) The University and the City shall agree on the agenda for the Annual Meeting no less than thirteen (13) days prior to the date thereof.
- (f) Notwithstanding the foregoing, the Annual Meeting requirement may be excused, waived, or suspended upon the mutual agreement of the Parties. By execution of this Agreement, the Parties agree that the next Annual Meeting shall be scheduled in 2027. The provisions of this paragraph may be applied retroactively.

7. Gables Fellows Program.

- (a) The University and the City agree to continue the annual student internship program established under the 2010 Agreement commonly known as the “Gables Fellows Program” or “Gables Fellows” for students with a demonstrated commitment to public service, local government, planning, architecture, and economic development.
- (b) The Gables Fellows Program is the University’s preeminent undergraduate internship program with the City for local government scholarship. It will continue to be administered through the University’s Office of the Provost in conjunction with the University’s Center for Civic Engagement (the “Center”).
- (c) The City, leadership from the University, and the Office of the Provost, shall develop the criteria for acceptance into the Gables Fellows Program, shall conduct an application process, and shall interview eligible candidates. The criteria shall seek to attract the best and brightest candidates. The City and the University shall review the Gables Fellows Program and amend the criteria on each fifth-year anniversary of this Agreement.
- (d) The University shall nominate appropriate candidates for the Gables Fellows Program at the end of each spring semester.
- (e) From this list of nominees, the City shall select one (1) student as a Gables Fellow for the upcoming Fall Semester and one (1) student as a Gables Fellow for the following Spring Semester.
- (f) Gables Fellows will perform various functions in City departments as mutually agreed by the City and University.
- (g) The City and the University agree that the Gables Fellows Program shall comply with all applicable University regulations regarding internship/work study programs. The University shall pay a Gables Fellow an hourly rate determined by the University commensurate with the quality of the program and its fellows.

- (h) Gables Fellows shall be evaluated at the conclusion of each semester by both the University and the City. If appropriate, each Gables Fellow shall receive an appropriate plaque and letter of recommendation.

8. University of Miami's Coral Gables Lecture Series.

- (a) The City and the University agree to continue the annual lecture program established under the 2010 Agreement and commonly known as "UM's Coral Gables Lecture Series" or "UM Lectures" featuring members of the faculty of the University and distinguished speakers in lecture and panel presentations). UM Lectures will be given six (6) times year.
- (b) The City and the University agree that the UM Lectures may be presented on the UM Campus or off of the UM Campus at venues that are mutually agreed upon by the City and the University.
- (c) The City and the University agree that the UM Lectures will be presented free of charge to Coral Gables residents and that the University shall be responsible for all aspects of the content of the UM Lectures including the cost, if any, of speaker fees.
- (d) When the UM Lectures are presented at off-campus venues, the City shall cover the costs of the venue and all associated costs including insurance and security. When the programs are presented on-campus, the University shall cover the associated costs, including insurance and security.

9. University Performance and Concert Series.

- (a) The City and the University agree to continue to co-host the concert series established under the 2010 Agreement and commonly known as the "UM Concert Series", comprised of four (4) concerts annually featuring student and faculty performer.
- (b) The City and the University agree that the UM Concert Series may be presented on the UM Campus or off of the UM Campus at venues that are mutually agreed upon by the City and the University.
- (c) The City and the University agree that the UM Concert Series shall be free of charge to Coral Gables residents and that the University shall be responsible for all aspects of the content of the concerts. The University shall

make available to the City an appropriate allocation of free tickets for each concert, and it shall be the City's sole responsibility to distribute the tickets. Any tickets that are not distributed within three (3) days of an event shall be returned to the University. Each ticket recipient shall provide the City with his or her name, address and e-mail address, if available.

- (d) When the concerts are presented at venues off the UM Campus, the City shall cover the costs of the venue and all associated costs including insurance and security. When the programs are presented on-campus, the University shall cover the associated costs, including insurance and security.
- (e) The University agrees to be responsible for the cost of talent for concerts presented on campus and off-campus.
- (f) In addition to the four (4) concerts referenced above in subparagraph 9(a), the University shall present two (2) cultural programs that shall feature performances or exhibitions open to Coral Gables residents. The intent of this subparagraph 9(f) is to provide programming in the cultural arts in addition to musical performances. By way of illustration, dramatic presentations, poetry readings, photography, painting, or sculptural exhibitions are the types of programs that are intended to be presented in accordance with this subparagraph 9(f). The choice of venue, provision of content, and covering of the costs for these programs shall be the sole responsibility of the University.

10. Ponce de Leon Boulevard Beautification Improvements.

- (a) The City and the University agree that the beautification of the Ponce de Leon Boulevard between Red Road and the intersection of Ponce de Leon Boulevard and LeJeune Road is beneficial to the University, the City and its citizens.
- (b) Under to the 2010 Agreement, the City agreed to design and install beautification improvements for Ponce de Leon Boulevard between Red Road and the intersection of Ponce de Leon Boulevard and LeJeune Road (the "Beautification Improvements"). The City coordinated the design of the Beautification Improvements in consultation with the University.
- (c) Under the 2010 Agreement, the City was responsible for the cost of the Beautification Improvements between Granada and the intersection of

Ponce de Leon Boulevard and LeJeune Road and the University agreed to contribute up to \$100,000 to the cost of the Beautification Improvements between Red Road and Granada. On March 13, 2012, the City adopted Resolution No. 2012-57 authorizing the purchase and installation of landscape materials for the Beautification Improvements with the University's portion being \$59,486, and thereafter the Beautification Improvements were installed, and the University paid the City \$59,486. The University agrees to contribute the balance of the cost of the Beautification Improvements in the amount of \$40,514. The University's remaining financial contribution will be payable: (i) upon reasonable advance written notice from the City, and (ii) if and when the City commences construction of any remaining beautification work between Red Road and Granada.

- (d) The City shall continue to remain responsible for maintaining the Beautification Improvements constructed in accordance with this paragraph 10.

11. "Meet the Docs" Health Care Program.

- (a) The City and the University agree to continue the regular program established under the 2010 Agreement and commonly known as "Meet the Docs" to addressing health care issues of substantial value to the City and its residents.
- (b) The University agrees to continue to present a quarterly Meet the Docs program to be held on the UM Campus or off the UM Campus at venues mutually agreed upon by the City and the University.
- (c) When the Meet the Docs programs are presented at off campus venues, the City shall cover the costs of the venue and all associated costs including insurance and security. When the programs are presented on the Campus, the University shall cover the associated costs including insurance and security. The presentation of content at these lectures shall be the sole responsibility of the University.
- (d) The City and the University recognize and acknowledge that the intention of Meet the Docs is to address in an introductory or lecture fashion a wide range of health care issues of current interest. It is not the intent of the Meet the Docs program to provide actual medical care or diagnosis to any individual.

12. Consulting Services.

The University agrees to continue to provide consulting services to the City in the method established under the 2010 Agreement. The University will provide, at its expense, up to eighty (80) hours per year of consulting services to the City in areas such as information technology, procurement, architecture and design and business processes. Specific consulting projects will be by mutual agreement. The University will provide an estimate of non-labor expenses in advance of a project; said expenses will be the responsibility of the City. Unused consulting hours in any calendar year may not be carried over to subsequent years.

13. Hurricane Athletics Ticket Program.

- (a) The University and City agree to continue the Hurricane Athletics Ticket program established under the 2010 Agreement to promote men's and women's team sports to City residents ("Ticket Program"). All tickets referred to in this paragraph 13 shall be for home games.
- (b) The University agrees that Hurricane Athletics will continue the "Buy One, Get Two Free" Ticket Program for one home football game, designated by the University as "Coral Gables Day," during the regular season. The game will be a conference game or a mutually agreed-upon non-conference game. Proof of City residency will be required at the time of purchase. Tickets will be made available for purchase two weeks prior to the Coral Gables Day game. All available tickets, excluding suites and club seating, will be made available for purchase as part of the "Buy One, Get Two Free" program. Each ticket recipient shall provide the University with his or her name, mailing address, and e-mail address, if available.
- (c) The University also agrees to continue to provide 1,000 general admission tickets free of charge for each of the following programs: men's basketball, women's basketball, and men's baseball. A minimum of one-half of the tickets to each program shall be against conference opponents which are selected by the University during the regular season of men's and women's basketball and men's baseball. Proof of City residency will be required at time of pick up. Two tickets will be distributed for free per residential address until a maximum of 1,000 is reached.

- (d) Ticket sales and distribution will be managed by the University of Miami's Athletics Tickets Office located at the Hecht Athletics Center. The distribution of the tickets for the football, men's and women's basketball and men's baseball games will be the sole responsibility of the University.

14. Student Enrollment and Mitigation.

If and when the enrollment of full-time equivalent undergraduate degree seeking students enrolled in classes on the UM Campus ("Student Enrollment" exceeds 17,500 ("Undergraduate Enrollment Mitigation Threshold") the University shall submit a report for review and approval by the City ("University's Student Enrollment Report") which addresses the net new impacts not previously mitigated caused by the increase in Student Enrollment above the Undergraduate Enrollment Mitigation Threshold and identifying:

- (i) The Student Enrollment number;
- (ii) The number of beds constructed on the UM Campus since the Execution Date (the number of beds as of the Execution Date of this Agreement is 4,228);
- (iii) All traffic mitigation methods implemented by the University from the Execution Date, and
- (iv) A proposed plan that addresses any unmitigated traffic impacts caused by an increase in Student Enrollment in excess of 17,500. Each year thereafter, the University shall submit an Enrollment Report thirty (30) days following commencement of the Fall Semester:
- (v) For each new bed of student housing developed by the University on the UM Campus after the Execution Date (as evidenced by a certificate of occupancy), the University shall receive a one/half student-to-one bed on campus credit ("On-Campus Housing Credit") adjustment to its mitigation obligations. The purpose of the On-Campus Housing Credit is to encourage the University to house its students within the UM Campus. To illustrate the intention of the On-Campus Housing Credit, if the University develops six (6) beds of on-campus student housing after the Execution Date, then the University mitigation obligations shall be calculated based on a net increase of

Student Enrollment by three (3). The On-Campus Housing Credit shall be limited solely to the provisions of this paragraph 14.

Following a reasonable period of time not to exceed one hundred twenty (120) days (unless further extended by mutual agreement) for the City to review and comment on the University's Student Enrollment Report, it shall be placed on a City Commission agenda for review, consideration, comment, and approval by ordinance.

15. Required Elements of a Statutory Development Agreement-Uses, Permitted Development, Public Facilities, Reservations, etc.

- (a) **Property Legal Description and Ownership.** The legal description of the property subject to this Agreement, the UM Campus, is attached hereto as **Exhibit A** and the University is the legal and equitable owner of the property.
- (b) **Term.** As established in paragraph 5 above, the term of this Agreement shall extend for a period of thirty (30) years beyond the Effective Date.
- (c) **Permitted Development.**
 - A. **Maximum Floor Area Ratio:** The City agrees that with applicable approvals the University Campus District can be developed with a maximum Floor Area Ratio (FAR) of 1.0 of University-related uses.
 - B. **Permitted Uses.** The City agrees that the following uses and activities shall be authorized on the UM Campus subject to the provisions of this Agreement: classrooms; lecture halls; research laboratories, offices, and related research facilities; dormitories; residential; administrative and faculty offices; social, cultural, charitable and community facilities; government uses; camps; recreational and athletic facilities; commencement and graduation ceremonies; outdoor teaching and recreational uses; parking lots and garages; theaters; concert halls, arenas and conference centers; museums, galleries and exhibition areas; libraries; religious facilities; private clubs, fraternities and sororities; commercial retail uses, food services, personal services, and entertainment uses intended to principally serve on campus

needs; maintenance activities; greenhouses, outdoor eating and seating facilities; amateur radio, satellite earth stations, and telecommunication facilities; emergency phones, lighting and surveillance systems and other public safety facilities and temporary uses.

- C. University Multi-Use Area. In addition to the uses listed in subparagraph 15(c)(i)(B), the following uses are permitted in the University Multi-Use Area: conference center, office, overnight accommodations, commercial/retail and Health Center uses, including Hospitals intended to serve the University's needs and the broader needs of the general public.
- D. Permitted Building Height. The maximum permitted heights of buildings on the UM Campus shall be governed by the UCD zoning district regulations as amended by this Agreement.

- (d) **Public Facilities to Serve the UM Campus:** No new public facilities are necessary to service the permitted development referenced in subparagraphs 15(c)(A)-(D) above.
- (e) **Public Reservations and/or Dedications:** No new reservation or dedication of land is necessary for public purposes in connection with the development permitted by this Agreement.
- (f) **Local Development Permits.**
 - (i) Existing Development Permits. To date the property subject to this Agreement (the UM Campus) has received development permits for the existing buildings and structures.
 - (ii) Additional Permits Required. It is anticipated that additional local permits will be necessary during the term of this Agreement as are normal and customary for land development, including building permits, wastewater collection system permits, roadway improvement permits, tree removal permits, water distribution permits, and surface water management permits.

- (g) **Consistent with the City’s Comprehensive Plan and Land Development Code.** The City finds that the development permitted by this Agreement is consistent with the City’s Comprehensive Plan and Land Development Code.
- (h) **Conditions, Terms, and Restrictions.** In light of the express provisions of this Agreement, no new terms, conditions, restrictions, or other requirements are necessary to assure the public health, safety, and welfare of the citizens of Coral Gables.
- (j) **Compliance with Local Regulations Regarding Development Permits.** The University and the City agree that the failure of this Agreement to address a particular permit, approval, procedure, condition, fee, term or restriction in effect on the Execution Date of this Agreement shall not relieve University of the necessity of complying with the regulation governing said permitting requirements, conditions, fees, terms or restrictions, subject however to the terms and provisions of this Agreement.

16. Comprehensive Plan Amendments.

The City agrees to process the Comprehensive Plan Amendments (text and map) attached hereto as Composite **Exhibit “E”** by taking final Commission action on the amendments on or before **Month DD, 20YY**. For the avoidance of doubt, nothing within this paragraph obligates the City Commission or any board to take any specific action on comprehensive plan amendments addressed herein.

17. Zoning Code Amendments and Amended Campus Master Plan Conditional Use Approval.

The City agrees to process the University’s applications for (i) the Zoning Code Amendments (text and map), attached hereto as Composite **Exhibit “F”** and (ii) conditional use approval of the Amended Campus Master Plan approving the FAR development intensity of 1.0 and those uses described in the Zoning Code Amendment. The agreement to process identified in the immediately preceding sentence includes the City Commission’s obligation to take final action on the proposed map amendments, change in zoning district regulations, and conditional use application on or before **Month DD, 20YY**. For the avoidance of doubt, nothing within this paragraph obligates the City Commission or any board to take any specific action on zoning code text amendment, map amendments, or conditional use application addressed herein.

18. Parking Spaces.

The City agrees to obtain all required authorizations and approvals and shall (i) relinquish and transfer to the University the right to control, utilize and derive revenue from those certain parking spaces described in **Exhibit "G"**, (ii) enter into a Parking Management Agreement to allow the University for the consideration and mitigation provided herein in Exhibit H to install and utilize parking meters on Levante Avenue as shown on Exhibit G, and (iii) release and terminate that certain Easement as to Parking Meters dated June 15, 2011 recorded in Official Records Book 27724 at Page 2669 of the Public Records of Miami-Dade County on or before **Month DD, 20YY** (collectively the "Parking Space Transfers").

19. Lee Lincoln Transfer.

If, and only if, and when the City grants the last final, non-appealable approval of each and every of the actions referenced in paragraphs 16, 17, and 18 above and more particularly described in **Exhibits E-G** to this Agreement ("Additional Approvals") acceptable to the University and without any condition of approval that the University in its sole and absolute discretion deems unacceptable, then the University of Miami shall convey the Lee Lincoln Site to the City by the Lee Lincoln Deed subject to the terms and conditions of the Lee Lincoln Declaration of Easements and Deed Restrictions. For the avoidance of doubt, in the event that any one of the Additional Approvals are not granted, then the obligation to consummate the foregoing transaction shall be deemed null, void, and of no further force and effect. It is the intent of the parties that the Lee Lincoln Site be transferred subject to receipt of the Additional Approvals and all zoning and master planning approvals and the recording of the Lee Lincoln Declaration of Easements and Restrictions that restricts the use of the Lee Lincoln Site to a park with ancillary recreational purposes, and that it be named "Centennial Park" in commemoration of the 100th year anniversary of the founding of the City and the University.

20. Intentionally Deleted.

21. Convocation Center.

Notwithstanding any prior City restrictions, regulations or approvals, the City and the University agree as follows:

- (a) In the 2010 Agreement, Ordinance 2007-16 was amended to increase the authorized seating capacity of the Convocation Center to a maximum of

9,830 seats, provided however that no additional seats shall be installed until an updated Convocation Center Parking and Traffic Management Program, which includes an updated Event Management and Security Plan which reflects the additional seats, has been submitted to the City and approved by the City Manager or his designee.

- (b) Alcoholic beverages may be sold at the Convocation Center at programs and events in indoor public spaces (including the concourse, floor, and event levels, suites and the Hurricane 100 facilities as well as in temporary seating areas). In Ordinance 2019-24, the City amended Resolution #2003-7, to authorize the sale of alcoholic beverages at the Convocation Center in accordance with this subparagraph, which amendment become effective on March 12, 2019.
- (c) Upon the build-out of the additional seats described in subparagraph 22(a) above as measured by the issuance of a certificate of completion, the University shall make available free of charge to Coral Gables residents \$20,000 worth of tickets each calendar year for events at the Convocation Center. Where tickets for events do not contain a face value, the University may impute a fair value to such tickets and the City is free to accept or reject such tickets. Rejection of such tickets does not relieve the University of the obligations under the provisions of this paragraph. The selection of the events shall be in the sole discretion of the University. The distribution of the tickets shall be the sole responsibility of the City and the City agrees to establish a program for the public distribution-of the tickets. Each Coral Gables resident receiving a free ticket shall furnish the City with appropriate identification to demonstrate residency together with a mailing address and email address (if available).

22. Use of Name, Logo, Trademark.

The parties each agree to seek from the other the prior written approval of all advertising and/or marketing materials whether intended for print or electronic distribution which contains the name, logo, trademark, likeness or other similar identifier when promoting any of the events identified in this Agreement. The approval required by this paragraph for the City and the University shall be given promptly by the designated representative of each party and shall not be unreasonably withheld.

23. Consideration and Mitigation.

The City and the University agree that in consideration for the terms and conditions of this Agreement, the University shall make annual payments to the City pursuant to the payment schedule attached as **Exhibit “H”**.

24. Impact Fees, Special Assessments and Other Municipal Fees.

Nothing in this Agreement shall relieve the University from the obligation to pay any impact fees, special assessments, building permit fees, user fees or other municipal fees, charges or taxes which are generally applicable to any other development, property and/or use in the City. The City expressly recognizes the rights of the University, like any other property owner, to challenge the adoption of a new impact fee or the application of an existing fee to it, or to otherwise seek relief from said fee or assessment in accordance with law. The University acknowledges the right of the City to challenge any tax exemption for improvements in the University Multi-Use Area.

25. Conflicts and Amendment of Prior Ordinances and Agreements.

- (a) In the event of conflicts between the terms of this Agreement, a previously imposed condition of development approval, and/or the City’s Zoning Code, the provisions of this Agreement shall control.
- (b) With respect to the Additional Approvals sought herein, with the adoption of an Ordinance approving this Agreement, the following Ordinances and Resolutions are hereby amended according to the provisions of this Agreement:
 - (i) Ordinance 2007-1
 - (ii) Ordinance 2010-31
 - (iii) Ordinance 2010-29
 - (iii) Ordinance 2010-34
- (c) Nothing in this Agreement shall be construed to abrogate or otherwise affect any existing agreements between the City and the University or to limit in any way the application of any existing regulations of the City to the University unless such agreements or regulations are expressly modified or preempted by the provisions of this Agreement.

26. Adopted Campus Master Plan.

The Adopted Campus Master Plan adopted on December 1, 2010, as last amended on October 27, 2025 and attached hereto as **Exhibit "I"** remains fully vested and in full force and effect.

27. Amendments.

This Agreement may be amended by the mutual consent of the City and University, subject to compliance with the procedural requirements for the initial approval of this Agreement pursuant to the Act, sections 163.3220-163.3243, Fla. Stat. (2025) and pursuant to the provisions of Division 19 of the Zoning Code of the City of Coral Gables, or any subsequent laws or ordinances.

28. Existing UCD Obligations.

Except as expressly set forth in this Agreement, nothing in this Agreement shall abrogate or otherwise eliminate any approval previously granted or any obligation previously imposed on the development and use of the UM Campus under the existing UCD zoning, unless expressly provided for in this Agreement or approved after a duly noticed public hearing by the City Commission of the City of Coral Gables pursuant to the provisions of the City's Zoning Code and the requirements of the Florida Statutes.

29. Applicable Laws and Construction.

The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. This Agreement has been negotiated by the City and the University, and the Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by the City or the University, but by all equally.

30. Venue and Jurisdiction.

- (a) For purposes of any suit, action, or other proceeding arising out of or relating to this Agreement, the Parties hereto do acknowledge, consent, and agree that venue therefore is Miami-Dade County, Florida.
- (b) Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought in the 11th Judicial Circuit in and for Miami-Dade County, Florida. Each party irrevocably consents to the personal jurisdiction of such court in any such civil action or legal proceeding and waives any

objection to the laying of venue of any such civil action or legal proceeding in such court.

31. Estoppel Certificates.

The University and the City shall at any time and from time to time, upon not less than thirty (30) days prior notice by another party hereto, execute, acknowledge and deliver to the other party, a statement in recordable form certifying that this Agreement has not been modified and is in full force and effect (or if there have been modifications that the said Agreement as modified is in full force and effect and setting forth a notation or a full copy of such modifications), and that to the knowledge of such party, neither it nor any other party is then in default hereof (or if another party is then in default hereof, stating the nature and details of such default), it being intended that any such statement delivered pursuant to this paragraph may be relied upon by any prospective purchaser, mortgagee, successor, assignee of any mortgage or assignee of the respective interest in UM Campus, if any, of any party to this Agreement.

32. Complete Agreement; Amendments.

- (a) This Agreement, and all the terms and provisions contained herein, including without limitation the Exhibits hereto, constitute the full and complete agreement between the Parties hereto to the date hereof with respect to the matters expressly set forth herein, and supersedes and controls any and all prior agreements, understandings, representations, correspondence and statements, whether written or oral. The rule of contract interpretation known as *expressio unius est exclusio alterius* shall not be applied when interpreting this Agreement to address matters not expressly identified within this Agreement.
- (b) Any provision of this Agreement shall be read and applied in *pari materia* with all other provisions hereof.
- (c) This Agreement cannot be changed or revised except by written amendment signed by both Parties hereto or as otherwise permitted herein.

33. Captions.

The paragraph and subparagraph headings and captions of this Agreement and the list of exhibits contained in this Agreement are for convenience and reference only and in no way define, limit, describe the scope or intent of this Agreement or any part thereof,

or in any way affect this Agreement or construe any article, section, subsection, paragraph or provision hereof.

34. Holidays.

It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given on a Saturday or Sunday or on a legal holiday observed by the City, it shall be postponed to the next following business day.

35. Exhibits.

Each Exhibit referred to and attached to this Agreement is an essential part of this Agreement. The Exhibits and any amendments or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of this Agreement and incorporated herein.

36. Public Purpose.

The University and the City acknowledge and agree that this Agreement satisfies, fulfills and is pursuant to and for a public and municipal purpose and is in the public interest, and is a proper exercise of the City's power and authority.

37. No General Obligation.

In no event shall any obligation of the City under this Agreement be or constitute a general obligation or indebtedness of the City, a pledge of the ad valorem taxing power of the City, the lending of credit, or a general obligation or indebtedness of the City within the meaning of the Constitution of the State of Florida or any other applicable laws.

38. Intentionally Deleted.

39. Preservation of Rights.

The University and the City further acknowledge and agree that certain provisions of this Agreement will require the City and/or its boards, departments or agencies, acting in their government capacities, to consider governmental action as set forth herein. The University and the City acknowledge and agree that all such actions undertaken by the City shall be undertaken in strict accordance with established requirements of the general laws of the State of Florida and City ordinances or regulations. Nothing in this Agreement or in the University's and the City's acts or omissions in connection herewith shall be deemed in any manner to waive, limit, impair, or otherwise affect the authority of the City

in the discharge of its police or governmental power expressly including the land use and zoning power.

40. Technical Amendments; Easements for Encroachments.

In the event that due to minor inaccuracies contained herein or any Exhibit attached hereto or any other agreement contemplated hereby, or due to changes resulting from technical matters arising during the term of this Agreement, the University and the City agree that amendments to this Agreement required due to such inaccuracies, unforeseen events or circumstances which do not change the substance of this Agreement may be made and incorporated herein. In addition, during the term of this Agreement if the parties determine that there are University improvements on City Property, and University determines not to remove the encroachment, the City agrees to grant the University an easement of use to maintain such existing improvements which encroach on City property including rights of way provided the University agrees to indemnify, defend and hold the City harmless from and against any and all loss, expense damage and liability resulting from the claims arising out of or resulting from the encroachments. The City Manager is authorized to approve such technical amendments and easements on behalf of the City, and is authorized to execute any required instruments, to make and incorporate such amendments to this Agreement or any Exhibit attached hereto, or any other agreement contemplated hereby.

41. Notices.

All notices given hereunder shall be made in writing and either (i) deposited in the United States Mail, certified, return receipt requested, with sufficient postage pre-paid thereon to carry them to their addressed destinations, or (ii) delivered by courier or messenger service, and the notices shall be addressed as follows:

For the City: City Manager
 City of Coral Gables
 2020 Ponce de Leon Blvd, Suite 1200
 Coral Gables, Florida 33134

With a copy to: City Attorney
 City of Coral Gables
 2020 Ponce de Leon Blvd, Suite 1200
 Coral Gables, Florida 33134

For the University: Vice President Facilities Operations & Planning

1535 Levante Avenue
Coral Gables, Florida 33146

With a copy to: Senior Vice President and General Counsel
1535 Levante Avenue, Suite 235
Coral Gables, Florida 33146

Mailing of written notice by the City of Coral Gables to the University by means of U.S. Postal Service shall constitute prima facie evidence of delivery. Either party may change the person or address for notices by notice in writing to the other party as hereinabove provided.

42. Default and Enforcement.

- (a) **Default.** The occurrence of any of the following shall constitute an event of default ("Event of Default") under this Agreement.
 - (i) University Monetary Obligation. The University's failure to pay any amount due on the date required under this Agreement ("Event of Monetary Default").
 - (ii) University Non-Monetary Compliance Obligation. The University's failure to comply with a non-monetary obligation pursuant to this Agreement ("Event of Non-Monetary Compliance").
 - (iii) City Compliance Obligation. The City's (i) failure to comply with an obligation under this Agreement, or (ii) the City's imposition of any material condition to an approval, conveyance or similar action that materially frustrates the ability to use and develop the UM Campus in accordance with the uses and intensities described in the Adopted or proposed Amended Campus Master Plan, the Comprehensive Plan Amendment and Zoning Code Amendment attached as **Exhibits E & F.**, or (iii) the City's default under the Lee Lincoln Deed or the Lee Lincoln Declaration of Easements and Deed Restrictions.
- (b) **Notice.** Written Notice of Default shall be given in the manner provided for in paragraph 41 of this Agreement.

- (c) **Event of Monetary Default.** If and when the City Manager or his designee determines pursuant to the terms of this Agreement that an Event of Monetary Default has occurred, the City Manager or his designee shall provide the University with written notice of the Event of Monetary Default, the University shall have fifteen (15) days after receipt of the written notice to cure such default. The University may cure the Event of Monetary Default by making full payment within fifteen days of the amount due and owing plus interest in the amount of 1 ½ percent per month (not to exceed the maximum allowed by law) of the past due amount from the date due until the date paid. If at the time the University makes such payment, the University takes the position that the City is in default as to an obligation(s) of this Agreement and the City disagrees, the University agrees to make the disputed payment, but may do so under protest, reserving all of its right to seek administrative or judicial relief with regard to the City's compliance with the obligations at issue. The payment under protest shall constitute a cure of the Event of Monetary Default. The payment under protest shall not serve to waive, abandon, compromise, or create an estoppel with respect to the merits of the potential dispute.
- (d) **Acceleration.** If the University fails to cure an Event of Monetary Default within fifteen (15) days after the University receives written notice from the City, the City may, at its sole discretion, give Notice to the University in accordance with the provisions of paragraph 41 and all future payments under this Agreement shall thereby be accelerated and shall become immediately due and owing, together with interest thereon at the rate set forth in subparagraph 42(c) above.
- (e) **Event of Default by City.** In the Event of Default by the City with regard to an obligation, the University shall give the City written notice of default. The City shall have fifteen (15) days after receipt of written notice of default, together with the required period of notice for City action on the required approval, to cure said Event of Default. If the City fails to cure the Event of Default, then the University's obligation to pay the mitigation provided for in this Agreement shall be suspended until the default is cured then the mitigation shall become due and owing.
- (f) **Event of Non-Monetary Default by University.** In the Event of Default by the University with respect to its non-monetary obligations, the City shall give the University written notice of the Event of Default. The University shall

have fifteen (15) days after receipt of written notice to cure the Event of Default. If the University is unable to cure the Event of Default within fifteen (15) days, the University shall submit a plan and a timeline for implementing the cure ("Cure Plan"). If the Cure Plan and timeline are acceptable to the City, the University shall implement the Cure Plan according to its terms in a timely fashion.

- (g) **Enforcement.** Either party may file an action for declaratory or injunctive relief in the Circuit Court of Miami-Dade County to enforce the terms of this Agreement. The parties acknowledge that any failure to comply with the non-monetary obligations of this Agreement may result in irreparable injury, not compensable by monetary damages, and accordingly, each party hereby consents to the entry of injunctive relief against it in the event of such failure; the enforcement provisions of this sub paragraph shall be in addition to any other remedies available at law or equity or both. In the event the City or the University is required to seek enforcement of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party all costs of such action, including reasonable attorney's fees.

43. Audited Financial Statements.

The University shall make available to the City for inspection a copy of its most recent audited financial statements within thirty (30) days after a written request from the City.

44. Recording of Agreement and Submission to the Department of Commerce.

The City shall, within fourteen (14) days of the approval of this Agreement, record the Agreement with the Clerk of the Court of Miami-Dade County. After the Agreement is recorded, the City shall submit the Agreement to the Department of Commerce or its successor to the extent required by the Florida Local Government Development Agreement Act, as amended.

45. Successors in Interest.

The obligations and benefits of this Agreement shall inure to all successors in interests to the parties to this Agreement.

46. Annual Review.

The University shall submit an annual report documenting the University's compliance with the requirements of this Agreement at least thirty (30) days prior to the anniversary of the Effective Date of the Agreement. The City Manager or his designee shall review the annual report submitted by the University and prepare a written report which shall be presented to the City Commission at a duly noticed public meeting for review and approval. After the annual review is approved by the Commission, the report shall be submitted to the Department of Community Affairs.

47. Force Majeure.

In the event that either party hereto is prevented from fully and timely performing any of its obligations hereunder due to acts of God, pandemics, strikes and/or lock-outs, other industrial disturbances, acts of the public enemy, laws, rules and regulations of governmental authorities, wars or warlike action (whether actual, impending or expected, and whether de jure or de facto), arrest or other restraint of government (civil or military), blockades, insurrections, acts of terrorists or vandals, riots, epidemics, landslides, sinkholes, lightning, hurricanes, storms, floods, washouts, fire or other casualty, condemnation, earthquake, civil commotion, explosion, breakage or accident to equipment or machinery, any interruption of utilities, confiscation or seizure by any government or public authority, nuclear reaction or radiation, radioactive contamination, accident, repairs or other matter or condition beyond the reasonable control of either party (collectively called "Force Majeure", financial inability to perform hereby expressly excluded) such party shall be relieved of the duty to perform such obligation until such time as the Force Majeure has been alleviated; provided that the party relying upon the provisions of this paragraph shall give the other party written notice of such reliance and upon the removal of the Force Majeure, the obligation prevented from being fulfilled will be automatically reinstated without the necessity of any notice whatsoever.

48. No Third-Party Beneficiaries.

Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the parties hereto and their respective administrators, executors, other legal representatives, heirs, successors and permitted assigns. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third person's legal standing or any right of subrogation or action over or against any party to this Agreement.

49. Relationship of the Parties.

The parties hereto acknowledge that they are separate and independent entities, and nothing contained herein shall be deemed to create a joint venture, association, partnership, agency or employment relationship between the two. Neither party shall have the power to act in the name of, on behalf of, or incur obligations binding upon the other party. Neither party shall acquire an interest in the business or operations of the other by virtue of this Agreement. Furthermore, neither party endorses or warrants the activities of the other or their business, business practices, projects, products, services or other activities.

50. Time is of the Essence.

Time is of the essence for each and every provision of this Agreement.

51. Further Assurances.

The parties agree to execute and deliver from time to time such documents, and to perform all actions which may be necessary to effectively and completely carry out the intended effect of this Agreement including but not limited to defending the Agreement from legal or administrative challenge. On this point, the University agrees to cooperate with and fund the costs of defending any challenge to this Agreement by any third parties, including reasonable attorney's fees and costs incurred by the City for independent outside counsel if necessary.

52. Construction.

The language used in this Agreement will be deemed to be the language chosen by all of the parties to express their mutual intent, and no rule of strict construction shall be applied against any party. Any reference to any federal, state, local, or foreign statute or law shall be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise.

53. Approvals.

- (a) The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the University of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

- (b) It is anticipated that local development permits and approvals will be necessary: (i) Development Review Committee as required by the Zoning Code; (ii) Board of Architects as required by the Zoning Code; (iii) Planning and Zoning Board as required by the Zoning Code; (iv) City Commission as required by the Zoning Code.

- (c) In addition, it is anticipated that additional local permits will be necessary during the term of this Agreement as are normal and customary for land development, including building permits, wastewater collection system permits, roadway improvement permits, tree removal permits, water distribution permits, and surface water management permits.

EXHIBITS

- Exhibit A:** Legal Description of UM Campus
- Exhibit B:** Legal Description of Lee Lincoln Site
- Exhibit C:** Lee Lincoln Deed
- Exhibit D:** Lee Lincoln Declaration of Easements and Deed Restrictions
- Exhibit E:** Proposed Comprehensive Plan Amendments
- Exhibit F:** Proposed University Campus Zoning Map and Text Amendments

- Exhibit G:** Parking Spaces
- Exhibit H:** Payment Schedule
- Exhibit I:** Adopted Campus Master Plan

EXHIBIT A

Legal Description of University of Miami Campus

AREAS I AND II

AUGUST 26, 2020

(SUPERSEDES ALL PREVIOUS ISSUES)

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



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

“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.

**AREAS I AND II
AUGUST 26, 2020
(SUPERSEDES ALL PREVIOUS ISSUES)**

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. (SAID PORTION OF LOT 4 WAS RE-CONVEYED TO THE UNIVERSITY OF MIAMI BY THAT CERTAIN SPECIAL WARRANTY DEED FROM THE CITY OF CORAL GABLES AS RECORDED IN OFFICIAL RECORDS BOOK 27590 AT PAGE 637 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.)



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

TOGETHER WITH:

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 PURSUANT TO CORAL GABLES CITY ORDINANCE NO. 842 DATED JULY 27, 1954 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4501 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 13 MINUTES 22

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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.



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

THIS BEING THE SAME PROPERTY RE-CONVEYED TO THE UNIVERSITY OF MIAMI BY THAT CERTAIN SPECIAL WARRANTY DEED FROM THE CITY OF CORAL GABLES AS RECORDED IN OFFICIAL RECORDS BOOK 27590 AT PAGE 637 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, THE SOUTHWESTERLY 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.

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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 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4505 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

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:

LOTS 1 THROUGH 8, INCLUSIVE AND LOTS 34 THROUGH 40, INCLUSIVE, AND ALL OF ALLEY NORTHWESTERLY & ADJACENT TO LOTS 34 THROUGH 40, LESS BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 NORTHWESTERLY 10 FEET, SOUTH 14 FEET, NORTHEASTERLY 10 FEET TO POINT OF BEGINNING, BLOCK 196 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS BEING THE SAME PROPERTY CONVEYED TO THE UNIVERSITY OF MIAMI AS RECORDED JULY 17, 2018 IN OFFICIAL RECORDS BOOK 31060 AT PAGE 3491 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**AREAS I AND II
AUGUST 26, 2020
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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 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4501 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

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."

THIS DESCRIPTION INCLUDES THAT PORTION OF AVENUE SAGUA RE-CONVEYED TO THE UNIVERSITY OF MIAMI BY THAT CERTAIN SPECIAL WARRANTY DEED FROM THE CITY OF CORAL GABLES AS RECORDED IN OFFICIAL RECORDS BOOK 27590 AT PAGE 637 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF AVENUE SCODELLA (AVENUE OVIETO) 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.:

**AREAS I AND II
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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:



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

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. SAID TR. 1 INCLUDES THAT PORTION OF THE UNIVERSITY WATERWAY AS CONVEYED BY QUIT-CLAIM DEED FROM THE CITY OF CORAL GABLES TO THE UNIVERSITY OF MIAMI IN OFFICIAL RECORDS BOOK 27590 AT PAGE 641 OF THE PUBLIC RECORDS OF 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.

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.

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**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
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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 GREATER 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.



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

**AREAS I AND II
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AND

THAT PORTION OF SAID TR. 6 AS CONVEYED TO THE TRUSTEES OF THE DIOCESE OF SOUTHEAST FLORIDA, INC., 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, INC. 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 FOR THE CHRISTIAN SCIENCE ORGANIZATION UNIVERSITY OF MIAMI, INC., 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 OFFICIAL RECORDS BOOK 8474 AT PAGE 246 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.



**MAIN CAMPUS-CORAL GABLES, FLORIDA LEGAL
DESCRIPTIONS**

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.

**AREAS I AND II
AUGUST 26, 2020
(SUPERSEDES ALL PREVIOUS ISSUES)**

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 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4503 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:



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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.

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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 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4509 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 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 AND



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RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4509 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

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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.

TOGETHER WITH:

"THEO. DICKINSON DRIVE"



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A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "THEO. DICKINSON DRIVE", THE SAME AS MORE FULLY DESCRIBED ON 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 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE SOUTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD". (UNIVERSITY CONCOURSE) AS SHOWN ON SAID PLAT.

ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF SAID "THEO. DICKINSON DRIVE" AS SHOWN ON SAID PLAT.

ON THE NORTH: BY THE WESTERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT.

ON THE EAST: BY THE EASTERLY RIGHT OF WAY LINE OF SAID "THEO. DICKINSON DRIVE" AS SHOWN ON SAID PLAT.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

NOTE: THIS DESCRIPTION INCLUDES THAT PORTION OF SAID "THEO. DICKINSON DRIVE" AS VACATED BY THE CITY OF CORAL GABLES PURSUANT TO CITY ORDINANCE NUMBER 2682, ADOPTED FEBRUARY 24, 1987 AND RECORDED MARCH 30, 1987 IN OFFICIAL RECORDS BOOK 13227 AT PAGE 1306 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. THIS VACATED PORTION OF THE RIGHT OF WAY WAS INCLUDED IN THE FOREGOING LEGAL DESCRIPTION DUE TO THE

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POSITIONAL UNCERTAINTY OF THE LEGAL DESCRIPTION FOR SAME SET FORTH IN SAID CITY ORDINANCE.

"WM. E. WALSH AVE."

A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "WM. E. WALSH AVE.", THE SAME AS MORE FULLY DESCRIBED ON 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 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND THE RECORDED



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PLAT 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 BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF "THEO. DICKINSON DRIVE" AS SHOWN ON SAID PLATS OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND "UNIVERSITY OF MIAMI DAUER TRACT"

ON THE NORTH: BY THE NORTHERLY RIGHT OF WAY LINE OF SAID "WM. E. WALSH AVE." AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE EAST: BY THE WESTERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLATS OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI AND UNIVERSITY OF MIAMI DAUER TRACT"

ON THE SOUTH: BY THE SOUTHERLY RIGHT OF WAY LINE OF SAID "WM. E. WALSH AVE." AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

"GEO. E. MERRICK ST."

A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "GEO. E. MERRICK ST.", THE SAME AS MORE FULLY DESCRIBED ON 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 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE SOUTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) AS SHOWN ON SAID PLAT.

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ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF SAID "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT.

ON THE NORTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT.



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ON THE EAST: BY THE EASTERLY RIGHT OF WAY LINE OF SAID "GEO. E. MERRICK ST.", EXTENDING NORTHERLY AND EASTERLY FROM ITS POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF "PAVIA ST." AS SHOWN ON SAID PLAT AND NORTHERLY ALONG SAID NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF "PAVIA ST." TO ITS POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT. SAID NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF "PAVIA ST." IS THE SAME AS THE WESTERLY LINE OF A PORTION OF SAID "GEO. E. MERRICK ST." AS PREVIOUSLY VACATED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, PURSUANT TO ORDINANCE NUMBER 976, AS PASSED AND ADOPTED ON JUNE 26, 1956 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4503 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

TOGETHER WITH:

"HENRY KING STANFORD DRIVE/PAVIA ST./AVE. LEVANTE"
PARCELS ABUTTING PROPERTIES OWNED BY RELIGIOUS ENTITIES

THOSE CERTAIN PARCELS OF LAND ABUTTING THE PROPERTIES OF SEVERAL RELIGIOUS ENTITIES, SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS PORTIONS OF "AVE. LEVANTE", "PAVIA ST." AND "HENRY KING STANFORD DRIVE" (AS CHANGED PER CITY OF CORAL GABLES RESOLUTION NUMBER 22882 AND REFERRED TO AS SUCH FOR THE BALANCE OF THESE LEGAL DESCRIPTIONS), FORMERLY KNOWN AS "MILLER DRIVE," THE SAME AS MORE FULLY DESCRIBED ON 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 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

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PARCEL I:

A PORTION OF "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 8474 AT PAGE 335 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE METHODIST PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, THE SAME POINT OF CURVATURE ALSO BEING A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 979.52 FEET AND A CENTRAL ANGLE OF 11°26'55" FOR 195.72 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID CENTERLINE OF "HENRY KING STANFORD DRIVE", S38°52'35"W ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE MOST EASTERLY CORNER OF THE METHODIST PROPERTY; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE, THE SAME BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE METHODIST PROPERTY, HAVING A RADIUS OF 929.52 FEET AND A CENTRAL ANGLE OF 07°52'21" FOR 127.72 FEET TO THE POINT OF TANGENCY; THENCE N58°59'45"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE METHODIST PROPERTY FOR 23.86 FEET TO THE MOST NORTHERLY CORNER OF SAID METHODIST PROPERTY; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE METHODIST PROPERTY, N31°00'15"E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF "HENRY KING STANFORD DRIVE"; THENCE S58°59'45"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 23.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 979.52 FEET AND A CENTRAL ANGLE OF 07°52'21" FOR 134.58 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND



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SAID STRIP OF LAND WAS FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., PURSUANT TO THAT CERTAIN CORRECTIVE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27823 AT PAGE 4088 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II

A PORTION OF "PAVIA ST." ABUTTING PROPERTY OWNED BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 8474 AT PAGE 335 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE METHODIST PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" FOR 265.35 FEET TO A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CENTERLINE OF "AVE. LEVANTE" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 86.39 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "PAVIA ST." AS SHOWN SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND THE POINT OF TANGENCY; THENCE N39°40'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 129.50 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N39°40'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 95.55 FEET; THENCE DEPARTING SAID CENTERLINE OF "AVE. LEVANTE", N50°19'30"E FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE" AND THE MOST WESTERLY CORNER OF THE METHODIST PROPERTY; THENCE S39°40'30"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE METHODIST PROPERTY FOR 95.55 FEET TO THE MOST SOUTHERLY CORNER OF THE METHODIST PROPERTY; THENCE DEPARTING SAID NORTHEASTERLY RIGHT



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OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE METHODIST PROPERTY, S50°19'30"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA. SAID STRIP OF LAND WAS FURTHER CONVEYED TO THE UNIVERSITY OF

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MIAMI BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., PURSUANT TO THAT CERTAIN CORRECTIVE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27823 AT PAGE 4088 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL III

THOSE PORTIONS OF "AVE. LEVANTE" AND "PAVIA ST." ABUTTING PROPERTY OWNED BY THE TRUSTEES FOR THE CHRISTIAN SCIENCE ORGANIZATION, UNIVERSITY OF MIAMI, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 1609 AT PAGE 72 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMIDADE COUNTY), FLORIDA. (HEREINAFTER, "THE CHRISTIAN SCIENCE PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" FOR 171.01 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 94.34 FEET TO A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CENTERLINE OF "AVE. LEVANTE" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 86.39 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "PAVIA ST." AS SHOWN SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND THE POINT OF TANGENCY; THENCE N39°40'30"W ALONG SAID CENTERLINE OF "PAVIA ST." FOR 129.50 FEET; THENCE DEPARTING SAID CENTERLINE OF "PAVIA ST.", N50°19'30"E FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "PAVIA ST.", WITH SAID



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POINT OF INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF THE CHRISTIAN SCIENCE PROPERTY; THENCE S39°40'30"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF "PAVIA ST." AND THE SOUTHWESTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY FOR 129.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY, THE SAME POINT OF INTERSECTION ALSO BEING THE POINT OF TANGENCY; THENCE N50°19'30"E ALONG SAID NORTHWESTERLY RIGHT OF

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FOR 94.34 FEET TO THE MOST EASTERLY CORNER OF THE CHRISTIAN SCIENCE PROPERTY; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY, S39°40'30"E FOR 30.00 FEET TO THE POINT OF BEGINNING.

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 201103 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

SAID STRIPS OF LAND WERE FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE TRUSTEES FOR THE CHRISTIAN SCIENCE ORGANIZATION, UNIVERSITY OF MIAMI, INC., PURSUANT TO THAT CERTAIN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27712 AT PAGE 3910 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL IV

THOSE PORTIONS OF "AVE. LEVANTE" AND "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE FLORIDA BAPTIST CONVENTION, INC. AS RECORDED IN DEED BOOK 3826 AT PAGE 31 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE BAPTIST PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY



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CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI; THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" WITH SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" FOR 171.01 FEET THENCE DEPARTING SAID CENTERLINE OF "AVE. LEVANTE", N39°40'30"W FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE", THE SAME POINT OF INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THE BAPTIST PROPERTY; THENCE N50°19'30"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE BAPTIST PROPERTY FOR 94.34 FEET TO A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE BAPTIST PROPERTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°29'10" FOR 40.79 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY

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RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE BAPTIST PROPERTY, THE SAME POINT OF INTERSECTION ALSO BEING A POINT OF COMPOUND CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE BAPTIST PROPERTY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 929.52 FEET AND A CENTRAL ANGLE OF 07°57'45" FOR 129.18 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE, WITH SAID POINT OF TERMINATION ALSO BEING THE MOST NORTHERLY CORNER OF THE BAPTIST PROPERTY; THENCE N38°52'35"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE FOR 50.00 FEET TO A POINT OF RADIAL INTERSECTION WITH THE CENTERLINE OF SAID "HENRY KING STANFORD DRIVE" AND WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 979.52 FEET AND A CENTRAL ANGLE OF 11°26'55" FOR 195.72 FEET TO THE POINT OF BEGINNING.

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 201103 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

SAID STRIPS OF LAND WERE FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE FLORIDA



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BAPTIST CONVENTION, INC., PURSUANT TO THAT CERTAIN CORRECTIVE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27823 AT PAGE 4080 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL V

PORTIONS OF "AVE. LEVANTE" AND "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE DIOCESE OF SOUTHEAST FLORIDA, INC. AS RECORDED IN DEED BOOK 3815 AT PAGE 209 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE DIOCESE PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD" DRIVE FOR 120.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID CENTERLINE OF "HENRY KING STANFORD DRIVE," S50°19'30"W FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE MOST EASTERLY CORNER OF THE DIOCESE PROPERTY; THENCE N39°40'30"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE DIOCESE PROPERTY FOR 75.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO

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THE SOUTH; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE DIOCESE PROPERTY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE NORTHWESTERLY LINE OF THE DIOCESE PROPERTY WITH SAID POINT OF INTERSECTION ALSO BEING THE POINT OF TANGENCY; THENCE S50°19'30"W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE NORTHWESTERLY LINE OF THE DIOCESE PROPERTY FOR 179.55 FEET TO THE MOST WESTERLY CORNER OF THE DIOCESE PROPERTY; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE NORTHWESTERLY LINE OF THE DIOCESE PROPERTY, N39°40'30"W FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID "AVE. LEVANTE"; THENCE N50°19'30"E ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 254.55 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID "HENRY KING STANFORD DRIVE"; THENCE



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S39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 130.00 FEET TO THE POINT OF BEGINNING.

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 201103 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

SAID STRIPS OF LAND WERE FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE DIOCESE OF SOUTHEAST FLORIDA, INC., PURSUANT TO THAT CERTAIN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27712 AT PAGE 3914 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL VI

PORTIONS OF "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE GREATER MIAMI HILLEL FOUNDATION, INC. AS RECORDED IN DEED BOOK 3803 AT PAGE 453 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE HILLEL PROPERTY.")

BEGIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE S50°19'30"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) FOR 75.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND A POINT OF CUSP OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WITH SAID POINT OF CUSP BEARING S39°40'30"E FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE", THE NORTHEASTERLY LINE OF THE HILLEL PROPERTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A

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CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE N39°40'30"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE HILLEL PROPERTY FOR 95.00 FEET TO THE MOST NORTHERLY CORNER OF THE HILLEL PROPERTY; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE HILLEL PROPERTY, N50°19'30"E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF "HENRY KING STANFORD DRIVE"; THENCE S39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 120.00 FEET TO THE POINT OF BEGINNING.



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THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA. SAID STRIP OF LAND WAS FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE GREATER MIAMI HILLEL FOUNDATION, INC., PURSUANT TO THAT CERTAIN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27712 AT PAGE 3919 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

"HENRY KING STANFORD DRIVE" (REMAINDER)

A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "HENRY KING STANFORD DRIVE", THE SAME AS MORE FULLY DESCRIBED AS "MILLER DRIVE" ON 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 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE SOUTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" (MILLER DRIVE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," AS WELL AS 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.

ON THE NORTH: BY THE RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" (MILLER DRIVE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," AS WELL AS ON THE RECORDED PLAT OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE EAST: BY THE EASTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF

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MIAMI," AS WELL AS ON THE RECORDED PLAT OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."



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LESS THEREFROM:

THOSE PORTIONS OF THE PARCELS IDENTIFIED AS PARCELS I, IV, V AND VI RESPECTIVELY, THAT LIE WITHIN THE BOUNDARIES OF "HENRY KING STANFORD DRIVE" AS DESCRIBED ABOVE.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

"HENRY KING STANFORD DRIVE" (AS REPLATTED)

A PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS BEING A PORTION OF "HENRY KING STANFORD DRIVE", THE SAME AS MORE FULLY DESCRIBED AS ALL OF TRACT "D" 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.

THIS BEING THE SAME PARCEL OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 201103 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA.

"AVE. LEVANTE" AND "PAVIA ST."

THOSE STRIPS OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "AVE. LEVANTE" AND "PAVIA ST.", THE SAME AS MORE FULLY DESCRIBED ON 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 AND THE RECORDED PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE NORTH: BY THE SOUTHERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

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ON THE EAST AND NORTH: BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "PAVIA ST." AS SHOWN ON SAID RECORDED PLATS OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," TOGETHER WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" (MILLER DRIVE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE SOUTH: BY THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE" AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE WEST: BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF "PAVIA ST." AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

LESS THEREFROM:

THOSE PORTIONS OF THE PARCELS IDENTIFIED AS PARCELS II, III, IV AND V RESPECTIVELY, THAT LIE WITHIN THE BOUNDARIES OF "PAVIA ST." AND "AVE. LEVANTE" AS DESCRIBED ABOVE.

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 201103 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 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 240.61 ACRES, MORE OR LESS, BY CALCULATION.

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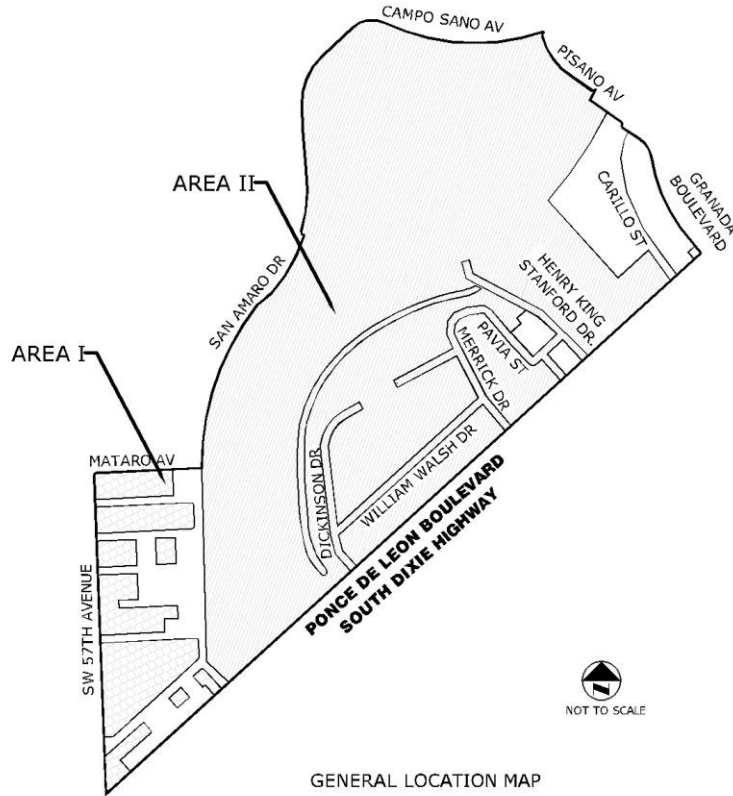


EXHIBIT B

Legal Description of Lee Lincoln Site

LEGAL DESCRIPTION

ALL OF BLOCK 85, CORAL GABLES RIVIERA SECTION PART THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOTS 44, 45 AND 46, BLOCK 85, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 44; THENCE RUN SOUTH 50°19'22" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.), BEING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 44 AND 45 AND A PORTION OF LOT 46 A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 39°40'38" WEST A DISTANCE OF 71.41 FEET TO A POINT; THENCE RUN NORTH 50°19'22" EAST ALONG A LINE PARALLEL TO AND 71.41 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.) A DISTANCE OF 72.09 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2250 FEET, SAID POINT BEARING SOUTH 52°08'29" WEST FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF GRANADA BLVD; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF GRANADA BLVD. AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°49'07" FOR A DISTANCE OF 71.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

Lee Lincoln Deed

*This instrument prepared by and
when recorded return to:*

Robert Vale, Esq.
University of Miami
1320 South Dixie Highway, Suite 1250
Coral Gables, FL 33146

Folio Number: 03-4119-004-1900

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed by **UNIVERSITY OF MIAMI**, a Florida not-for-profit corporation (“Grantor”) whose address is 1320 S. Dixie Hwy, Coral Gables, FL 33146, and is delivered to **THE CITY OF CORAL GABLES, FLORIDA**, a Florida municipal corporation (“Grantee”), whose post office address is 2020 Ponce de Leon Boulevard, Suite 1200 Coral Gables, FL 33134. Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and their successors and assigns.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee’s successors and assigns forever, that certain parcel of land, situate, lying and being in Miami-Dade County, Florida, described in Exhibit “A” attached hereto and made a part hereof (the “Property”);

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

To Have and To Hold the same in fee simple forever.

THIS CONVEYANCE is subject to (A) that certain Declaration of Easements and Deed Restrictions of even date herewith in favor of Grantor recorded in Official Records Book ____, Page _____ of the Public Records of Miami-Dade County, Florida (“Declaration”); (B) taxes and assessments for the year 202_ and all subsequent years; (C) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (D) conditions, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

and Chief Financial Officer of University of Miami, a Florida not-for-profit corporation, on behalf of the corporation. He is (check one) _____ personally known to me or ____ has produced _____ as identification.

Notary Public Signature

Print Name _____

State of Florida at Large

My Commission Expires:

(SEAL)

EXHIBIT "A" TO EXHIBIT "C"

PROPERTY

LEGAL DESCRIPTION

ALL OF BLOCK 85, CORAL GABLES RIVIERA SECTION PART THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOTS 44, 45 AND 46, BLOCK 85, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 44; THENCE RUN SOUTH 50°19'22" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.), BEING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 44 AND 45 AND A PORTION OF LOT 46 A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 39°40'38" WEST A DISTANCE OF 71.41 FEET TO A POINT; THENCE RUN NORTH 50°19'22" EAST ALONG A LINE PARALLEL TO AND 71.41 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.) A DISTANCE OF 72.09 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2250 FEET, SAID POINT BEARING SOUTH 52°08'29" WEST FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF GRANADA BLVD; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF GRANADA BLVD. AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°49'07" FOR A DISTANCE OF 71.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

Lee Lincoln Declaration of Easements And Deed Restrictions

This Instrument Prepared by and
to be returned to:

Robert W. Vale, Esq.
University of Miami Office of General Counsel
1535 Levante Avenue, Suite 221A
Coral Gables, FL 33146

DECLARATION OF EASEMENTS AND DEED RESTRICTIONS

This Declaration of Easements and Deed Restrictions ("Declaration") is made this ___ day of _____, 202_ by and between UNIVERSITY OF MIAMI, a Florida not-for-profit corporation ("University"), whose mailing address is P.O. Box 248106, Coral Gables, Florida 33146, and, THE CITY OF CORAL GABLES, FLORIDA, a Florida municipal corporation ("City"), whose post office address is 2020 Ponce de Leon Boulevard, Suite 1200 Coral Gables, FL 33134.

WHEREAS, the University owns that certain real property situated in Miami-Dade County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property") and has entered into an agreement to convey it to City; and

WHEREAS, it is a condition of the closing of the sale of the Property to City that University and City enter into this Declaration more particularly set forth herein; and

WHEREAS, the parties agree that the restrictions set forth in this Declaration are each separately and both collectively supported by good and valuable consideration the sufficiency of which is hereby acknowledged.

NOW THEREFORE, the University and City agree as follows:

1. Recitals. The recitals set forth above are incorporated as if fully set forth herein.
2. Grant of Easements. University hereby reserves non-exclusive perpetual easements over, across, upon and through the Property for the purposes of ingress and egress to, from and across said lands to allow the University to use said lands for the public park and passive recreation purposes described in Section 3 below and as a temporary staging area for storm debris removal after a storm to enable the University to swiftly dispose of hurricane and storm related debris from its campus in an efficient and orderly manner, and further provided that University shall restore the Property to its existing condition immediately prior to the use of the Property as a temporary staging area for storm debris removal

following the closing of the temporary staging site and be responsible for any damage caused by debris removal operations.

The foregoing easements: (i) are intended to be, and shall be, construed as, covenants running with the Property; (ii) shall include and reserve all incidental rights reasonably necessary for the use and enjoyment of such easements for their respective intended purposes; (iii) shall be exercised in compliance with all applicable laws and all permits, approvals, codes, and requirements of all applicable governmental authorities (including without limitation City); and (iv) shall be for the benefit and use of University, and its trustees, fiduciaries, beneficiaries, students, licensees, invitees, permittees, guests, employees, representatives, contractors, subcontractors, materialmen consultants, and other agents of any person described above.

3. Use Restrictions. The subject Property shall be named “Centennial Park”, and shall be restricted for public park and passive recreation purposes and for the purposes set forth in the foregoing paragraph only and no other use (the “Permitted Use”). Signage on the Property shall be limited to the name Centennial Park, wayfinding and parking related signage. The restrictions set forth herein shall remain in place for so long as the University of Miami remains in existence. The City, by acceptance of this Declaration, hereby covenants and agrees, on behalf of itself and its successors and assigns, that the Property shall not be used, directly or indirectly, for any purpose other than the Permitted Use without the prior express written consent of University, which consent the University may grant or withhold in its sole discretion. The Parties further agree that all physical improvements to the Property shall require the University’s prior written approval. There shall be no special events other than City special events held at the Property. A proposed City special event or City sponsored event shall require the University’s prior written consent which shall not be unreasonably withheld.
4. Plat Note. In the event City or its successors or assigns ever replat the Property, City shall recite the existence of, and the easements and restrictions set forth in this Declaration in the plat as a plat note on said plat and record same in the Public Records of Miami-Dade County, Florida.
5. Enforcement. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give University, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached restriction, covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof and a lis pendens may be filed by University in connection with any such proceeding (to remain in effect until the conclusion of such proceedings) as a matter of right and without the necessity of posting a bond or other security. Due to the unique provisions of these restrictions, the parties explicitly acknowledge the propriety of injunctive relief to remedy any violation hereof – including emergency injunctive relief. The expenses of any such dispute (including attorneys' and paralegals' fees and all costs and expenses in all courts including the

appellate courts and any post judgment proceedings, and whether or not suit is instituted) shall be borne by the non-prevailing party, if either party prevails.

6. Covenants Running with the Land. This Declaration and all conditions, obligations and covenants set forth herein shall be recorded in the public records of Miami-Dade County, Florida at City's expense and are intended to be and shall be construed as covenants running with the land, and shall, in addition to constituting the personal obligation of City, remain in effect and be binding upon and inuring to the benefit of University and City, as the case may be, and their respective successors and assigns until such time as the same is modified or released by written instrument executed by University duly recorded in the Public Records of Miami-Dade County, Florida. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the University and the then owner(s) of the Property has been recorded agreeing to change the covenants in whole, or in part.
7. Invalidity. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision, and such holding shall not affect the validity of the remaining portions hereto.
8. No Waiver. Any failure to enforce any restriction, covenant, condition, obligation, reservation, right, power or charge herein shall in no event be deemed a waiver of the right to thereafter enforce any such restriction, covenant, condition, obligation, reservation, right, power or charge.
9. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Any amendments to or waivers of the provisions contained herein shall be made by the Parties in writing.
10. Governing Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and all applicable and duly adopted ordinances, regulations, and policies of Miami-Dade County and the City now in effect and those hereinafter adopted.
11. Venue. The venue for litigation of any claims, controversies, disputes, arising out of or relating, directly or indirectly, to any part of this Agreement or any breach hereof, shall be in a court of competent jurisdiction located in Miami-Dade County, Florida.
12. Notices. Any notice to be given by either party shall be effective only if delivered by certified mail, return receipt requested, or by nationally recognized overnight courier service, to the parties' respective addresses set forth in the preamble to this Declaration.

Copies of all notices to the University shall be mailed to the following address: University of Miami, Office of General Counsel, Senior Vice President and General Counsel, 1535 Levante Avenue, Suite 235 Coral Gables, Florida 33146. Either party may alter its address by written notice to the other party as provided herein. Any notice given pursuant to this paragraph shall be effective upon receipt or refusal of delivery.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Declaration to be executed as of the day and year first set forth above by their respective authorized representatives.

Witnesses:

City

CITY OF CORAL GABLES, FLORIDA, a
Florida municipal corporation

Name: _____

By: _____

Name: _____

Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before the undersigned Notary Public appeared _____, as _____ of the City of Coral Gables, Florida, a Florida municipal corporation by means of ___ physical presence or ___ online notarization who is ___ personally known to me or who ___ produced a valid Florida driver’s license and who executed the foregoing instrument in my presence and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this ___ day of _____, 202_.

Notary Public, State of Florida
My commission expires: _____

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: _____
Cristina Suarez, City Attorney

Witnesses:

UNIVERSITY OF MIAMI, a Florida not-for-profit corporation

Name: _____

By: _____

Name: Ramon Coto

Title: Vice President and Chief Financial Officer

Name: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before the undersigned Notary Public appeared Ramon Coto, as Vice President and Chief Financial Officer of University of Miami, a Florida not for profit corporation by means of __ physical presence or __ online notarization who is ____ personally known to me or who __ produced a valid Florida driver’s license and who executed the foregoing instrument in my presence and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this __ day of _____, 202_.

Notary Public, State of Florida
My commission expires: _____

EXHIBIT "A" TO EXHIBIT "D"

THE PROPERTY

LEGAL DESCRIPTION

ALL OF BLOCK 85, CORAL GABLES RIVIERA SECTION PART THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOTS 44, 45 AND 46, BLOCK 85, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 44; THENCE RUN SOUTH 50°19'22" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.), BEING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 44 AND 45 AND A PORTION OF LOT 46 A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 39°40'38" WEST A DISTANCE OF 71.41 FEET TO A POINT; THENCE RUN NORTH 50°19'22" EAST ALONG A LINE PARALLEL TO AND 71.41 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.) A DISTANCE OF 72.09 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2250 FEET, SAID POINT BEARING SOUTH 52°08'29" WEST FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF GRANADA BLVD; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF GRANADA BLVD. AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°49'07" FOR A DISTANCE OF 71.42 FEET TO THE POINT OF BEGINNING.


EXHIBIT E

Coral Gables Comprehensive Plan Future Land Use Map and Text
Amendments

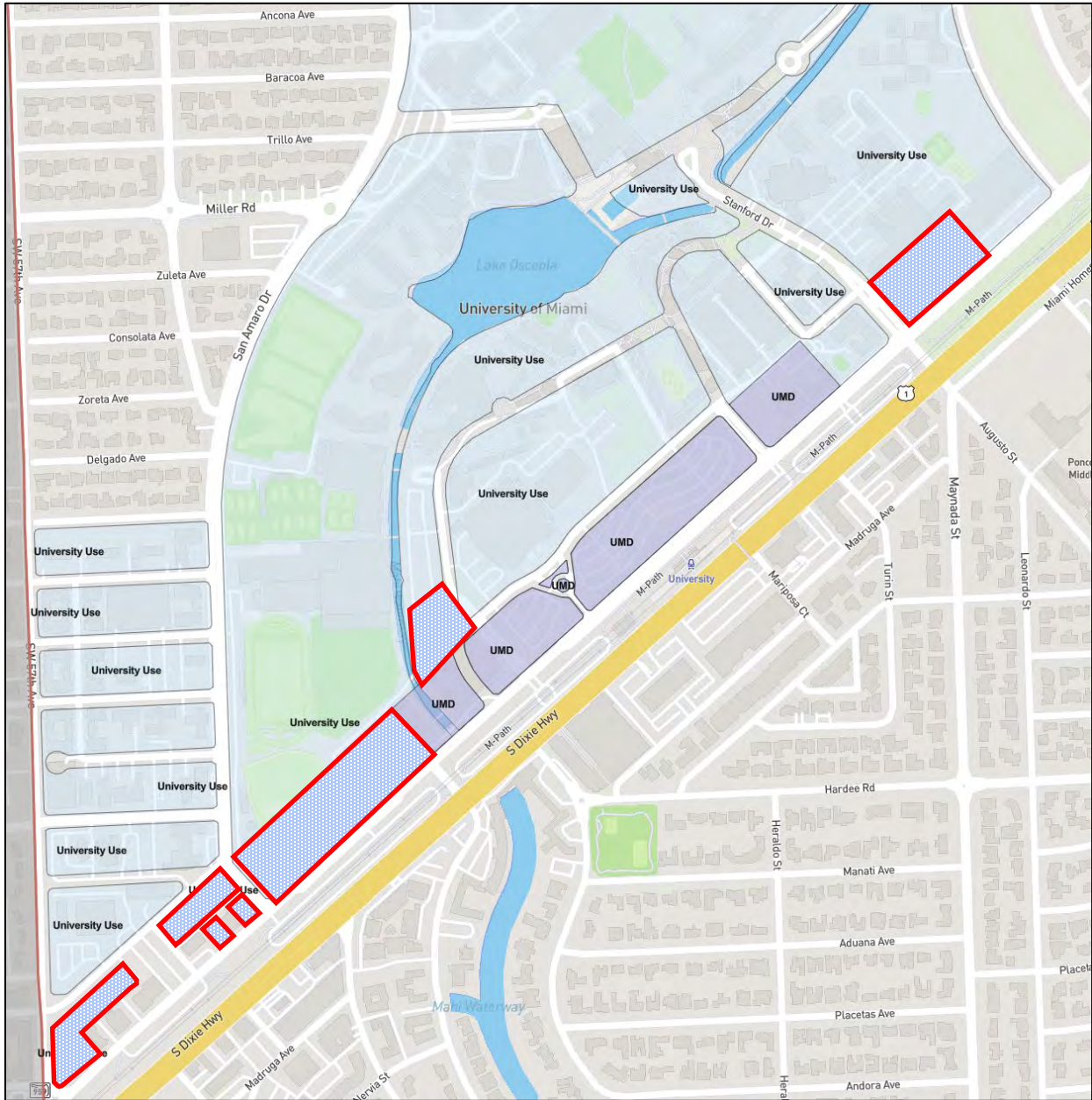
Coral Gables Comprehensive Plan
Future Land Use Map Amendments

1. AMENDED Future Land Use Map



 Land Use Category Change from Commercial Low-Rise Intensity to University Campus

2. AMENDED Future Land Use Map



Land Use Sub-Category Change to University Campus Multi-Use Area Sub-Category

Coral Gables Comprehensive Plan
Text Amendments

City of Coral Gables Comprehensive Plan

AMENDED Table FLU-5. Other Land Uses.

Table FLU-5. Other Land Uses.				
Classification	Description		Density / Intensity	Height
University Campus	Land uses for learning, research, living and other uses which are ancillary to a university campus.		Maximum F.A.R. of 0.7 <u>1.0</u> for the entire campus as a planned development site.	Per the Zoning Code.
	Sub Category			
	University Campus Multi-use Area	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, <u>including Hospital</u> , uses. Retail uses ancillary to or		

Table FLU-5. Other Land Uses.

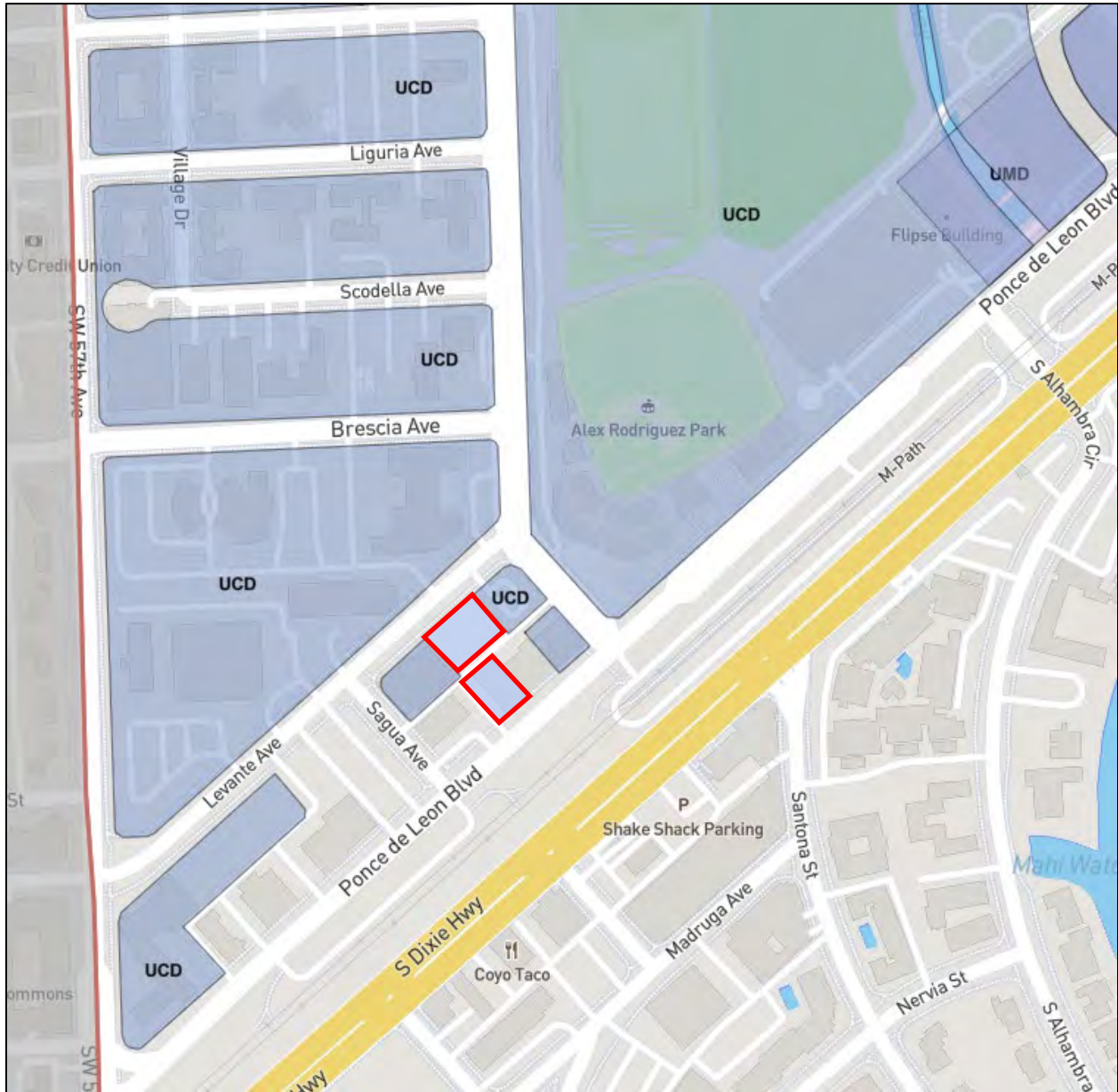
		<p>which serve the other use(s) permitted in the University Campus and University Campus Multi-Use Area may be integrated in an amount not to exceed fifteen percent (15%) <u>twenty percent (20%)</u> of the total floor area.</p>		
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Exhibit F

City of Coral Gables Zoning Code Text and Map Amendments

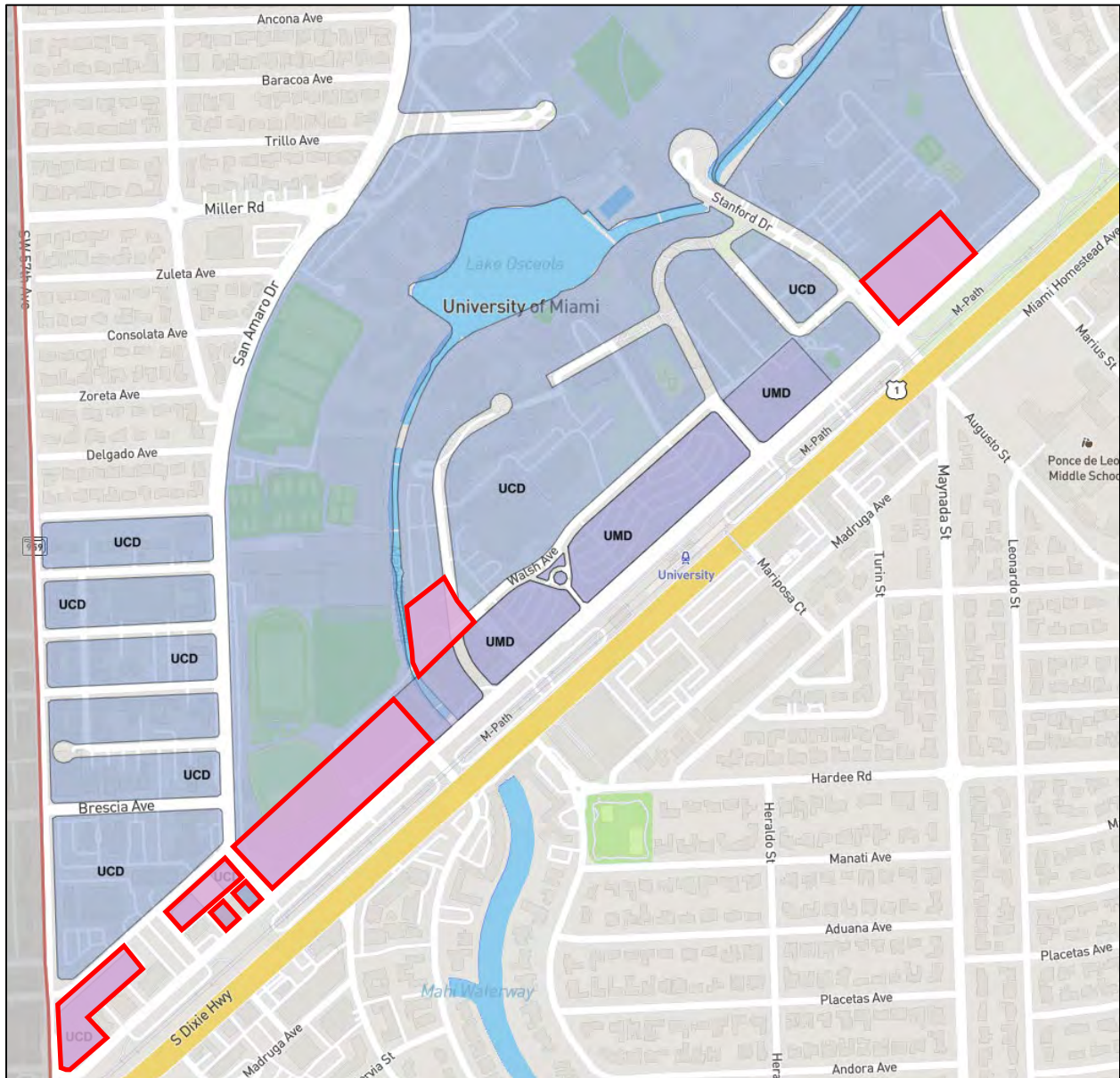
City of Coral Gables Zoning Code
Map Amendment

1. AMENDED Zoning Map



 Zoning map change from Mixed Use 1 (MX1) to University Campus District (UCD)

2. AMENDED Zoning Map



Zoning map change to extend the boundaries of the Overlay District – University Use Multi-Use Area (UMD)

City of Coral Gables Zoning Code
Text Amendments

AMENDED Article 16. Definitions

Health Center means a medical facility, including a Hospital, serving both the University and the general public, which could be located on the University of Miami Campus in the University Multi-use Area that provides a full range of medical care services, on an including out-patient and inpatient care, diagnostic services, radiation therapy, basis across a wide spectrum of areas including radiation, diagnostic imaging, chemotherapy, sports medicine, surgical services, emergency care, and accessory uses customarily associated with such facilities. out-patient surgery and accessory uses.

~~**University Campus District (UCD) Frontage A** means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue beginning at the east property line of Lot 12, Block 184, Riviera Section Part 6 to Red Road; and e) Red Road from Mataro Avenue to Brescia Avenue.~~

~~**University Campus District (UCD) Frontage B** means land within the UCD which has frontage on the following road segments: a) Pisano Avenue from Campo Sano Drive to University Drive; b) west side of San Amaro Drive from Levante Avenue to Mataro Avenue; c) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; d) Block 184, Lots 13 and 14, Riviera Section Part 6 on Mataro Avenue; e) Red Road from Brescia Avenue to Levante Avenue; and f) north side of Levante Avenue from San Amaro Drive to Red Road.~~

~~**University Campus District (UCD) Frontage C** means land within the UCD which has frontage on the following road segments: Ponce de Leon Boulevard from Granada Boulevard to the west side of the Ponce Garage. Underground parking shall have no setback.~~

~~**University Campus District (UCD) Frontage D** means land within the UCD which has frontage on the following road segments: a) Ponce de Leon Boulevard the west side of the Ponce Garage to San Amaro Drive; and b) the east side of San Amaro Drive, from Ponce de Leon Boulevard to Brescia Avenue.~~

~~**University Campus District (UCD) Frontage E** means land within the UCD which has frontage on the following road segments: a) the south side of Levante Avenue; and b) the west side of San Amaro Drive, from Ponce de Leon Boulevard to Levante Avenue.~~

AMENDED Appendix A. Site Specific Regulations

Section A-89 - Riviera Section Part 14.

- A. Facing of lots.
 - 1. Lots 15 and 16, Block 203, shall be deemed to face Venera Avenue.
 - 2. Lots 17 and 18, Block 203, shall be deemed to face San Remo Avenue.
- B. Floor area ratio (FAR) provisions for buildings four (4) or more stories in height.
 - 1. See Archived Zoning Code Section 3-6(y).
 - 2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)
 - a. All lots and tracts in Block 197, 198 and 199.
- C. Height of buildings.
 - 1. No buildings or structures shall be constructed or erected on the following described properties to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
 - a. Lots ~~8~~ **11, 12, and 18** through 21, inclusive, in Block 192.
 - b. Lots 13 through ~~33~~ **40**, inclusive, in Block 196.
 - c. Lots 10 through 29, inclusive, in Block 206.
 - d. All Lots in Blocks 206A and 207. (2771)
 - 2. No apartment buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet in height, whichever is less:
 - a. All lots and tracts in Blocks 197, 198 and 199.
 - b. All lots in Blocks 201 and 202.
 - c. Lots 3 through 31, inclusive, Block 203.
 - d. Lot 4 through 37, inclusive, Block 204.
 - e. Lots 4 through 37, inclusive, Block 205.
 - f. Lots 4 through 7, inclusive, Lots 9 through 13, inclusive and a portion of Lot 8, Block 208. (2771)
 - 3. No commercial buildings shall be constructed or erected on the following described buildings four (4) stories or forty-five (45) feet in height, whichever is less:
 - a. All lots and tracts in Blocks 197, 198, and 199.
 - b. All lots in Blocks 201 and 202.
 - c. Lots 3 through 10, inclusive, and Lots 25 through 31, inclusive, Block 203.
 - d. Lots 4 through 37, inclusive, Block 204.
 - e. Lots 4 through 37, inclusive, Block 205.

4. No commercial buildings and/or structures shall be erected or altered on the following described properties to exceed six (6) stories or seventy-two (72) feet in height, whichever is less:
 - a. Lots 1, 2, 32, 33 and 34, Block 203.
 - b. Lots 1, 2, 3, 38, 39 and 40, Block 204.
 - c. Lots 1, 2, 3, 38, 39 and 40, Block 205.
 5. ~~A structural addition, having a tower and cross of approximately sixty-eight (68) feet in height, to the First Methodist Church of South Miami may be constructed on Lots 1 through 5, inclusive, Lots 36 through 40, inclusive, Block 196, according to Plat Book 28, Page 32 of the Public Records of Miami Dade County, Florida.~~
- D. Setbacks-Minimum front.
1. In Block 199, according to 2nd Revised Plat thereof, P. B. 28/32, or any replat of all or part of such Block-Fifty-six (56) feet from U.S. Route 1.
- E. Setbacks-Minimum rear.
1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet.
 2. Lots 17 through 26, inclusive, Block 203-Ten (10) feet.

AMENDED Appendix D. University Campus District

Section D.1. University Campus District (UCD).

- A. Purpose and applicability. The purpose of the University Campus District (UCD) is to provide for the establishment and continuing operation of the University of Miami as an institution of higher education within the City of Coral Gables. The City of Coral Gables recognizes that institutions of higher education constitute a unique mix of land uses, facilities and activities and the City desires to establish procedural and substantive regulations to govern future development undertaken by the University within the campus boundaries.
- B. Campus sub-areas. The UCD is comprised of the Campus Buffer Area, Campus Transition Area, Campus Core Area and Campus Core Subareas (University Village and University Multi-Use Zone).
- C. Campus master plan components. Subject to, Sections 14-202.1 – 14-202.3, a Campus Master Plan application shall include the following information or documentation:
 1. A site plan.
 2. A development chart which identifies square footage of all existing and planned buildings and structures; the proposed timeline for construction of planned buildings and structures; and the campus wide ground area coverage and floor area ratio applicable on a cumulative basis for all structures.
 3. Design Manual that includes minimum design guidelines applicable to projects across the University of Miami campus (as defined in G(9)). ~~including sign and lighting design criteria and the design of parking structures which are adjacent to residential land uses outside of the UCD.~~
 4. Mobility Plan (as defined in Subsection G(6)).
 5. If an amendment to the adopted Campus Master Plan requires conditional use approval, the application shall be accompanied by either a traffic impact study or a justification for why a traffic study is not warranted.
 6. Such other materials as determined by the designated Development Review Official that may be required to demonstrate compliance with requirements not just performance standards this Section.

AMENDED Section D.1.F. Campus Sub Areas Table

Uses*	Campus Buffer Area	Campus Transition Area	Campus Core	Campus Core Subareas	
				University Village	University Multi-Use Zone
Overnight accommodations, conference centers, governmental/public sector uses, research, office, medical/healthcare uses, <u>except Hospitals</u> , for the benefit of the University and the public.	N/A	N/A	N/A	N/A	P

Uses*	Campus Buffer Area	Campus Transition Area	Campus Core	Campus Core Subareas	
				University Village	University Multi-Use Zone
<u>Hospital up to 100 beds**</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Hospital with over 100 beds**</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>

** Primary ingress and egress from Ponce de Leon Boulevard.

AMENDED Appendix D.1.G. Performance Standards

Note: The UCD Frontage A, UCD Frontage B, and UCD Frontage C boundaries are shown on the attached Exhibit F.1

1. Heights and setbacks of buildings. All new proposed structures and buildings within the UCD District shall comply with the following height and setback requirements. In the event more restrictive provisions have been approved or a part of the Campus Master Plan, the provisions of the Campus Master Plan shall control.

a. UCD Frontage A means land within the UCD which has frontage on the following road segments: a) San Amaro Drive from Mataro Avenue to Campo Sano Drive; b) Campo Sano Drive from San Amaro Drive to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue beginning at the east property line of Lot 12, Block 184, Riviera Section Part 6 to Red Road; and e) Red Road from Mataro Avenue to Corniche Avenue.

- i. No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within ten (10) feet from UCD Frontage A boundary. the front property line.
- ii. A masonry wall with a maximum height of six (6) feet shall be setback at least ten (10) feet from UCD Frontage A boundary. the front property line.
- iii. Surface parking space shall be setback at least ten (10) feet from UCD Frontage A boundary. the front property line., except that surface parking spaces shall be setback at least seventy-five (75) feet from Mataro Avenue.
- iv. No building shall be permitted within twenty five (25) feet of UCD Frontage A boundary. the front property line.
- v. The maximum permitted building height within one hundred (100) feet of UCD Frontage A boundary. the front property line. is forty -five (45) feet.
- vi. The maximum permitted building height between one hundred (100) and nine hundred and forty (940) feet from UCD Frontage A boundary. the front property line. shall increase above one hundred (100) by one (1) foot in height for every eight (8) feet of additional setback from the front property line.
- vii. The maximum permitted height shall be one hundred and fifty (150) feet or thirteen (13) stories.

~~viii.~~ For the area UCD Frontage A bounded by Mataro Avenue, Red Road, Corniche Avenue, and San Amaro Drive, maximum building heights shall be two (2) stories.

b. UCD Frontage B means land within the UCD which has frontage on the following road segments: a) West side of Pisano Avenue from Campo Sano Drive to University Drive; b) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; c) west side of San Amaro Drive from Ponce de Leon to Mataro Avenue d) Block 184, Lots 13 and 14, Riviera Section Part 6 on Mataro Avenue; e) north side of Ponce de Leon Boulevard from San Amaro Drive to Red Road; and f) East side of Red Road from Ponce de Leon Boulevard to Corniche Avenue.

- i. No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from UCD Frontage B boundary. ~~the front property line.~~
- ii. A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from UCD Frontage B boundary. ~~the front property line.~~
- iii. Surface parking spaces shall be setback at least five (5) feet from UCD Frontage B boundary.
- iv. No building shall be permitted within ten (10) ~~twenty five (25)~~ feet of UCD Frontage B boundary ~~the front property line~~, except on Ponce de Leon Boulevard where buildings shall be permitted with a minimum setback of five (5) feet from a frontage line.
- v. The maximum permitted building height within one hundred (100) feet of UCD Frontage B boundary ~~the front property line~~ is sixty-five (65) feet except in the area in UCD Frontage B bound by Ponce de Leon Boulevard, San Amaro Drive, Levante Avenue and Red Road where the maximum height shall be seventy-two (72) feet.
- vi. The ~~maximum permitted~~ building height between one hundred (100) and four hundred and forty (440) feet from the UCD Frontage B boundary ~~the front property line~~ shall increase above sixty five (65) feet by one (1) foot in height for every four (4) feet of additional setback from UCD Frontage B boundary. ~~the front property line~~
- vii. The maximum permitted height shall be one hundred and fifty (150) feet, or thirteen (13) stories except in the area in UCD Frontage B bound by Ponce de Leon Boulevard, San Amaro Drive, Levante Avenue and Red Road where the maximum height shall be seventy-two (72) feet.

c. UCD Frontage C means land within the UCD which has frontage on the following road segments: a) Ponce de Leon Boulevard from Granada Boulevard to the east side of San Amaro Drive; and b) east side of San Amaro Drive from Ponce de Leon to Brescia Avenue.

- ~~i.~~ A masonry wall with a maximum height of four (4) feet shall be setback at least fifteen (15) feet from the front property line.
- ~~ii.~~ i. A masonry wall with a maximum height of six (6) feet and shall be setback at least twenty (20) feet ~~twenty five (25) feet~~ from the front property line.
- ~~ii.~~ Entrance features at University entrances shall be permitted within the front setback.
- ~~iii.~~ iii. Surface parking spaces shall be setback at least ~~twenty five (25)~~ twenty (20) feet from the UCD Frontage C boundary front property line, except on San Amaro Drive between Ponce de Leon Boulevard and Brescia Avenue where the setback shall be at least five (5) from the frontage line. Underground parking shall have no setback.
- ~~iv.~~ iv. No building shall be permitted within ~~fifty (50)~~ twenty (20) feet of the UCD Frontage C boundary. front property line.
- ~~v.~~ v. The maximum permitted ~~building height within one hundred (100) feet of the front property line is ninety (90) feet~~ shall be one hundred and fifty (150) feet, or thirteen (13) stories except between the south side of the Mahoney-Pearson Garage and Carillo Avenue.
- ~~v.~~ vi. Between the south side of the Mahoney-Pearson Garage and Carillo Avenue, the maximum permitted height within one hundred (100) feet of the frontage line is ninety (90) feet. The maximum permitted height between one hundred (100) and one hundred and sixty (160) feet from UCD Frontage B boundary shall increase above ninety (90) feet by one (1) foot in height for every one (1) foot of additional setback from the UCD Frontage B boundary.
- ~~vi.~~ The maximum permitted building height ~~between one hundred (100) and one hundred and sixty (160) feet from the front property line shall increase above ninety (90) feet by one (1) foot in height for every one (1) foot of additional setback from the front property line.~~
- ~~vii.~~ The maximum permitted height shall be ~~one hundred and fifty (150) feet, or thirteen (13) stories.~~
- ~~viii.~~ A porte-cochere may be extended into a required setback, provided that it does not exceed ~~thirty (30) feet in height and provided that it is set back at least twenty (20) feet from the property line.~~

~~d. UCD Frontage D.~~

- ~~i. No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from the front property line.~~
- ~~ii. A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from the front property line.~~
- ~~iii. Surface parking space shall be setback at least five (5) feet from the front property line.~~
- ~~iv. No building shall be permitted within twenty (20) feet of the front property line.~~
- ~~v. The maximum permitted building height within one hundred (100) feet of the front property line shall be ninety (90) feet.~~
- ~~vi. The maximum permitted building height between one hundred (100) and one hundred and sixty (160) feet from the front property line shall increase above ninety (90) feet by one (1) foot in height for every one (1) foot of additional setback from the front property line.~~
- ~~vii. The maximum permitted height shall be one hundred and fifty (150) feet, or thirteen (13) stories.~~

~~e. UCD Frontage E.~~

- ~~i. Setbacks. None.~~
- ~~ii. Height. Three (3) floors or forty five (45) feet, whichever is less.~~

AMENDED Appendix D.1.G. Performance Standards

2. Maximum ~~square feet~~ Floor Area Ratio (FAR). The maximum floor area ratio (FAR) for properties owned by the University in the University Campus District shall be 1.0 ~~The total combined permitted square feet for the University Campus District shall be 6.8 million square feet of gross floor area.~~ Floor Area Ratio (FAR) is the ratio of the applicable interior or exterior floor area of a building or buildings on a building site divided by the area of the site, as measured from the interior facing of exterior walls, and shall exclude:

A. The following areas in the ground floor:

1. Electrical rooms / FPL vault room;
2. Fire command room;
3. Fire pump room;
4. Lobbies;
5. Phone / IT room; and
6. Trash room

B. The following areas in all floors:

1. Stairwell;
2. Elevator; and
3. Trash chute

C. Balconies, porches, or stoops, subject to requirement of restrictive covenant prohibiting enclosures;

D. Basements and uninhabitable attics within a pitched roof;

E. Trellis or canopy located on the roof not exceeding a combined area of fifty percent (50%) of the rooftop floor area;

F. Upper volume of courtyards open to the sky.

G. Off-street parking areas.

H. Properties within the University Campus District (UCD) not owned and controlled by the University.

AMENDED Appendix D.1.G. Performance Standards

5. Maximum retail. No more than ~~fifteen (15%)~~ twenty (20%) percent of the total floor area in a Multi-Use Zone may be retail uses which are not university serving uses.

AMENDED Appendix D.1.G. Performance Standards

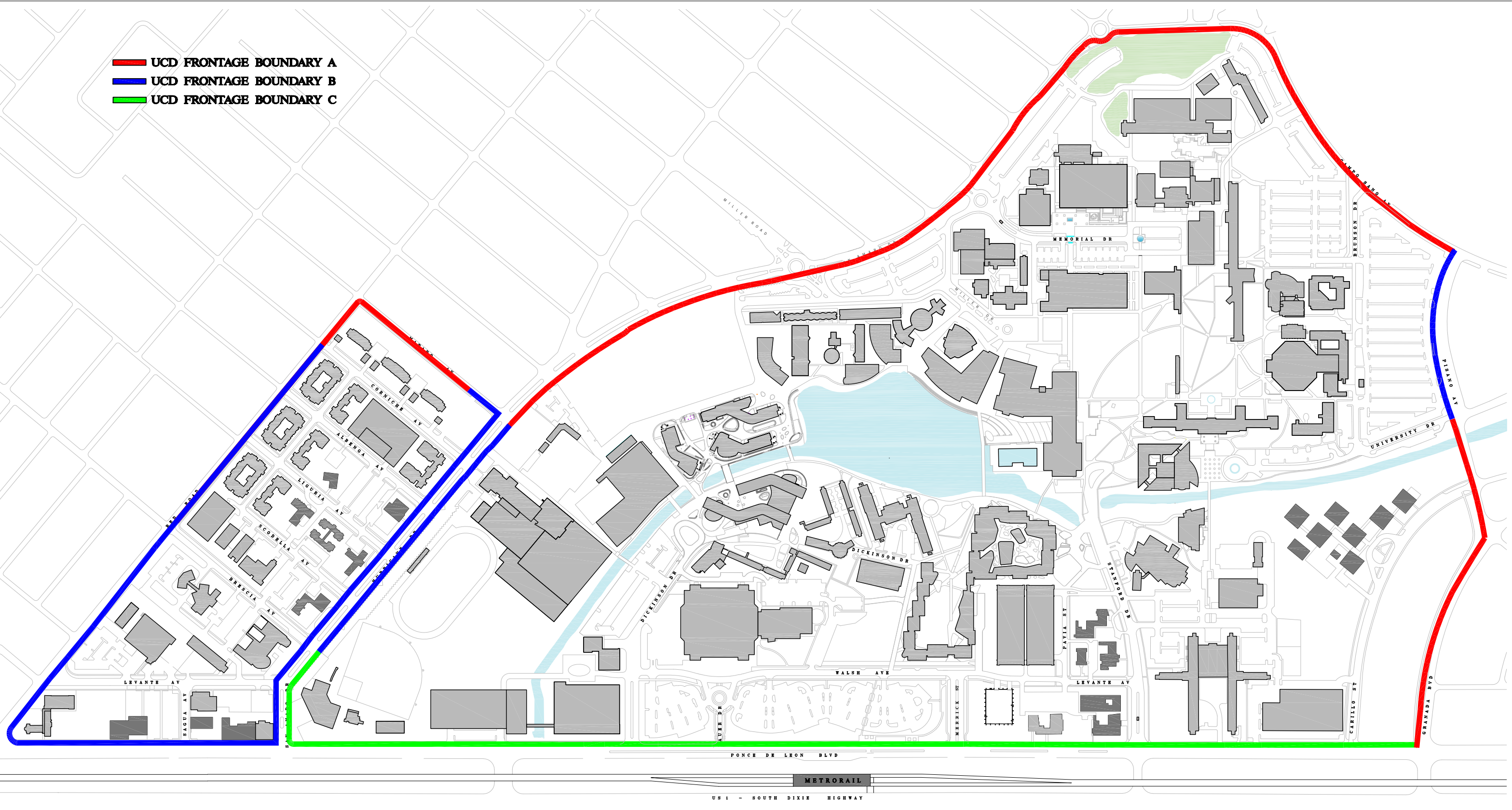
Note: *The existing Design Manual is included in Exhibit F.2*

9. Design. The Design Manual establishes a comprehensive set of baseline standards and requirements to broadly guide the design of projects across the University campus. The Design Manual shall be updated every 10 years and ~~The Design Manual previously adopted by the City of Coral Gables pursuant to Ordinance No. 2964, as subsequently amended, in effect at the date of adoption of this Section D.1. shall be the adopted Design Manual for the University Campus District. Any modification to the adopted Design Manual shall be reviewed and approved by the Board of Architects of the City of Coral Gables. ~~in accordance with the requirements for conditional uses in Section 14-202 and Article 15 of the Zoning Code. The design features shall be reflected in the adopted Design Manual. To the extent not inconsistent with the provisions of the adopted Design Manual, which shall govern in the event of any conflict with this Subsection D.1.G.,~~ the design features of University development shall include the following elements:~~
- a. Architectural design. Design criteria shall guide the architectural appearance and style of campus development ~~as a cohesive aesthetic environment.~~
 - b. External relationships. The scale of buildings in the buffer and transition Areas shall be based on careful site planning consideration of the relationship between University uses and structures and off-campus uses and structures in the surrounding perimeter areas and/or neighborhoods. New buildings shall be designed to provide protection of surrounding areas from potentially adverse impacts and influences from development and to provide protection of university development from potentially adverse surrounding influences.
 - c. Internal relationships and arrangement of uses. Compatible and complementary uses proposed within the UCD shall be so arranged as to:
 - i. Provide for safe, efficient, and harmonious groupings of structures and facilities.
 - ii. Create successful relationships between interior and exterior spaces.
 - ~~iii. Include adequate parking facilities which are reasonably accessible to the function they serve by walking, bicycling, or shuttle.~~
 - iii. Include pedestrian linkage between facilities.
 - iv. Simplify circulation routes and minimize opportunities for pedestrian/ vehicular conflicts.

- d. Signs and lighting. The character and size of the proposed signage and lighting shall take into account their compatibility and appropriateness with the surroundings and issues of safety, if applicable.
- e. Landscaping. Desirable landscaping shall be preserved in its natural state to the maximum extent possible. Landscaping requirements and standards established by the Zoning Code for off-street parking shall be used. Placement of structures and vehicular areas shall be such as to retain, to the extent reasonably practical, desirable existing landscaping, open space and natural features, and to promote the provision of compatible new landscaping.
- f. Parking garages.
 - i. Any parking structure or any portion thereof, which is located in the Transition Area shall be screened from view from adjacent single family residential districts by liner buildings/wraps.
 - ii. All parking structures within three hundred (300) feet of San Amaro Drive and Campo Sano Drive between Mataro Avenue and Pisano Avenue shall be screened from view from adjacent single family districts by liner buildings/wraps.
 - iii. All parking structures within three hundred (300) feet of San Amaro Drive and Campo Sano Drive between Mataro Avenue and Pisano Avenue shall be designed and constructed so that the square footage of the parking structure, light fixtures and parked cars are not visible from any residential lot which fronts on San Amaro Drive and Campo Sano Drive between Mataro Avenue and Pisano Avenue.
 - iv. Any parking structure within three hundred (300) feet of Pisano Avenue between Campo Sano Drive and University Drive shall be treated with architectural designs, features and materials, such as varying column spacing, real or false windows and other treatments which obscure the identity of the structure as a parking garage.
- ~~g. Installation of utilities. All utilities within the University Master Campus including but not limited to telephone, electrical systems and television cables shall be installed underground.~~
- ~~g. h.~~ Pedestrian amenities. Wherever possible, pedestrian amenities such as convenient and covered walkways, benches, water fountains, trash receptacles, bicycle racks and landscaping should be included, especially along street frontages and near access points.

h. ~~h.~~ Refuse and service areas. Refuse and service areas shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.

- UCD FRONTAGE BOUNDARY A
- UCD FRONTAGE BOUNDARY B
- UCD FRONTAGE BOUNDARY C



**UNIVERSITY OF MIAMI
CORAL GABLES CAMPUS
DESIGN MANUAL**

UNIVERSITY OF MIAMI CORAL GABLES DESIGN MANUAL

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INTRODUCTION

This manual provides design guidelines to assist the University and its architects in creating a more convenient, more harmonious and more beautiful campus. Its purposes are to set forth a design philosophy and spirit, as well as design elements appropriate for the University of Miami. It specifies common elements such as forms, materials, colors, spaces, and circulation systems, but it does not specify design solutions. The University's goal is that in time, with intelligent use of these guideline and utilization of existing environmental features, the Coral Gables campus can evolve into one that:

1. Has a unique architecture with elements designed specifically for its climate and natural setting.
2. Conveys a positive and unified sense of place, coherency, and consistency.
3. Can become known worldwide for its thoughtful landscape plan for a campus-in-a-tropical garden.

The campus enjoys a number of important amenities which include Lake Osceola (a great central space and campus focal point), canals, tropical landscaping, buildings which surround and define appealing great spaces, quadrangles and courtyards, and a basic campus plan that works. The first and in many ways most important guideline is to preserve and improve the following important features:

1. Lake Osceola, the central and distinctive body of water which should be surrounded with tropical vegetation. Natural edges should be preserved, except at the University Center, and no buildings should be built in the lake. Billings Walkway should be maintained, and enhanced as projects that abut the path are developed.
2. Canals, north and south from Lake Osceola. They should be maintained, as pleasant natural waterways.
3. Large open spaces (called "great spaces" in this study). They are agreeable, and most of the major buildings are located around these spaces.

A hierarchy of open spaces should be recognized and reinforced to give the campus a better sense of place.

4. Athletic and recreation fields, which are not only functional but, provide additional well-maintained open space.
5. High quality, well-maintained perimeter vegetation, as along San Amaro Drive. It helps create a good campus setting and makes the University of Miami a good neighbor in Coral Gables. Landscape setbacks are to be preserved and enhance to create a "green screen" between the community and University facilities.
6. Special spaces of unique character including courtyards, the fountain and the garden at the end of Memorial Drive.

This manual contemplates that new buildings define a variety of significant open spaces, including five major "great spaces" and smaller quadrangles and courtyards. A building hierarchy is recognized with design needs ranging from important buildings serving the entire university to quieter and less dramatic "infill buildings"

The design of many buildings must be strongly influenced by the existing buildings to which they relate. The Library addition, the Business School addition, and the Law School addition must recognize the existing buildings. New materials, forms and colors can be considered only with great care.

The architecture of the University of Miami should be attuned to the unique characteristics of climate, providing shelter from sun and rain, but welcoming natural ventilation. Balconies and breezeways will continue to be important design elements. By incorporating such basically sound concepts, an appropriate architecture can develop. Design elements to attain this goal include:

1. A system of covered pedestrian walkways.
2. Specific materials for walls.
3. The use of certain colors for building exteriors.
4. Standardization of outdoor furniture.

The *Design Manual* reinforces the University's goals and objectives to create a campus-in-a-tropical garden, noting the integral relationship between the built environment (as described in the Campus Plan Agenda) and the open spaces, thereby avoiding conflicts.

CAMPUS-IN-A-TROPICAL-GARDEN

The Coral Gables campus is evolving into the only one in the world set in a tropical garden, creating an environment for education, which is both distinctive and beautiful. By recognizing and responding to the special facts of its location in South Florida, and by planting appropriate material following a high quality landscape plan, the University of Miami can become one of the most beautiful campuses in the world.

As one experiences at the Fairchild Tropical Gardens, the campus can be organized into zones and special areas, large and small, to accommodate plant collections. Large zones include the existing and proposed great spaces, and the athletic and recreation fields. Medium size spaces include the proposed quadrangles, smaller play fields, and parking areas. Small spaces include courtyards, gardens and other special places. Each of these spaces can have a distinctive character, using appropriate plants, open spaces, and the surrounding buildings.

Low maintenance cost areas can be balanced with smaller landscaped areas that frankly require more costly maintenance.

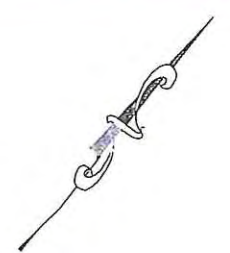
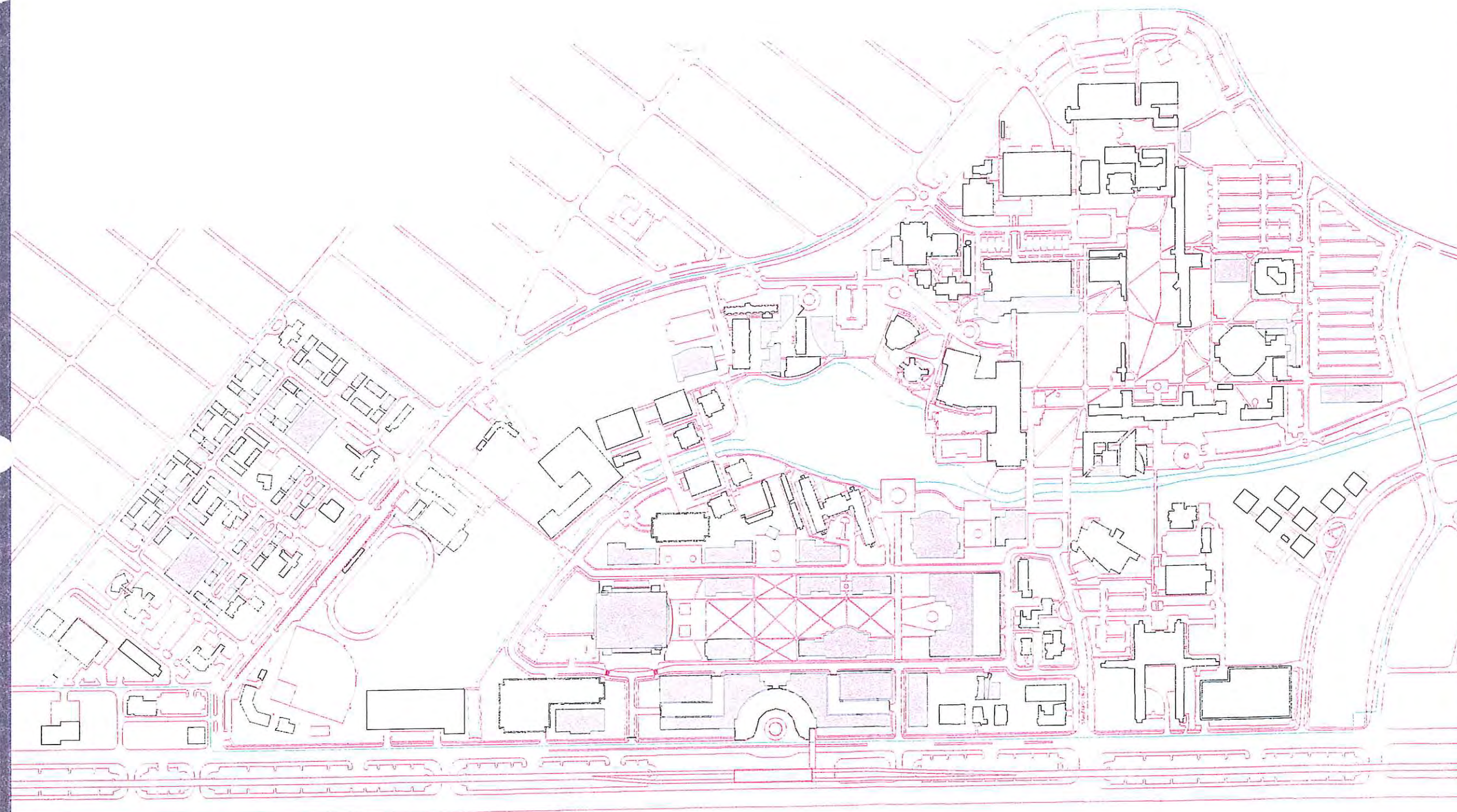
While South Florida enjoys an almost unlimited number of attractive, different plant materials from which to choose, a landscape plan identifying a small number of "theme materials" underscores the coherency and consistency themes of this manual. The overall landscape plan, as well as those applicable to zones and special areas, should repeat the use of a narrow range of theme materials.

CAMPUS PLAN

This plan shows the existing and proposed structures for the University.

The University has built upon the conclusions of the master plan by providing a hierarchical ordering system for campus exterior spaces, walkways, covered movement, building types, and signage. These will be explained in detail through separate plan diagrams, which follow. Choices of material and the proper placement of these materials will follow as a result of these ordering systems.

**Coral Gables
Campus Plan**



Drawing 17

SPATIAL SYSTEM

Presently, the campus has a number of successful outdoor spaces of a variety of sizes and use. Good examples of these are the University Green, which is a large informally landscaped space surrounded by a variety of building usage's, and the courtyard of the Law School, which is a single discipline intimately scaled space where people can congregate.

In order to preserve and enhance successful existing spaces, the following spatial system guidelines have been developed. They are based on a hierarchy of great spaces, quadrangles and courtyards, which are linked by major walkways.

The guidelines for open spaces are as follows:

Great Spaces

The great spaces are multi-discipline large scale spaces. Each should have its own special landscape concept. The height to width ratio of these spaces is approximately 1:15. These are generally spaces to pass through, not to linger in. There are 6 of these spaces on campus. Some variety in the architecture of the surrounding buildings is appropriate.

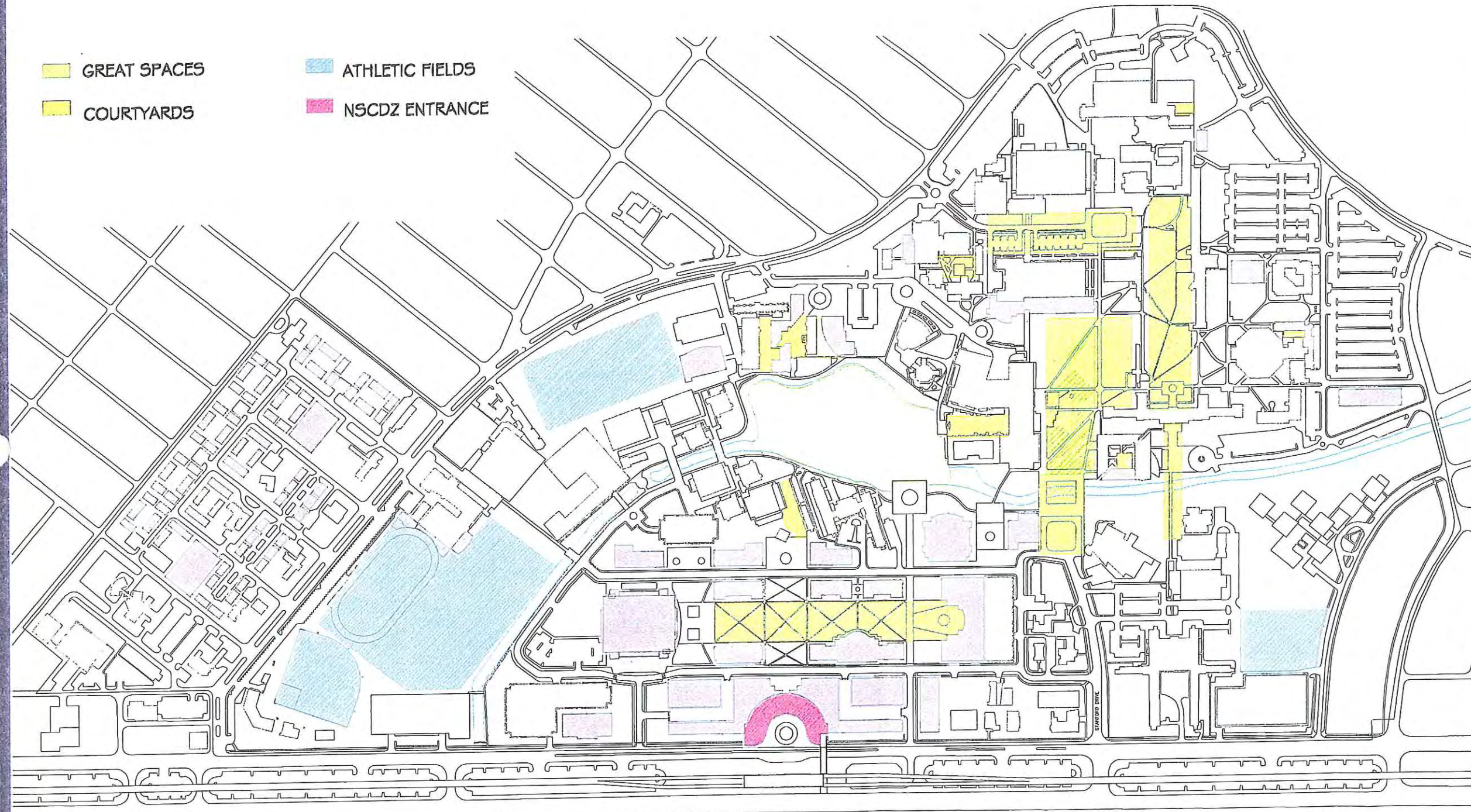
Quadrangles

The quadrangles are single discipline or related discipline spaces enclosed by a number of buildings. A more homogeneous architectural treatment is necessary for the buildings' surrounding quadrangles. Their height to width ratio is approximately 1:5. The landscaping in these spaces should be more formal.

Courtyards

Courtyards are single discipline spaces. These spaces are well shaded and designed for people to congregate in. They should be formally landscaped and provided with ample places for people to sit. Fountains should be encouraged for their sound as well as for their appearance. The height to width ratio is approximately 1:2. The surrounding architecture should be very homogeneous.

Spatial Systems



MAJOR WALKWAYS AND PLAZAS

Walkways should be differentiated hierarchically into two essential types; major and secondary.

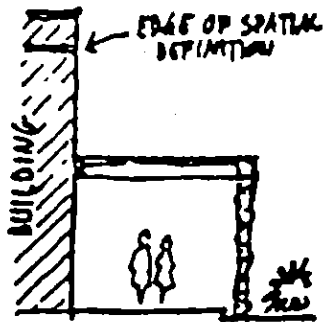
Major walkways are located along primary pedestrian circulation routes. They are the connectors between the great spaces. They also set up a series of visual axes throughout the campus and provide visual order.

The map shows proposed locations for major walkways. Many of them are also part of the covered movement systems. Major walkways are composed of a concrete grid 1'0" wide at 9'0" centers, which is infilled with square cast pavers.

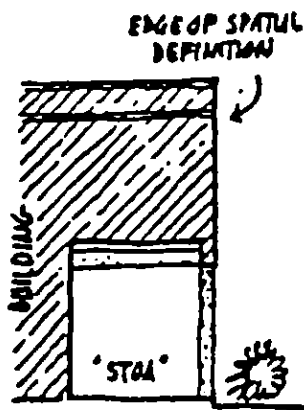
Plazas would occur along these walkways as indicated on the map. They would use the same 9'0" x 9'0" grid system. These plazas would be well defined by trees and would include benches and trash receptacles, which could be integrated with the low plant materials. Benches along walkways are discouraged. They do not tend to be used since people are mainly moving from one destination to another along these routes.

Secondary walkways would be located along less traveled routes. In recognition of this fact, a less precious material, scored concrete, in a concrete grid, would be employed. This would reinforce the importance of the primary routes.

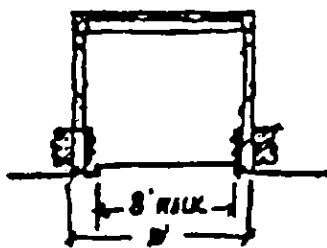




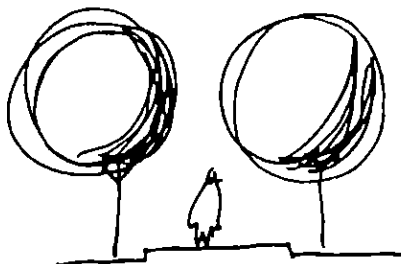
ENGAGED ARCADE



INTEGRATED ARCADE



FREESTANDING ARCADE






PLANTED ARCADE

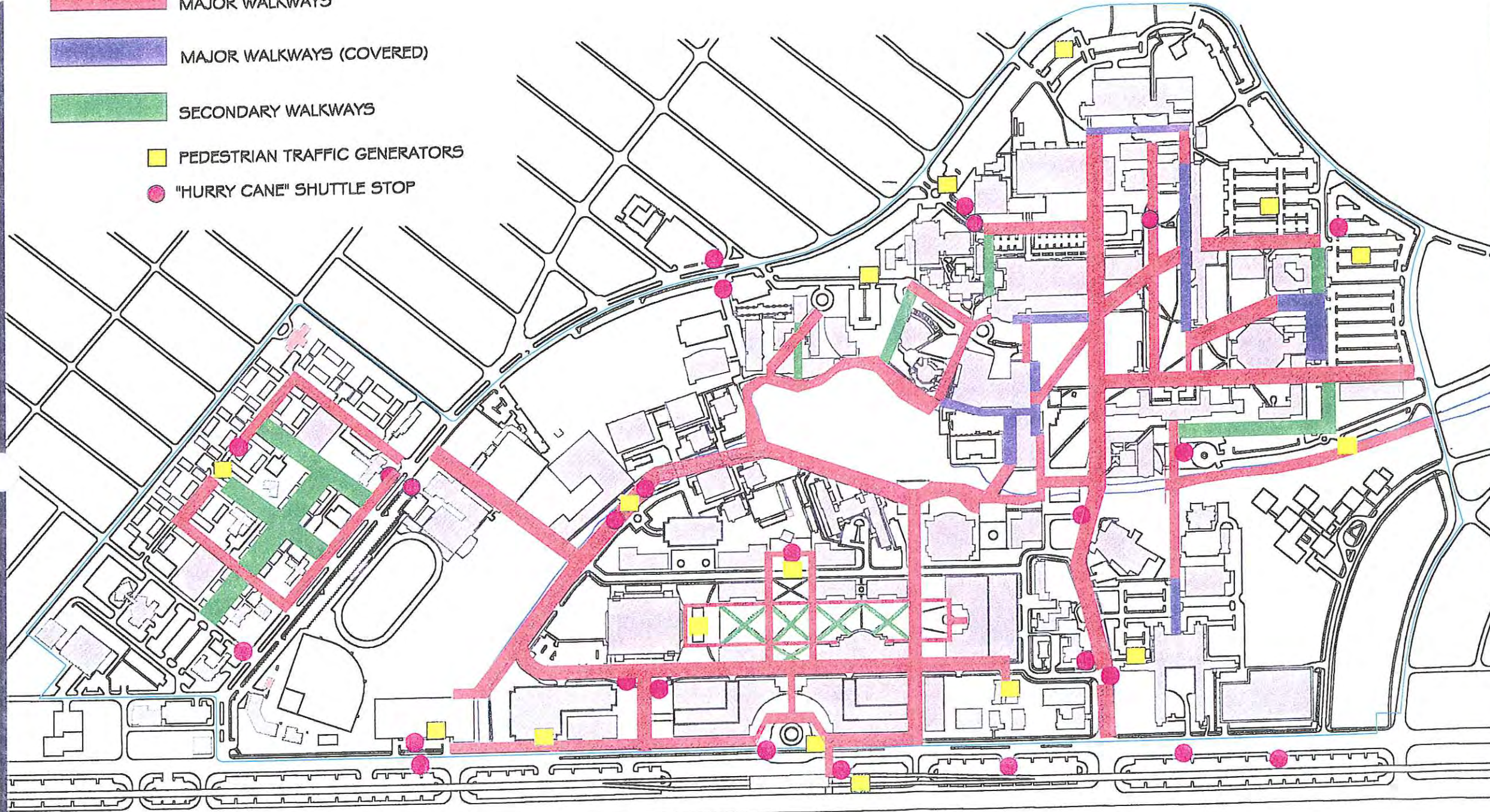
COVERED MOVEMENT SYSTEM

A system of outdoor covered walkways should be instituted on the campus by designing them onto new building programs. It would provide the campus with a unique feature totally appropriate to the climate of South Florida. This can be done with either engaged or integrated arcades. These can be a part of individual building budgets. Appropriate buildings shown on the map should have a separate budget line item for this feature.

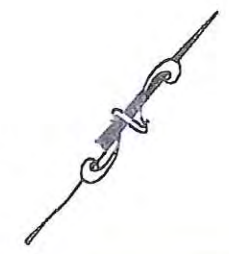
In addition, freestanding arcades should be built to connect building arcades with each other. This will make it possible to walk entirely under cover from the new campus entrance to the science and engineering quadrangle. This system is to feature a bridge to connect the new campus to the University Center over existing canal.

Wherever possible, covered walkways links between future residential developments and the core campus should be constructed as a means of discouraging vehicular intra campus traffic.




-  MAJOR WALKWAYS
-  MAJOR WALKWAYS (COVERED)
-  SECONDARY WALKWAYS
-  PEDESTRIAN TRAFFIC GENERATORS
-  "HURRY CANE" SHUTTLE STOP

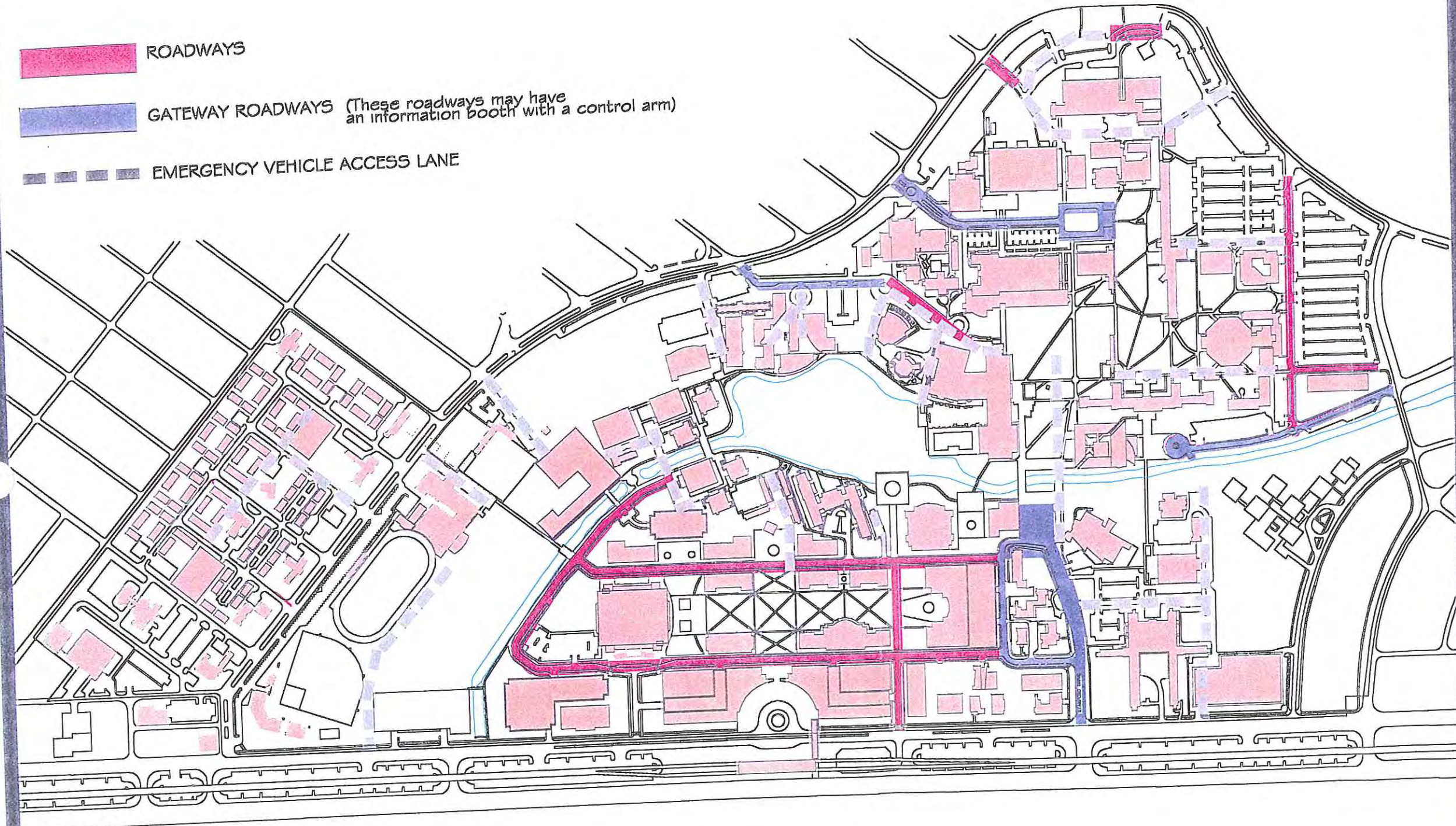


Major Walkways and Plazas



Drawing 19

-  ROADWAYS
-  GATEWAY ROADWAYS (These roadways may have an information booth with a control arm)
-  EMERGENCY VEHICLE ACCESS LANE



Vehicular Circulation



Drawing 20

BUILDING HIERARCHY

A system of classification for all proposed buildings recognizes the fact that some structures are symbolically and functionally more important than others. The Richter Library addition, for instance, should be more dominant than a classroom building.

By classifying these buildings according to their importance, decisions can be made in relation to budgets, materials, and architectural form before the design process begins.

Building hierarchy has been an important ingredient in successful American campus design. (Thomas Jefferson's University of Virginia is a prime example.) As building programs progress, this classification system can be used as a guide by the University and its architects to strengthen the sense of hierarchy and order on the Coral Gables Campus.

The tree building types and their characteristics are:

TYPE A - CORE FACILITIES & IMPORTANT PUBLIC BUILDINGS

These buildings contain functions, which are shared by the entire university and, in some cases, the community. An example of this type facility is the new Art Museum.

A sense of monumentality is encouraged in these buildings, which would incorporate interesting and well designed roof lines and forms.

Core facilities have the dual role of acting as important landmark elements as well as acting as edge defining elements for the great spaces.

These buildings should be budgeted so that a high level of finishes and details can be achieved by the architect.

TYPE B - MAJOR ACADEMIC EXPANSION

These buildings are used by a specific single school and comprise an entire or a major portion of their facilities. Since they are to be symbols of their particular area within the University, some level of monumentality is desired. However, they should be visually subordinate to core facilities. The addition to the School of Law is an example of a "Type B" building.

A moderate budget for exterior finishes should allow for this level of monumentality. Fenestration should have variety, with major emphasis or change occurring at entrance areas.

TYPE C - INFILL BUILDINGS


These buildings are used by a single school or department. Their main visual function within the campus is to provide a simple background for the spaces that they are defining. Fenestration should be simple and repetitive to provide a foil for the landscaping within the space. They should be thin and linear in shape with straight roof lines. The addition to the McArthur Building is a fine example of a "Type C" infill building.

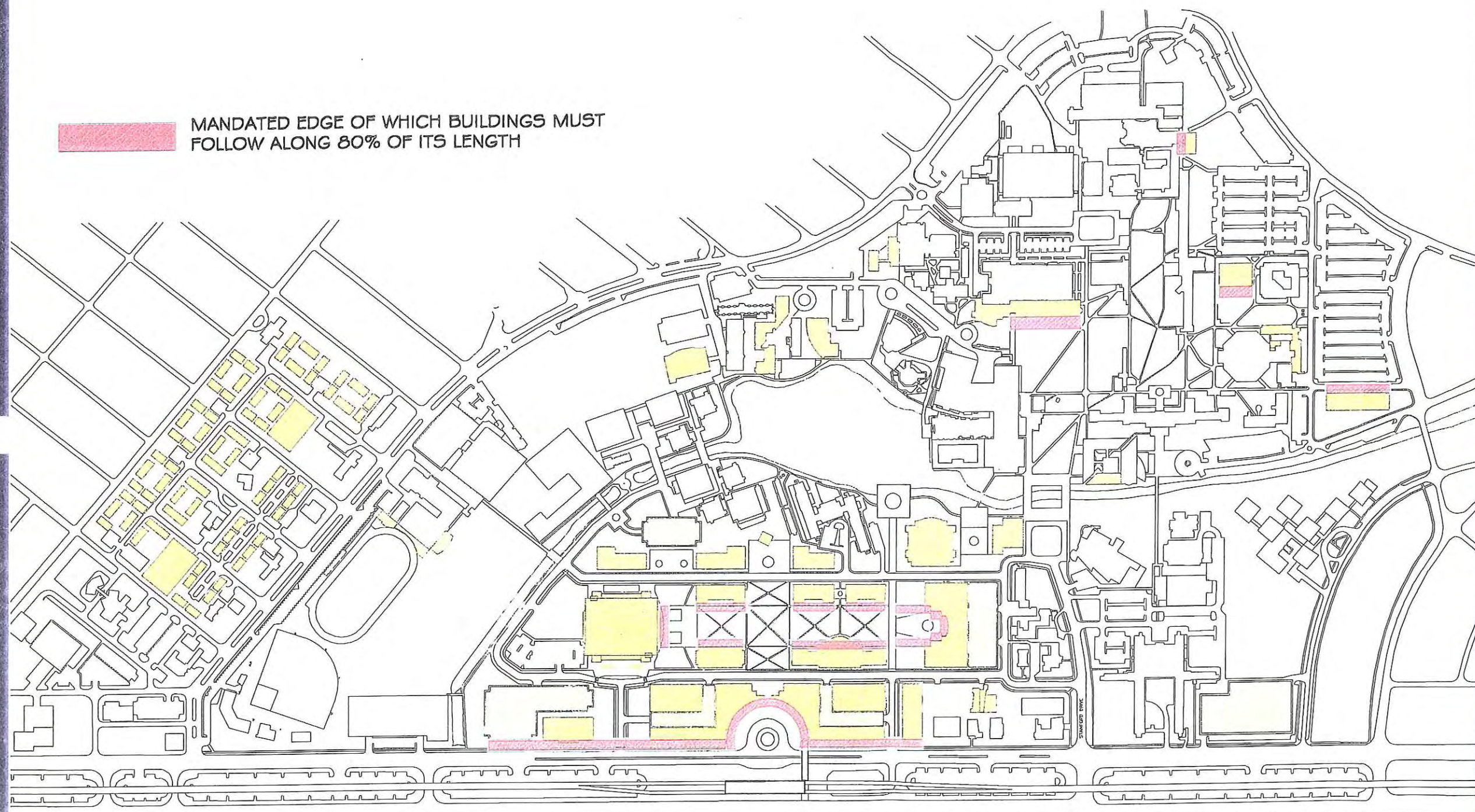
Architects for these buildings should be made aware that they are not designing "monuments"; and these buildings should be budgeted at a lower level in relation to Type A & B.

EDGES OF SPATIAL DEFINITION

Each new project, which is adjacent to one of the three space types, must be designed so that its volume provides spatial definition. In order to make the University and the individual architects aware of these critical edges, mandated edges are noted on the accompanying plan.

The red line represents a mandated straight edge, which the buildings must follow along 80% of its length. The remaining 20% allows for entry recesses and relief in massing. This concept will assure the formation of well-defined spaces in the university while allowing the architects some design flexibility. Normally, these edges occur along one or two sides of the building. This allows for adjustments to the ultimate size of the building when it is programmed and designed.

 MANDATED EDGE OF WHICH BUILDINGS MUST FOLLOW ALONG 80% OF ITS LENGTH



**Edges of Spatial
Definition**



BUILDING AND SPACES

The buildings of the University of Miami are generally rectangular, multi-floor, flat-roof structures with walls of natural or painted poured-in-place or pre-cast concrete. Most of the campus structures are modern flat-roof "International style" buildings. One experiences and remembers walls (as one does at Santa Fe, at the University of Mexico, and at a Greek Island town) but not roofs (as does at Stanford University).

Notable, successful design features that have evolved on the campus and which are herein prescribed as guidelines to be employed wherever appropriate, are as follows:

1. Breezeways with circulation routes passing through buildings.
2. Balconies and relatively thin buildings that permit cross ventilation.
3. Close association with the landscape and climate.

Both Merrick, the oldest building, and Memorial Classroom Building provide a strong sense of shelter, with balconies and breezeways.

The Cox Science building, with cantilevered roof and floor beams and slabs of unpainted concrete, is a good example of design for shelter of circulation, walls, windows and doors - giving all of these elements protection from sun and rain.

Other campus buildings, which enjoy at least some of these design characteristics are the Law School with courtyard and balconies, the Business School with breezeways and garden, Allen Hall with courtyard and breezeways, and the University Center with sheltered walkways.

For the future campus and for new building design, the lessons of the existing campus are important. By identifying not only problems, but by recognizing what works, what is appropriate to the place, the climate and the culture, by using materials that have proved to be most acceptable, and by incorporating a hierarchy of spaces with appropriate landscaping, the University of Miami can develop a positive and unified character that will be to the benefit of all.

NATURAL VENTILATION AND BREEZEWAYS

Open passages through buildings have been used effectively at universities since Oxford and Cambridge.

In the South Florida climate, the breezeway is a welcome architectural element. The earliest building on the University of Miami campus - Merrick - had at its center an open passage.

Other buildings successfully incorporate breezeways, including Richter Library, Ashe, the School of Architecture, Student Union, Allen Hall, and the Memorial Classroom Building.

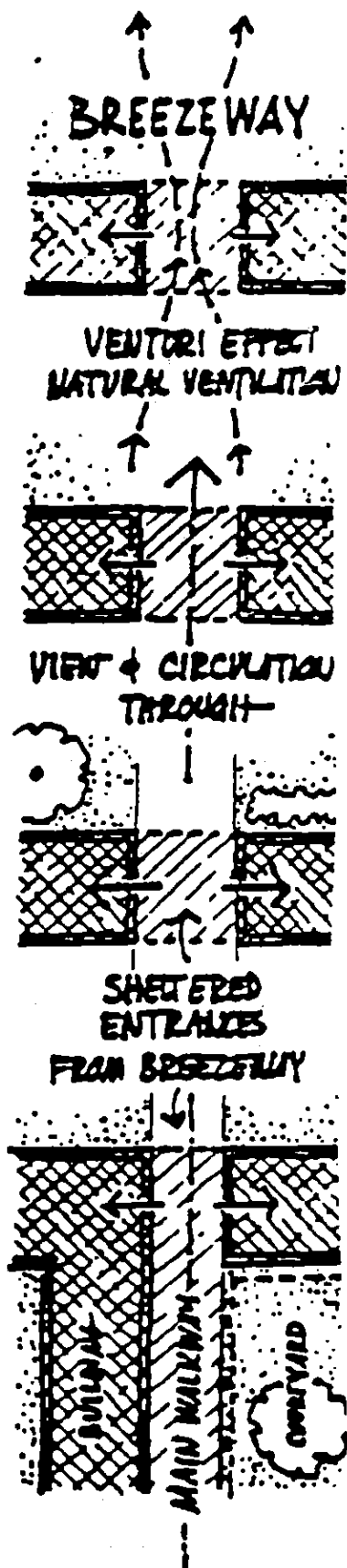
The breezeways provides a number advantages: 1) natural ventilation with the "Venturi effect" in which the velocity of the air increases as it passes through an opening, 2) a view through the building at ground level, 3) pedestrian circulation through the building, and 4) sheltered entrances into the building.

The concept is rational for the University of Miami and the continued use of this element will help give the campus a special character.

For prominent buildings like the Knight Physics Building, the open passage can be more monumental, becoming an important portal, but, for quiet infill buildings, the breezeway, smaller in scale, merely provides comfort and convenience.

Balconies also encourage natural ventilation. By utilizing outdoor circulation on balconies and relatively narrow buildings, rooms can enjoy cross ventilation.

The prevailing breeze is from the southeast, so the ideal orientation is to face balconies to the southeast. However, balconies can also face southwest (as is experienced at the Memorial Classroom Building) where they also serve as sunshades protecting walls and windows from afternoon sun.



EXTERIOR WALL TYPE

Similarity of facades promotes visual harmony between different buildings.

The arrangement of windows and door openings, and related details in a building establishes a sense of continuity that aids in relating buildings to one another, and the campus as a whole.

No single fenestration strategy works for all types, sizes, and shapes of buildings. The percentage of fenestration on an exterior wall surface may ultimately be a function of programmatic space requirements. Noting the need to find a balance between programmatic needs, and campus visual harmony, this manual has prescribed guidelines limiting the amount of fenestration.

Fenestration should account for no more than the following percentages of the total exterior building surface.

Academic Buildings	35-50%
Administrative Buildings	20-35%
Residential Buildings	20-30%

Design elements that can create compatible fenestration treatments based on the set limits, include scale, materials, color and rhythm. The following are an acceptable range of possibilities, when appropriately applied:

A flat taut skin with large openings (for example: Allen Hall, with breezeways).

A flat taut skin with punched windows (for example: Business School, with shaded windows).

Articulated wall with various elements expressed (for example: Law School with balconies, walls with punched windows, and windowless towers).

Structure expresses with horizontal emphasis (for example: Cox Science Building, with roof and floor slabs cantilevered out to shelter walls, window, doors, and circulation).

EXTERIOR WALL MATERIAL

Exterior wall materials should provide a cohesive and consistent architectural character. To help unify the campus visually, masonry materials will be used in designs for exterior building surfaces.

The term masonry includes natural and manufactured materials such as: cut stone; concrete, in various forms, excluding poured in place; block and panels fabricated from combinations of stone, concrete, and related binding materials; stucco.

The selection and arrangement of materials will take into account: the building's hierarchical classification; location; interior functions; visibility at the ground level; the design effects of landscape materials adjacent to and possibly integrated with the wall surfaces; the articulation of building heights and massing; cost of material and the availability of craftsmen for construction and installation at the time projects bids are expected to be received; and ease of maintenance by the University.

The predominant exterior wall surface will vary with the building's classification. The following guidelines are set as examples:

TYPE A - CORE FACILITIES & IMPORTANT PUBLIC BUILDINGS

These buildings will be landmark elements within the Campus, so a high level of finish and detail is encouraged. Emphasis should be at the pedestrian level and significant facade elements as appropriate. Materials should be used consistently on all facades of a building.

TYPE B - MAJOR ACADEMIC EXPANSION

These buildings are symbols of their particular school or area, and such should have same level of monumentality. The pedestrian level as well as entrance areas are to be articulated, although to a lesser extent than on Type A structures.

TYPE C - INFILL BUILDINGS

These buildings are simple backdrops for the spaces they help define. The wall surfaces will be pre-cast or stucco with little articulation of materials.

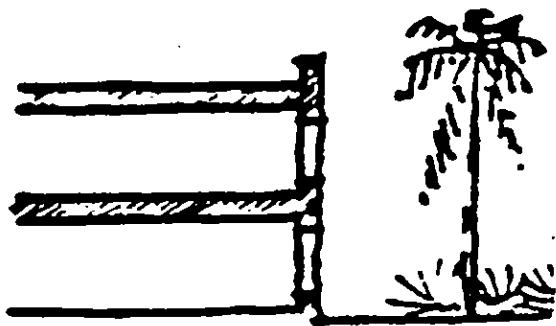
EXTERIOR WALL COLOR PALETTE

The color system recommended is divided into three types: *base colors, accent colors, and trim colors.*

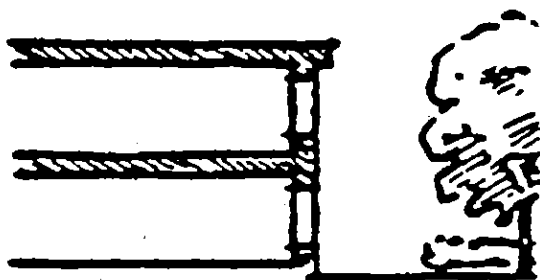
The *base color* is for painted building walls and is very monochromatic and matte in texture. The Light Reflective Value of the base color should be in the 50-85% range. The colors vary from warm whites to the soft beiges and grays that combine well with natural materials, including concrete, coral rock and keystone. The base color is intended to cover from 90-100% of all exterior painted surfaces of a building.

Accent colors are intended as darker, richer versions of the base color. They can be used for walls under overhangs, balcony wall, and special architectural massing elements such as stairs. They should not cover over 10% of the exterior painted surface of a building.

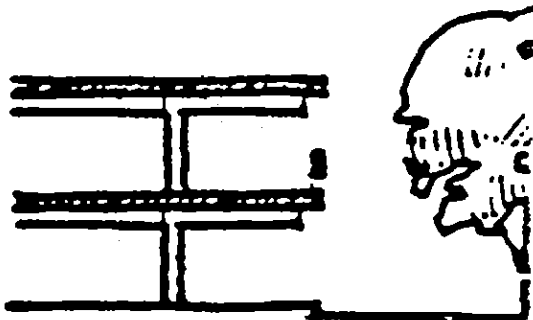
Trim colors are for window frames, door frames, handrails and other minor architectural elements. Two approaches are possible. The first is to use the base color. The second is a black, charcoal gray, dark brown, or dark green. Other uses of color should be highly restrictive. The basic notion is integration of color with the environment and wall materials and colors.



PARAPET



OVERHANGING



BALCONIES

ROOF TYPES

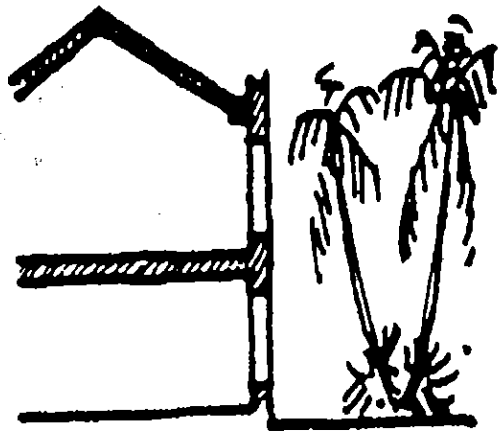
Walls, not roofs, should dominate the design of a building. Essentially all existing buildings have flat roofs; the existing campus character is strongly influenced by the consistent use of flat roofs. The addition of pitched roofs to existing buildings is not a practical idea, because it would be costly and would worsen the visual effect by the intrusion of an additional, strong design element. Therefore, the continued use of flat roofs is advocated for most purposes, as set forth in these guidelines.

FLAT ROOFS WITH PARAPETS

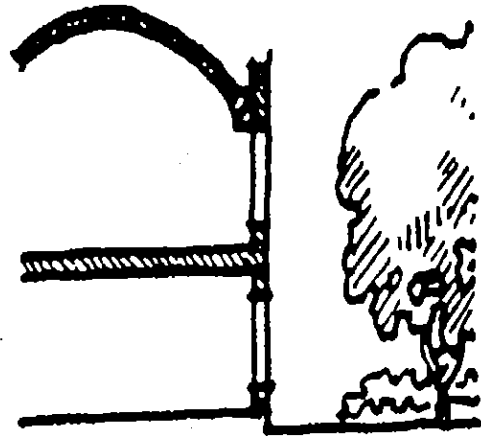
Walls extended up above rooflines.
Rooftop equipment can be hidden from ground views.

FLAT ROOFS OVERHANGING WALLS

Flat roofs extend out over walls, sheltering them, and with further extension can shelter walkways. For multi-store buildings, roof and floor extensions provide balcony circulation while sheltering windows and doors.



PITCHED



BARREL-VAULTED

PITCHED AND BARREL-VAULTED ROOFS

Acceptable if subordinated to walls and if they are therefore low pitched roofs rising behind walls and gutters. Roof materials: standing seam metal. Flat roofs are a University of Miami tradition, pitched or sloping roofs might be appropriate for specific needs, to remove rainwater rapidly, to accommodate natural ventilation and air-conditioning equipment, and/or to create varied interior spaces as well as exterior.

CAMPUS EDGES

A strongly defined boundary between the campus and the surrounding community will help to increase the sense of University identity. Campus edge definition has either a "soft" (residential) or "hard" (non-residential) character. The attached map (page 2-27) shows the different campus edge conditions.

Typical elements used to define the campus edges include landscaped setbacks, walls and lighting.

A variety of setbacks will be used depending on the site condition. Landscaping and plan materials should be employed as part of the campus edge treatment, to reinforce the University's commitment to a campus-in-a-tropical garden as outlined within this manual. The plant materials will be simple, requiring little maintenance, such as ficus vine, bougainvillea, and philodendron.

Wall designs will vary depending on the edge condition. Common unifying design elements used on wall include coral rock keystone details.

Lighting patterns should add security and strengthen the landscape theme. Lighting requirements are addressed in the Design Manual Appendix C.

Soft Edges - Residential Edges

Soft edges are designed to relate to the residential character of the adjacent community by use of perimeter landscaping and tree planting. Landscaping along soft edges should include hedges to screen parking and existing chattahoochee walls. A fence or wall system need not necessarily be employed east of what is now the present arboretum area and extending above what are now parking lots approaching Doctors Hospital.

Campus entries along San Amaro Drive, Campo Sano, and Granada Boulevard will be distinguished through the use of wing walls and pavers and be landscaped according to their importance. Coral rock rubble will be the unifying design element used on wing walls along this edge. The Memorial Drive entrance is the major entrance prototype for the soft edge. The proposed Physics entrance is the design for secondary entries along the soft edge.

Hard Edges - (Non-Residential)

Hard edges are designed to relate to the urban makeup of the adjacent land. They occur along Ponce de Leon Boulevard, Red Road, and Pisano.



Ponce de Leon Boulevard

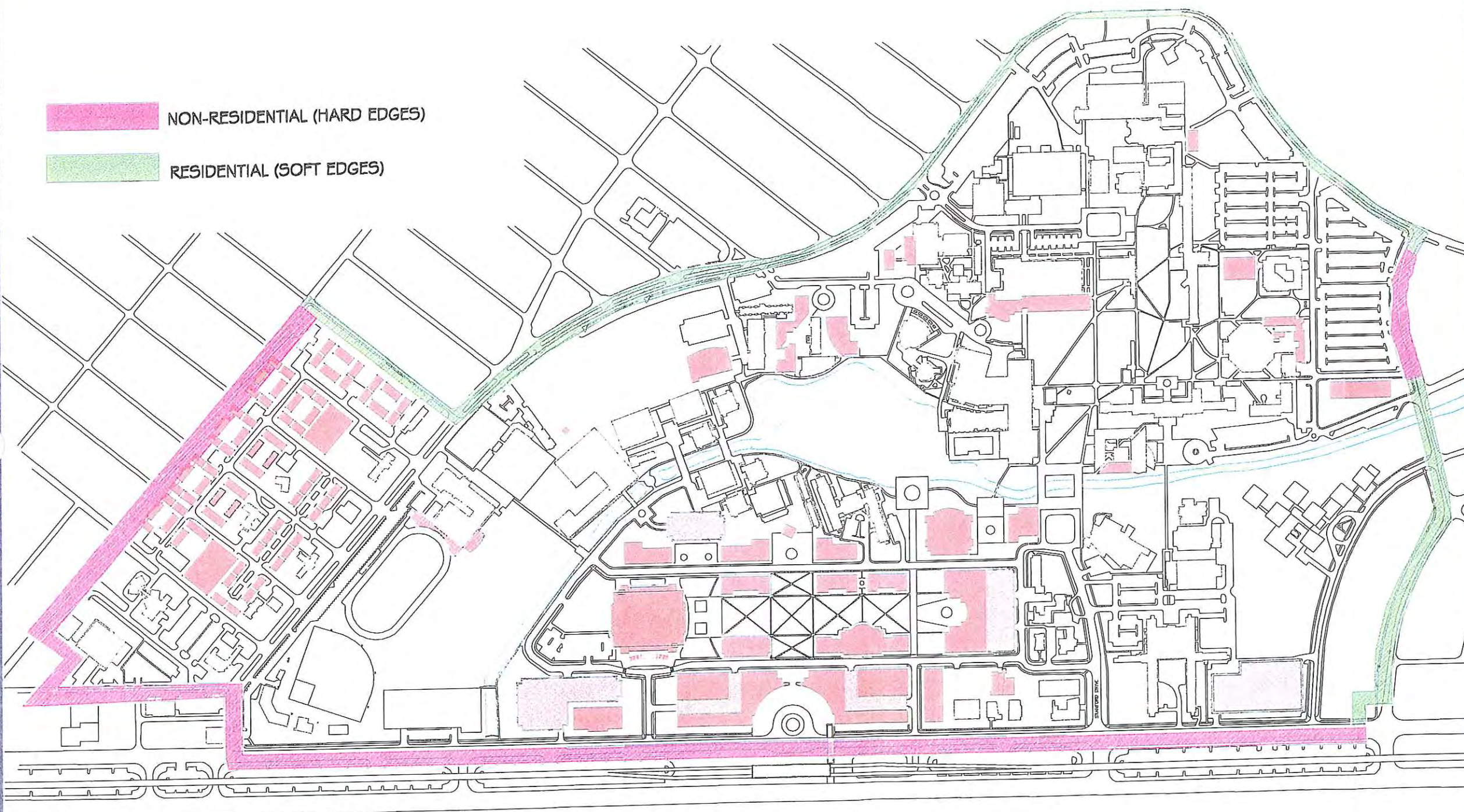
Walls will be six feet high, eight inch thick masonry construction with a smooth stucco finish painted a soft light gray and containing a cast keystone cap. Dark green metal pickets will be interspersed along the wall to add interest, as well as allow visibility for security purposes. The Mahoney-Pearson Parking Lot wall is the prototype.

Red Road

Walls will be eight-feet high, eight inch thick masonry construction with a keystone veneer. Dark green metal pickets will be interspersed along the wall to add interest to the wall design, as well as allow visibility for security purposes. The Faculty Club fence is the prototype.

Campus Edges

 NON-RESIDENTIAL (HARD EDGES)
 RESIDENTIAL (SOFT EDGES)



Drawing 22

SIGNAGE

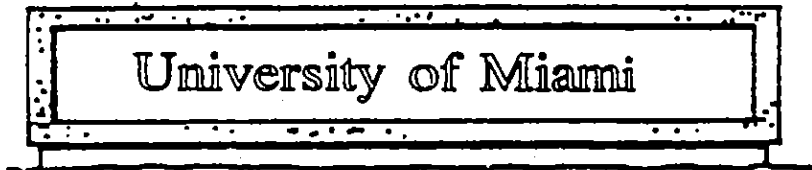
These guidelines contemplate a hierarchy of signs consisting of major entrance ("Gateway") identification signs, campus directory signs and reference point signs, and building signs.

Standardization in placement and design of all types of signage is necessary to produce a level of unity and predictability for the campus user. The Garamond Bold letter style will be used.

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj
Kk Ll Mm Nn Oo Pp Qq Rr Ss
Tt Uu Vv Ww Xx Yy Zz
1 2 3 4 5 6 7 8 9 0

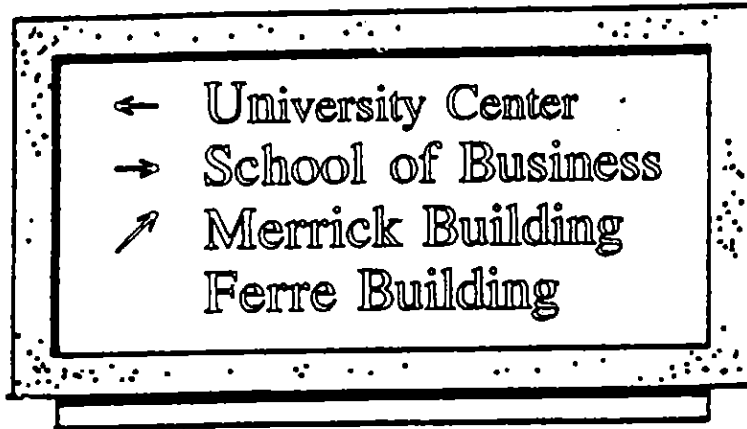
Major Entrance ("Gateway") Identification

Major entrance identification signs function as markers for the campus to the surrounding community and they occur at key vehicular entry points to the campus to announce the campus to the approaching visitor. A 40" high by 12' long keystone marker containing bronze letters spelling out *UNIVERSITY OF MIAMI* on a dark green enamel panel is the standard.



Campus Directory and Reference Signs

These are located at major vehicular cross roads. They consist of a 40" high 40" X 60" wide keystone marker with an enameled dark green metal panel with cream colored stenciled letters. Signs located on walkways would only be 36" wide. These signs would indicate direction to buildings and major areas of campus.



BUILDING IDENTIFICATION SIGNS

Building signs can be two separate types: freestanding, and attached. The building's architecture will determine the sign type to be used.

Freestanding signs consist of a 40" high x 60" wide keystone marker with an enameled dark green metal panel with cream colored stenciled letters.

Attached signs are made up of individual bronze letters. Letters size will be 6" or 8" high depending on the building's architecture and location.

Building signs will be located at all major entry points.

Regulatory

Regulatory signs consist of an enameled dark gray metal panel attached to a gray extruded aluminum post. Regulatory signs include among other; STOP, YIELD, ONE WAY, NO PARKING and TOW AWAY ZONE.

These follow contemporary practice and rely on use of international symbols. Most regulatory or prohibitory signs will be standard 30' x 30' size; stop signs will be 24' x 24'. Exceptions to these sizes shall be made where legal or other requirements require. The use of specific sizes and variances cannot be obtained.

Banners

Temporary banners will be permissible on the Coral Gables campus for use in conjunction with sponsored student activities, athletic events, and University festivals such as Cami Gras, the Beaux Arts festival, and Homecoming. Banners will be allowed to be posted up to 30 days in advance of the activity, and must be removed within 48 hours of the end of the event.

Signage not specifically identified within this section, or regulated by the masterplan document shall be subject to the requirements of the City Coral Gables Zoning Code Article XVIII, Signs.

LANDSCAPE THEME

The Coral Gables campus landscape design theme is based on the environment, how faculty and students live and work, and most important what is appropriate to South Florida. Its goal is to create a landscape to instruct-to remember-to enhance everyday life.

The landscape design must have diversity within a common theme. Landscaping is the predominant feature of the campus. Basically a campus garden—different and fascinating every day of the year, large and small lawns, hundreds of trees, an abundance of water, color, covered ways, and sitting areas for talk and for study.

The campus garden is to be designed as a vast three dimensional picture made up of dozens of smaller pictures. The landscape plan creates related and usable exterior spaces, providing the means and the reward for traversing the campus.

The campus garden is a series of contiguous related spaces: great spaces, quadrangles, arboretums, courtyards, and plazas, all linked by walkways. There must be a coherent sequence of pleasantly different and special places. The campus garden must have harmony between the parts and the whole and between the whole and the neighborhood through the use of high quality, well-maintained landscaping.

Each space, whether it be spacious or confined—a quadrangle or a small courtyard—must have character of its own.

Sometimes the casual and the unexpected are needed to change the scene and mood; sometimes neutral areas as well as areas of excitement are important. Landscape guidelines for the campus gardens are:

Campus "soft edges" (residential)

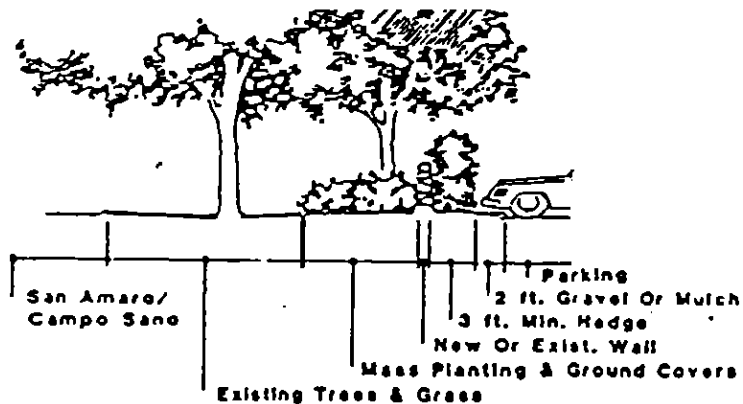
Landscaping should be compatible with the neighboring vegetation. Dark green shrubs, evergreen hedges and ground cover (such as Philodendron selloum, Ficus benjamina, Viburnum, Liriope) should be used to screen and buffer parking lots and other unsightly features from the street. In addition to the hedges and shrubs, informal groupings of trees (Gumbo Limbo, Live Oak, Mahogany, Mastwood, Calophyllum, Pigeon Plum, Seagrape) should be used to help define the edge. Examples of soft edge treatment are found on:

Pisano: The prime need along this edge is for screening material. The use of Ficus benjamina is appropriate. The Mahogany used in the parking lot may be brought to the edge to further define the boundary, but this is not essential.

Campo Sano: As with Pisano, screen material is needed and the Ficus benjamina is ideal. It should be noted that the Canary Islands Date Palm is not a "theme" tree, but in this instance, the effect is magnificent. It would be inappropriate to introduce another species along this section.

San Amaro: This edge of campus is marked by handsome Ficus trees from the Arboretum south to the Miller Drive entrance. Where appropriate, existing landscape will not be disturbed such as in the area along the Gifford Arboretum.

Over the past few years, Calophyllum trees have been planted from the Miller Drive entrance to the Reserve Center. Future plans for the San Amaro edge to the corner of Ponce de Leon should emphasize the Calophyllum.



Typical Section
"Soft" Edge Perimeter

Campus "hard edges" (non-residential)

Landscaping along hard edges will consist of informal native groupings of Live Oaks on stretches of lawn. Bougainvillea and Creeping Fig vines will be useful on walls.

Ponce de Leon Boulevard: The predominant tree on this edge is the Live Oak. This will be the theme tree for landscape schemes along this fringe. Where appropriate, existing landscape will not be disturbed as in the area across from the University Metrorail Station.

Entrances

The important motor and pedestrian entrances to the campus need strong vertical architectural definition. The landscape plan should stress classic signage and elegant tree plantings reflective of the circulation patterns. Predominant will be flanking rows of single trunk palms (such as Royal, Queen, Date Palms). Flowering and foliage shrubs (such as Copperleaf, Carissa, Red Bauhinia, Anderson's Crape, Crape Jasmine, Orange Jasmine, Ixora, Pittosporum, and Viburnum) should be used sparingly. Entrances along the soft edge of campus will share the character of the Memorial Drive entrance. Entrances along the Stanford Drive will be the prototype entrance along the hard edge.

Great spaces

In the great spaces of the campus garden, the sense of openness is critical. Natural or symmetrical plantings will predominate. Specimen trees and groupings of trees will be stressed. Specimen trees (mature, excellent examples of foliage trees) will be accented with groupings of flowering trees (such as Buttercup Tree, Jacaranda, Queen's Crape Myrtle, Silver Trumpet Tree, Golden Shower, Geiger Tree, and Buttonwoods). Shrubs and hedges should not play a significant role in the great spaces. Shrubs and hedges will only be used on rare occasions within the great spaces. This is keeping with the existing great spaces.

Quadrangles

Axial and symmetrical plantings may be required in some quadrangles. Specimen trees will serve as a focal points and be accented with palms (such as Queen Palms, Solitaire, Sabal Palmetto) balanced by lawns. Flowering trees (such as Hong Kong Bauhinia, Buttercup Tree, Jacaranda, Silver Trumpet Tree, Golden Shower, Geiger Tree) are acceptable to add color to the landscape. Flowering and foliage shrubs (such as Carissa, Red Bauhinia, Anderson's Crape Jasmine, Orange Jasmine, Ixora,

Pittosporum, and Viburnum) should be used sparingly. Shrubs will be used to define people places and water features. Flower beds are to be avoided because of the high maintenance required.

Courtyards and Plazas

Landscape for courtyards and plazas should reinforce the character of walkways and activity areas. Specimen trees and groupings of flowering trees (such as Buttercup Tree, Jacaranda, Queen's Crape Myrtle, Silver Trumpet Tree, Golden Shower, Geiger Tree) and palm trees (such as Cane Palm, McArthur Palm, Bamboo Palm, Silver Palm, Round-leaf Palm, Bottle Palm, Florida Thatch Palm) should be used to reflect the geometry of the space.

The use of hedges and shrubs as foundation planting will be minimized unless it reinforces the courtyard areas or plaza design. Buildings will meet either lawn or paved surface on the ground plane.

Walkways

The walkways will link the various areas of campus garden. Walkway patterns will be reinforced with the use of small to medium foliage trees and flowering trees (such as Kanapalei, Shrubby Yew, Pink Trumpet Tree).

Shrubs or hedges should not be used to define or restrict pedestrian circulation.

Uncovered walkways should incorporate shade trees wherever possible.

Arboretums

The Arboretums to be developed will be "colonies of plantings" of special interest. As noted in the Campus Master Plan, the intent of these special places is to create pleasantly different points along the campus garden, always reinforcing the landscape pattern of plants of water.

Each arboretum (5 to 8 may be developed) will feature an individual species or family of possibly large rare canopy trees, ferns, or an unusual tropical collection. The greatest variety will occur within these areas. The arboretum may be large or small, but regardless of the size, each will be a viewing experience as well as teaching tool. The perimeter parking concept and overall land use considerations require that emphasis on new arboreta be in the center of campus, adjacent to well-traveled walkways, for the use and enjoyment of more segments of the University community. See Appendix D, Key Development Zones for sites.

The Gifford Arboretum will remain, and an appropriate memorial will be erected noting Dr. Gifford's contributions. Proposed parking near the arboretum will be properly screened, and will respect the boundaries of the collection.

Parking Areas

The perimeter of parking areas must be planted with dark green evergreen hedges and shrubs (such as Ficus benjamina, Philodendron selloum, Viburnum, Red-tip Cocoplum) to provide a screen. A green buffer of lawn and native plant groupings (Live Oak, Mahogany, Gumbo Limbo, Calophyllum, Seagrape, Black Olive, Pigeon Plum) should be used to soften the impact of the parking lots on adjacent campus spaces. Interior plantings would be Live Oaks with ground cover.

Campus Streets

Mahogany trees will be used to create shaded lanes. A fine example is Memorial Drive, although the spacing between trees will be increased.

Campus Housing Areas

Landscape for the residence hall area shall consist of stretches of lawn, and specimen trees or groupings of flowering trees (such as Buttercup Tree, Jacaranda, Queen's Crape Myrtle, Silver Trumpet Tree, Golden Shower, Geiger Tree).

APPENDIX A – PLANT PALETTE

This plant palette has been assembled with the intent of establishing a series of categories of plant types and general design concepts. This plant palette also includes individual plant lists and specific applications. The intent in assembling this list of categories is to provide a rationale for design decisions that can be implemented throughout the campus at the University of Miami thus assuring overall unity and continuity.

THEME TREES, CAMPUS EDGES

DESIGN USES - to define streets with matched rows; to provide shade and visual relief in parking areas; to provide shade and definition as well as visual interest and light shade patterns along pedestrian walks and in pedestrian use areas.

Bucida buceras
BLACK OLIVE

Bursera simaruba
GUMBO LIMBO

Calophyllum inophyllum
MASTWOOD

Coccoloba diversifolia
PIGEON PLUM

Coccoloba uvifera
SEAGRAPE

Quercus virginiana
LIVE OAK

Swietenia mahogoni
MAHOGANY

TREES, FOLIAGE, SMALL TO MEDIUM

For use throughout interior

DESIGN USES - for smaller scale detail interest in pedestrian use areas; as foliage contrast in foreground of larger trees; as "feature" planting in small scale visual areas.

Clusia rosea
PITCH APPLE

Conocarpus erectus
SILVER BUTTONWOOD

Ilex cassine
DAHOON HOLLY

Ligustrum japonicum
JAPANESE PRIVET

Ochrosia elliptica
OCHROSIA PLUM

Podocarpus macrophyllus
SHRUBBY YEW

Albizia julibrissin
MIMOSA TREE

Cacapaniopsis anacardioides
CARROT WOOD

Lysiloma latisiligua
CULTURAL LYSILOMA

Chrysophyllum oliviforme
SATIN LEAF

Calyptranthes pallens
SPICEWOOD

Ardisia escallonioides
MARLBERRY

Celtis laevigata
HACKBERRY

TREES, FLOWERING: LARGE

For use throughout campus

DESIGN USES - to provide color and visual interest in pedestrian use areas; as contrast and variety in open areas.

Citharexylum fruitcosum
FIDDLEWOOD

Drypetes lateriflora
GUIANA PLUM

Bauhinia blakeana
HONG KONG BAUHINIA

Canaga odorata
YLANG-YLANG

Cassia fistulosa
GOLDEN SHOWER

Chorisia speciosa
FLOSS-SILK TREE

Delonix regia
ROYAL POINCIANA

Peltophorum pterocaroum
COPPERPOD

Spathodea campanulata
AFRICAN TULIP TREE

Tabebuia argentea
GOLDEN BELL or SILVER TRUMPET TREE

Tabebuia rosea
PINK TRUMPET TREE

Jacaranda mimosifolia
JACARANDA

Peltophorum inerme
YELLOW POINCIANA

Erythrina herbacea
CORAL BEAN

Eugenia axillaris
WHITE STOPPER

Eugenia confusa
RED-BERRY STOPPER

Eugenia myrtoides
SPANISH STOPPER

Exothea Paniculata
INKWOOD

Guiancum sanctum
LIGNUM VITAE

Ilex krugiana
TAWNBERRY HOLLY

Kruegodendron ferreum
BLACK IRONWOOD

Magnolia virginiana
SWEET BAY

Myrica cerifera
WAX MYRTLE

Myrsine guianensis
MYRSINE

Nectandra coriacea
LANCEWOOD

Persea borbonea
RED BAY

TREES, FLOWERING: SMALL TO MEDIUM

For use throughout campus

DESIGN USES - to provide color and visual interest in pedestrian use areas; as contrast and variety in open areas, as detail and feature planting in smaller scale pedestrian areas.

Callistemon viminalis

BOTTLEBRUSH

Cordia sebestena

GEIGER TREE

Cordia boissieri

WHITE CORDIA

Tabebuia pallida

PINK TRUMPET TREE

Plumeria rubra

MEXICAN FRANGIPANI

PALMS, SINGLE TRUNK: LARGE

DESIGNS USES - as informal group to emphasize vehicular or pedestrian entrance; as formal bosque planting for special emphasis; as formal groupings to enhance tropical feeling; as occasional specimen planting and to create a strong tropical identity.

Arecastrum romanzoffianum

QUEEN PALM

Bismarckia nobilis

BISMARCK PALM

Cocos nucifera

MALAY COCONUT

Latania loddigessi

BLUE LATAN

Ptychosperma elegans

SOLITAIRE PALM

Roystonea elata

FLORIDA ROYAL PALM

Sabal palmetto

CABBAGE PALM

Cocos nucifera
MAYPAM COCONUT

Coos nucifera
DWARF MALAYAN COCONUT

Howes fosteriana
KENTIA PALM

Phoenix canariensis
CANARY ISLAND DATE PALM

Washington robusta
WASHINGTONIA

Acoelorrhaphe wrightti
PAUROTIS WRIGHTTI

Butia capitata
PINDO PALM

Serenoa repens
SAW PALMETTO

PALMS, MULTIPLE – TRUNK: LARGE

DESIGN USES: as specimen planting in pedestrian use areas; as feature or accent planting in large planting schemes; as emphasis or complement to architectural elements of buildings or to create a natural setting.

Chrysalidocarpus lutescens
CANE PALM (ARECA)

Chrysalidocarpus madaqacariensis
MADAQASCAR PALM

Ptychosperma macarthuri
MACARTHUR PALM

PALMS, FOR ACCENT: SMALL TO MEDIUM

DESIGN USES - as accent or mass planting on a smaller scale in pedestrian use areas; to provide tropical accent in large planting schemes; for visual interest in pedestrian use areas; in attractive containers to soften expanses of paving or as architectural accents.

Chamaerops erumpens
BAMBOO PALM

Chamaerops humilis
EUROPEAN FAN PALM

Coccothrinax argentata
SILVER PALM

Licuala grandis
ROUND-LEAF PALM

Livistonia chinensis
CHINESE FAN PALM

Mascarena revaughanii
SPINDLE PALM

Phoenix robelinii
PYGMY DATE

Rhapis exelsa
LADY PALM

Thrinax radiata
FLORIDA THATCH PALM

Caryota mitis
FISHTAIL PALM

**SHRUBS, FOLIAGE: SMALL OR MEDIUM TO
LARGE**

DESIGN USES - for medium scale mass planting in contrasting color and texture masses; as occasional accents depending on plant quality and design.

Carissa macrocarpa
CARISSA

Jasminum volubile
WAX JASMINE

Ligustrum sinensis
CHINESE PRIVET

Pittosporum tobira
JAPANESE PITTOSPORUM

Annona glabra
POND APPLE

Borrchia arborescence
SEA OX-EYE

Borrchia frutescence
SEA DAISY

Callicarpa americanan
BEAUTY BERRY

Dodonaea jamaicensis
VARNISH LEAF

Forestiera segregata
PINELAND PRIVET

Guettarda elliptica
VELVET SEED

Psychotia nervosa
WILD COFFEE

Psychotria sulzneri
WILD COFFEE

Psychotria undata
WILD COFFEE

Randia aculeata
WHITE INDIGO BERRY

Ravina humilis
ROUGH PLANT

Serlana maritima

Guetarda scabra
ROUGH LEAF VELVET SEED

Hamelia patens
FIRE BUSH

Jaquinia keyensis
JOEWOOD

Morinda royoc
YELLOWROOT

Myrcianthes fragrans
NAKED WOOD

SHRUBS FLOWERING: MEDIUM TO LARGE

DESIGN USES - for medium scale mass planting for colorful contrast to foliage plants; as accent and specimen planting

Brunfelsia grandiflora
YESTERDAY - TODAY TOMORROW

Hibiscus rosa-sinensis
Chinese Hibiscus

Hibiscus hybrid
'Anderson's Crape'

Hibiscus hybrid
'La France'

Ixora duffyi
MALAY IXORA

Tabernaemontana divaricata
CRAPE JASMINE

SHRUBS, FOR HEDGES

DESIGN USES - as formal or informal barriers of various heights to enclose or visually separate areas; as foundation planting at the base of a building in formal patterns. May be used in shade or full sunlight.

Chrysobalanus icaco
INLAND COCOPLUM

Ixora Coccinea
RED IXORA

Murraya paniculata
ORANGE JASMINA

Viburnum suspensum
SANDANKWA VIBURNUM

Allamanda supp
ALLAMANDA

Strelitzia nicolai
BIRD OF PARADISE

Ficus bejamina

Jastopha hastada

Podocardpus gracilior

Conocarpus erectus
GREEN BUTTONWOOD

Dizygotheca elegantissima
FALSE ARALIA

Plumbago capensis
PLUMBAGO

Coccoloba uvifera
SEAGRAPE

Philodendron selloum
PHILODENDRON

Raphiolepis indica
INDIAN WHITE

Aspidistra elatios
CAST IRON PLANT

VINES AND ESPALIER PLANTS

DESIGN USES - to create a vertical planting against an architectural surface to enhance or conceal that surface; to enhance a trellis structure or garden structure.

Allanda cathartica
YELLOW ALLAMANDA

Bougainvillea glabra

Bougainvillea spectabilis
SHOWY BOUGAINVILLEA

Thunbergia grandiflora
SKY VINE

Trachelospermum jasmines
CONFEDERATE JASMINE

Philodendron spp.
POTHOS

Senecio confusus
MEXICAN FLAME VINE

Ficus repens
CREEPING FIG

GROUND COVERS

DESIGN USES - in low mass planting to provide contrast to higher planting; as foundation planting for larger shrub and tree planting; as color contrast in feature pedestrian areas; to allow less frequent maintenance for small or hard-to-reach areas; as occasional container planting that can be moved as the need arises.

Liriope muscari
BLUE LILY TURF

Nephrolepis exaltata var. bostoniensis
BOSTON FERN

Ophiopogon japonicus
MONDO GRASS

Rhoeo spathacea
OYSTER PLANT

Russelia equisetiformis
FIRECRACKER PLANT

Sansevieria trifasciata
SNAKEPLANT

Trimeza mattinicensis
WALKING IRIS

Pilea microphylla
ARTILLERY PLANT

Wedelia trilobata
WEDELIA

APPENDIX B – CAMPUS OUTDOOR FURNITURE

The purpose of this section is to present a comprehensive set of design standards for the major exterior furniture and equipment located in the campus outdoor spaces. These elements of continuity, frequently referred to as "street furniture", can create in the aggregate a visually unified and functionally superior environment for both pedestrians and motorists.

The subsystems and the discrete elements included in this edition of the handbook are:

1. Lighting –post and luminaries
2. Information display – signage graphics, post and panel structural system
3. Seating—benches, chairs, other
4. Trash collection – litter receptacles
5. Bicycle storage

The following basic principles can be used as an aid to selection, siting and installation.

Reduction of "Visual Clutter"

The campus will be considerably improved if the selection and placement of equipment were coordinated - one product to another and with the existing elements in the scene. Multi-purpose equipment should be used where possible. The intent is to reduce or eliminate the number of discrete items by combining two or more elements into one, or by incorporating desired functions into existing structures or new buildings. For example, architects and landscape architects can provide seating as an additional and complementary function of fountains, terraces, platforms, or buildings rather than by use of freestanding benches.

Scale

Should be dependent on selection of that correct proportion and scale which contributes to but does not visually dominate the overall scene.

Material

The choice of material maybe influenced by the character of surroundings and by other exterior equipment being used in the area. Concrete is recommended where possible and the use of metal is to be minimized.

Form and Proportion

Use of excessively ornate or “decorative” shape is to be avoided in order to achieve the harmony of coordinated elements.

Color

Where color is to be applied to a product, selection should be made from the approved palette given below. These colors are defined in the Pantone Matching System (PMS):

1. PMS 349C Dark Green
2. PMS 400 Gray
3. PMS 148 Yellow-red

Siting

Siting of products should always consider the relationship of one product to another and the visual appearance of the scene as a whole, as well as the functional requirements. It might be possible to combine certain items and elements, for example bus shelter and information signs. Support structures should be shared wherever possible. The aim must always be to avoid a scatter of individual items, they should be grouped in as orderly a fashion as can be achieved.

Base

Where feasible, each furniture element should be installed on a concrete base or foundation. This will promote regularity of installation and appearance. The base should have a chamfered (beveled) edge.

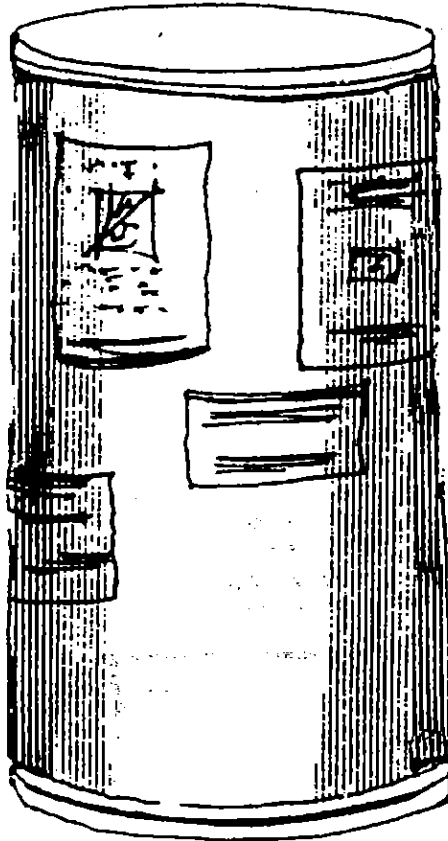
Campus Furniture

Campus furniture elements should be functional in form, simplified and coordinated in appearance.

To insure optimal durability, ease of maintenance, and life span, a limited vocabulary of materials should be used.

The placement of furnishings should respond to location patterns and intensity of student use.

To improve visual order and cohesiveness, furniture placement should be coordinated with light poles, sign poles and street trees; for similar situations, placement should be standardized.



Item: Information Kiosk

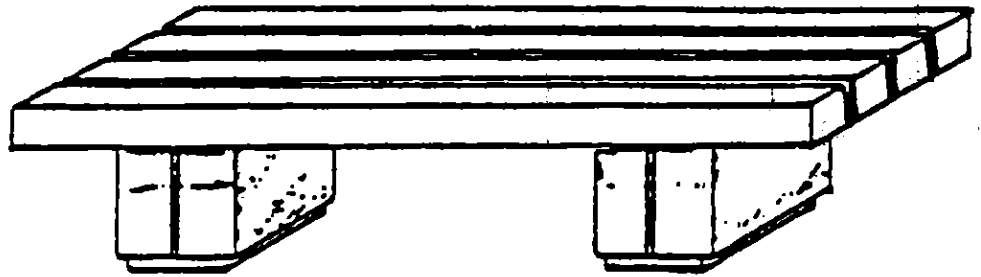
Type: N/A

Location: Academic and residential area

Capabilities/Features: Vertical surfaces for the posting of notices.

Dimensions: 8' H x 36" diameter

Materials/Finishes: Pewter colored concrete



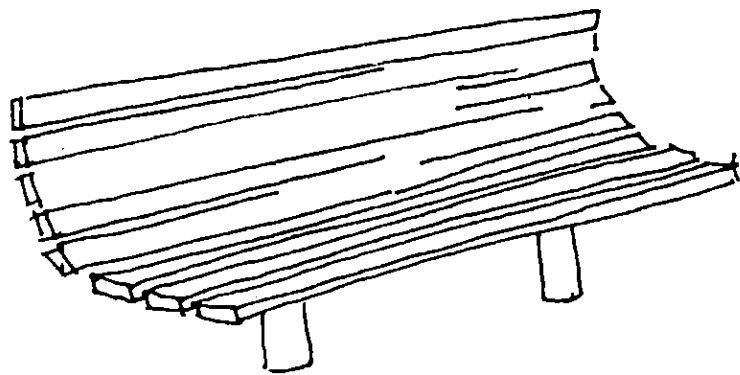
Item: Bench A

Type: Seat Only

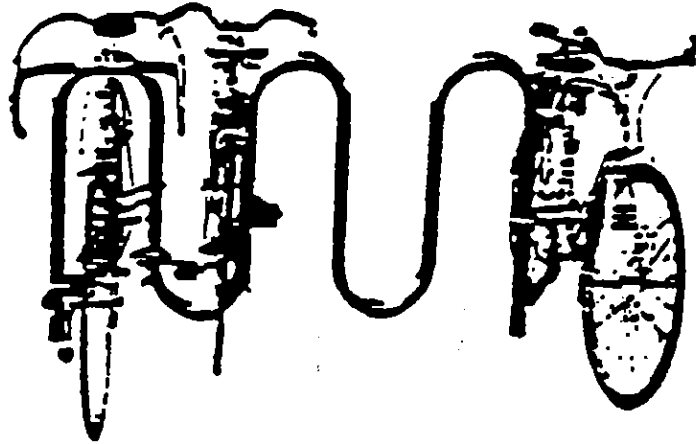
Location: Academic and residential area

Dimensions: 16 H x 22" W x 80" L

Materials/Finishes: Concrete base, wood slat bench



Item: Bench B
Type: Contoured back
Location: Academic and residential area
Dimensions: 16" H x 22" W x 72" L
Materials/Finishes: Steel Support, wood (purpleheart) rails.



Item: Bicycle Storage

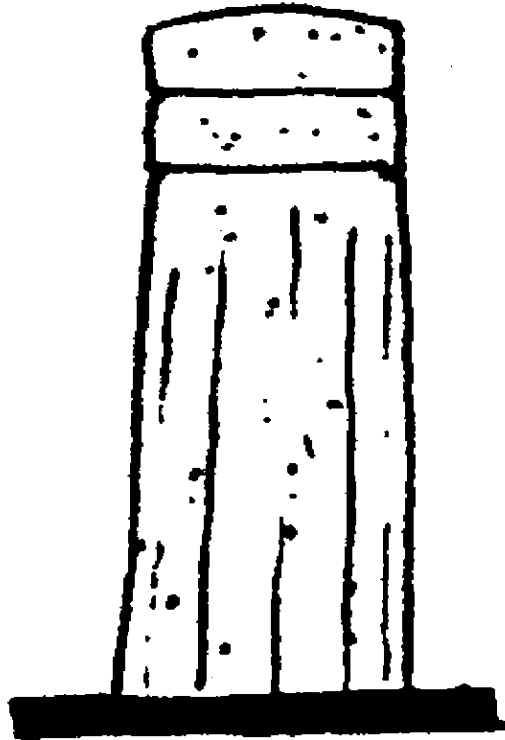
Type: Ribbon Design

Location: Throughout the campus

Capabilities/Features: Modular = 5 to 11 bicycles;
sufficient room spaces to accommodate and secure
bicycle frame; no protective cover; in-ground anchorage

Dimensions: 35"H x variable length

Materials/Finishes: Steel pipe
(2.375" OD x .154" wall); hot dipped galvanized



Item: Bollard A

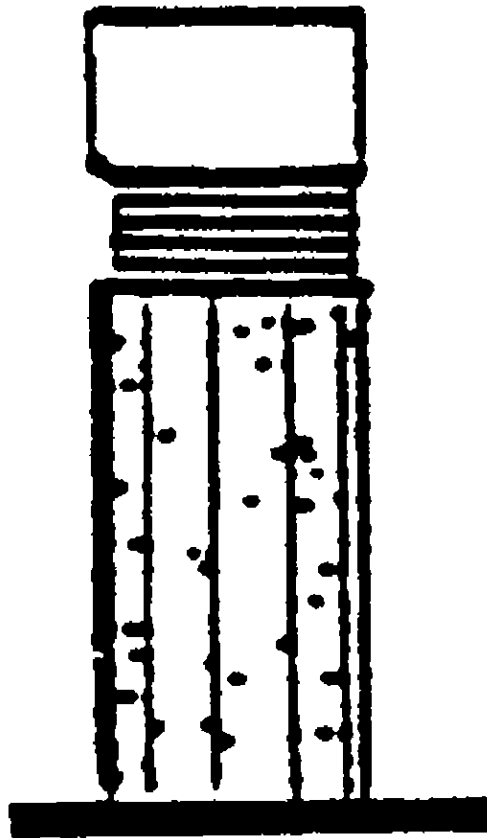
Type: Permanent

Location: Street and pathway intersection

Capabilities/Features: Prevent vehicle/pedestrian conflicts;
terminate vehicular right-of-way; direct
bury installation

Dimensions: 8"D x 42"H

Materials/Finishes: Precast concrete; textured; colored



Item: Bollard B

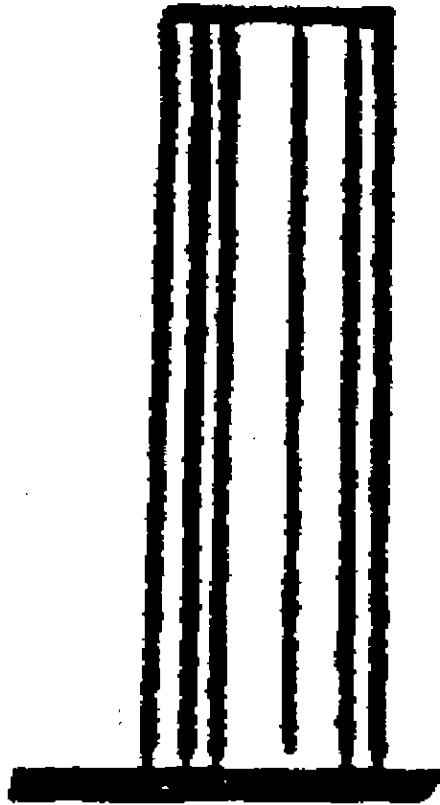
Type: Permanent; illuminated

Location: Pathways and open spaces

Capabilities/Features: Soft lighting for walkways, pedestrian areas; sharp glare cut-off; concealed anchor bolt base

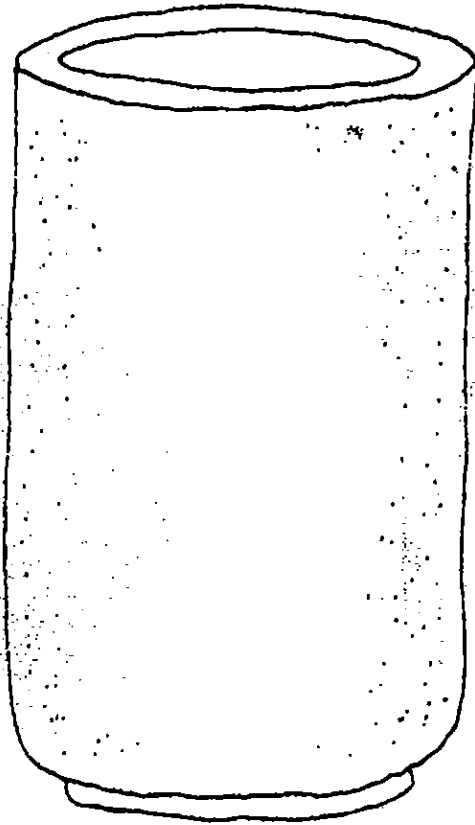
Dimensions: 8"D x 42"H

Materials/Finishes: Precast concrete; textured; colored; 100 W Metal Halide lamp

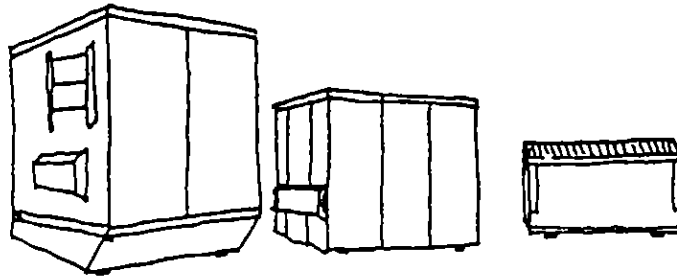


Item: Bollard C
Type: Collapsible
Location: Street and pathway intersection
Dimensions: 6"D x 42"H
Materials/Finishes: Plastic

Item: Litter Receptacle



Location: All campus areas
Dimensions: 22" diameter, 36" high
Materials/Finishes: Precast concrete



Item: Container

Type: Waste, recycling

Capabilities/Features: All containers will be screened from public view by a wall surround and landscaping. Solid gates will be provided.

Dimensions: Varying

Materials/Finishes: Heavy duty steel w/lightweight lid.

Item: Rubbish container

Location: All areas of campus

Dimensions: Variable

Materials/Finishes: Heavy duty steel with lightweight lid

Item: Enclosure/Fence

Type: Vinyl coated diamond mesh

Location: Limited areas as required for security, screening

Dimensions: 48"H or 72"H x variable length

Material/Finishes: Hot dipped galvanized pipe; PMS 349C color; green vinyl coated diamond mesh, with finished top

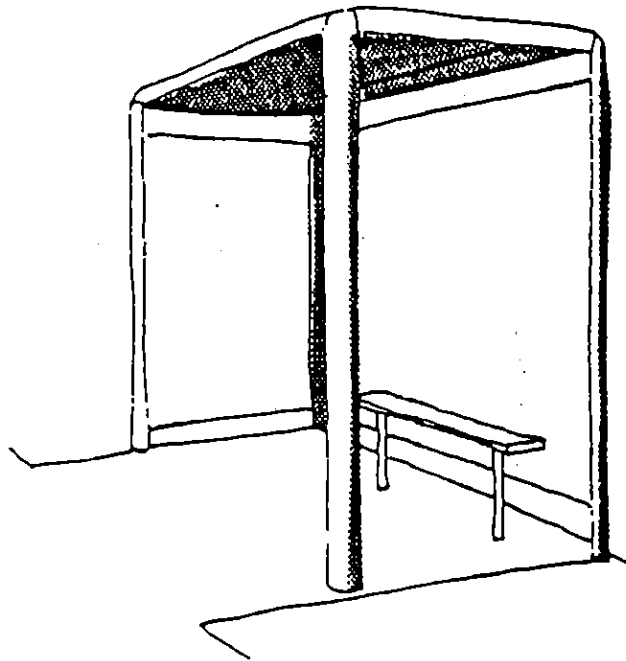
Item: Enclosure/Wall

Type: CMU with stucco

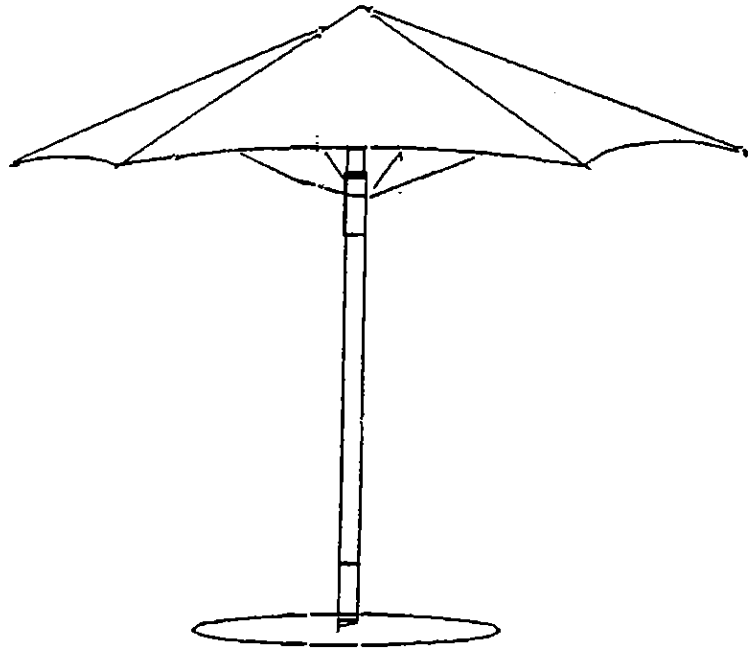
Location: Limited areas as required for screening, waste and recycling containers

Dimensions: 48"H or 72"H x variable length

Materials/Finishes: Painted stucco



Item: Shelter, Shuttle Stop
Location: Selected shuttle stops
Dimensions: 10' x 5' x 7' H
Materials/Finishes: Extruded aluminum; PMS 349C
color; plexi-glas wind screens optional.



Item: Umbrellas

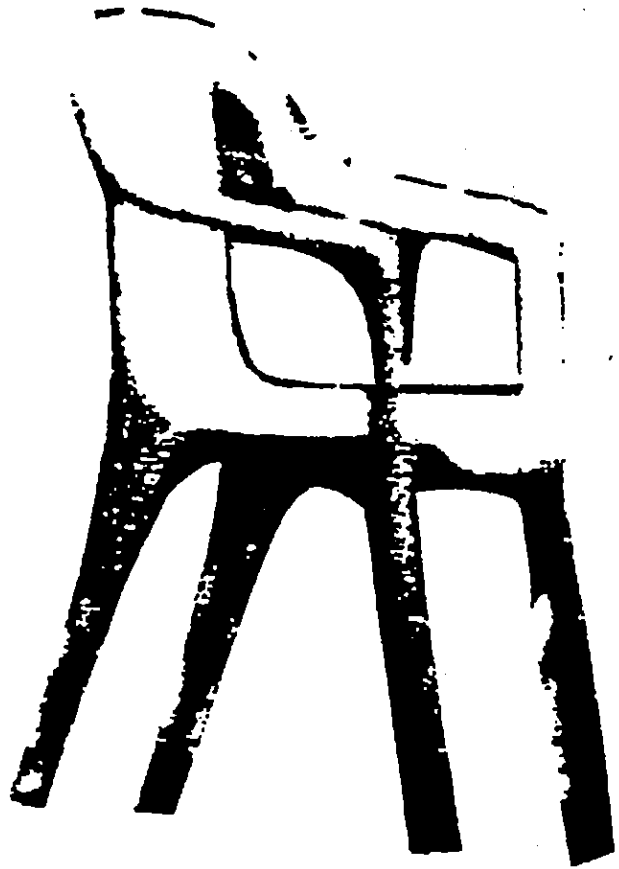
Type: Movable

Location: Academic, support and residential areas

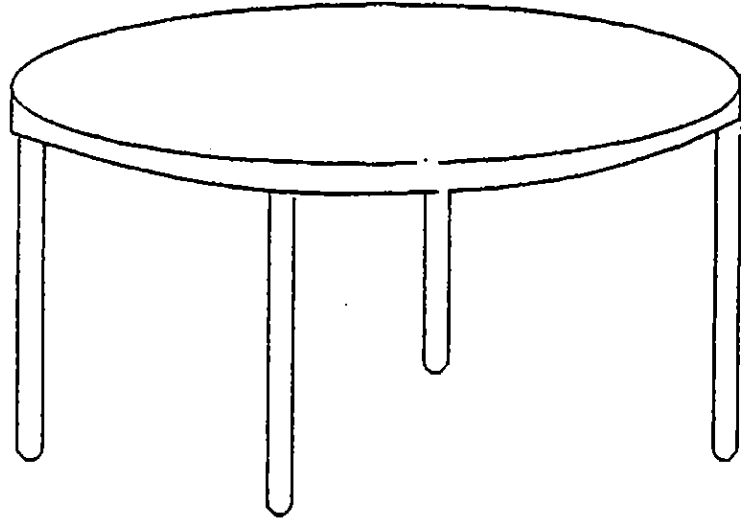
Materials/Finishes: Wood frame with canvas canopy.

Manufactured by Santa Barbara Umbrella Company or
equal. Canvas color white or

Green. Round or square in shape.



Item: Chairs
Type: Moveable
Location: Academic, support and residential area
Materials/Finishes: "Rubberized", resin, white
or green in color.



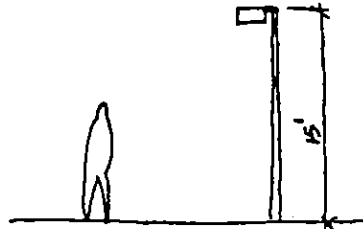
Item: Tables

Type: Movable

Location: Academic, support and residential areas

Materials/Finishes: "Rubberized", resin, white or green in color.
Round, oval or square in shape.

APPENDIX C - LIGHTING



Walkway & Plaza Lighting
- "Shoe Box" Fixture



Low Level Lighting
- Inset Louver
- Bollard

The range of luminaire and hardware types recommended has been deliberately restricted. They represent a limited but workable lighting vocabulary to meet the requirements of a comprehensive, good quality campus lighting system. However, in order to organize, articulate and enhance the campus, lighting may vary in the three campus districts: academic, residential and sports.

General

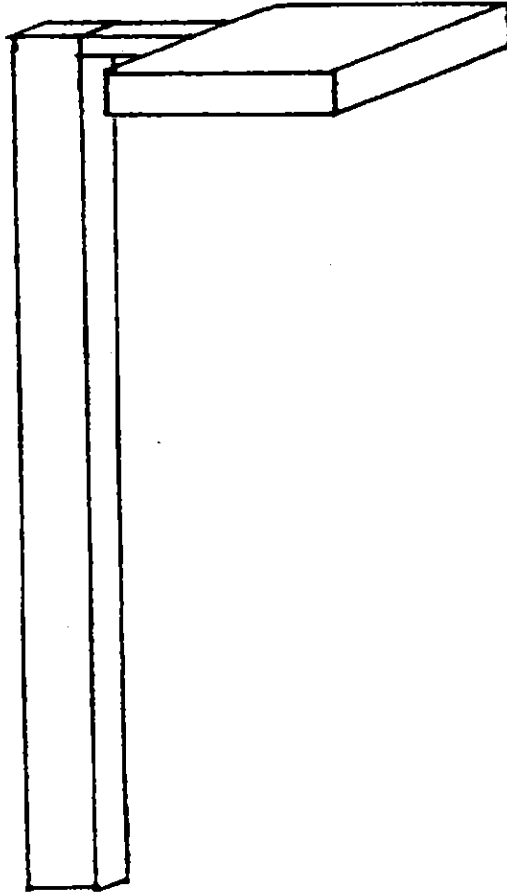
High intensity discharge (HID) is the preferred lamp throughout the academic and residential areas of the campus, the lamp will be metal halide, except where special conditions demand other capabilities.

Low Level Lighting

This type of lighting is provided by fixtures mounted at heights below eye-level (inset louver on steps, bollards) and is typically used for special pedestrian walkway areas. Light sources are either incandescent or fluorescent.

Walkway and Plaza Lighting

This type of lighting is provided by fixtures mounted at a height of 15 feet and is used to light primary walkways and plazas. As a general guideline, the suggested level of illumination along pedestrian pathways is 2.5 footcandles, with a distribution ratio of 10:1 to 15:1.



Item: Luminaire

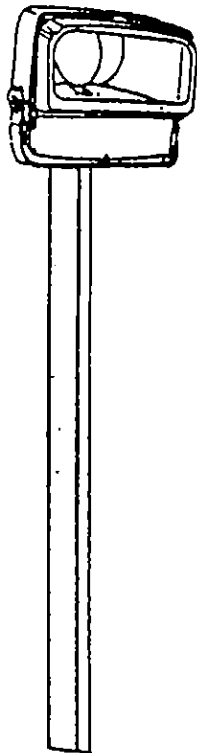
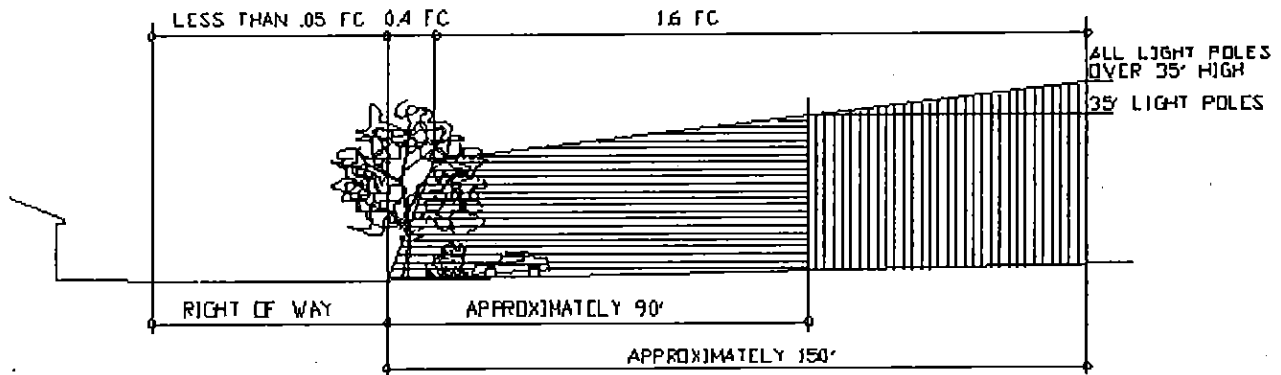
Type: Arm mounted ("Shoe-box")

Location: Parking lots, roadways, open spaces,
pedestrian pathways.

Capabilities/Features: Sharp cut-off without glare;
choice of efficient optics; tempered glass lens;
balanced appearance from all angles: 175-400
MH lamp.

Dimensions: Overall height parking 20-35', walkways 12-15',
open areas 20-35'.

Materials/Finishes: Spun aluminum, fiberglass, black matte
finish.



Typical Residential Edge Condition – Lighting adjacent to residential zones will be designed and installed in such a way as to prevent spillage or a nuisance.

Special, Parking and Roadway Lighting

This lighting is provided by fixtures mounted at an average height of 20-30 feet, and is used in residential, parking lot and roadway applications. The preferred roadway lighting standard is 1.5 footcandles. Parking lot lighting should provide 2.0 footcandles of illumination.

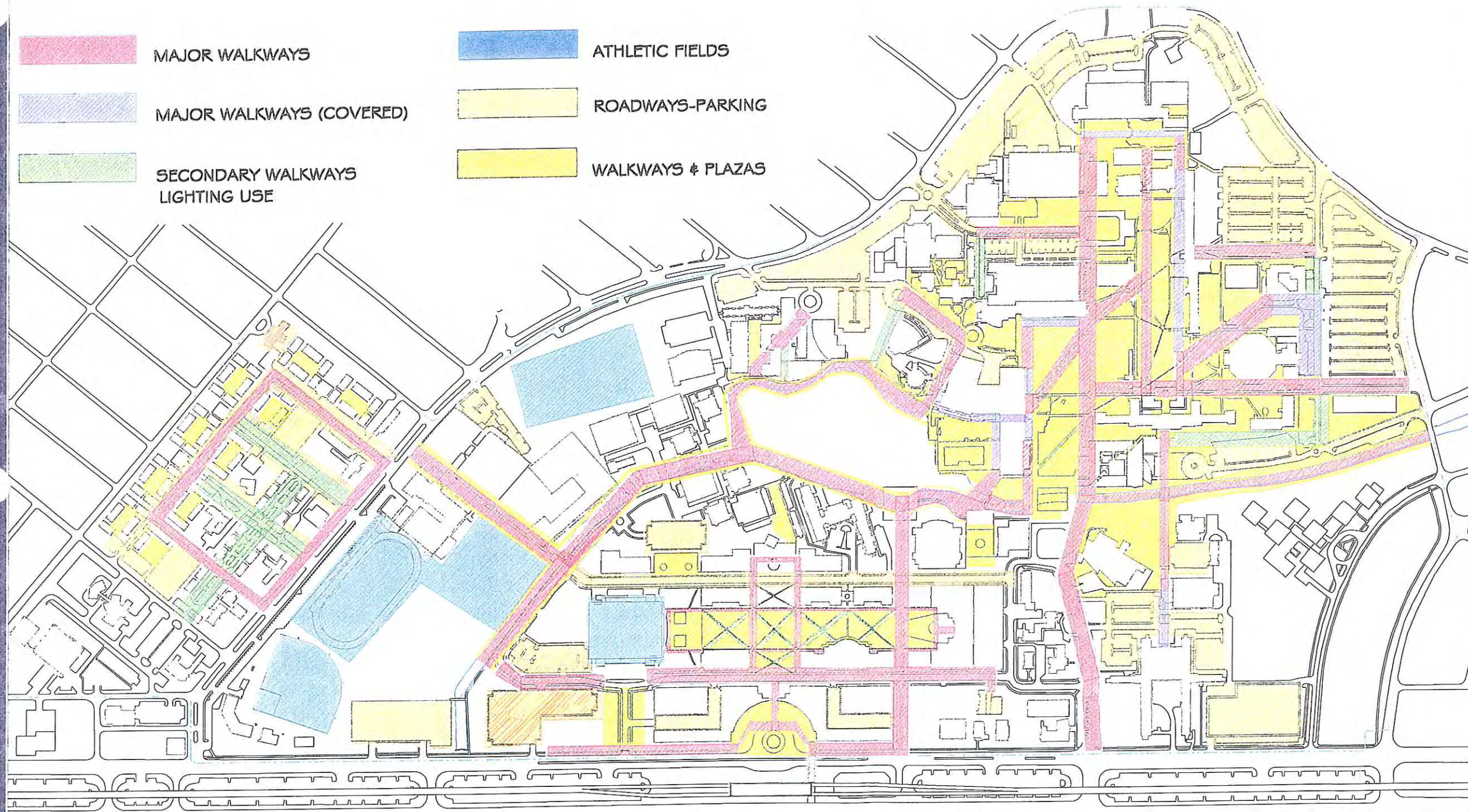
Architectural Lighting

Increased illumination of the building façade itself is also desirable. Light sources mounted at or above grade and oriented toward the building can help enhance the surrounding environment as well as the structure itself.

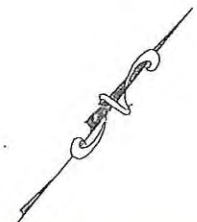
The installation of ground-recessed floodlights for the up-lighting of trees should be discouraged due to maintenance problems with these installations.

- Item: Floodlight luminaire
- Type: Directional
- Location: All areas of campus.
- Capabilities/Features: Metal halide floodlight, high visibility for enhanced campus security.
- Dimensions: Overall height – parking lots 30” –50’, open areas 20’ –35’
- Materials/Finishes: Heavy duty construction die-cast aluminum housing.

- | | | | |
|---|------------------------------------|--|-------------------|
|  | MAJOR WALKWAYS |  | ATHLETIC FIELDS |
|  | MAJOR WALKWAYS (COVERED) |  | ROADWAYS-PARKING |
|  | SECONDARY WALKWAYS
LIGHTING USE |  | WALKWAYS & PLAZAS |



Lighting Plan



APPENDIX D – KEY DEVELOPMENT ZONES

The Campus Plan is an approximation of future development. The physical form must be flexible to admit change and adaptation, without losing coherency. This section of the *Design Manual* describes key development zones.

UNIVERSITY VILLAGE APARTMENTS

The University has designated the area between Red Road and Hurricane Drive, and Mataro Avenue and Brescia Avenue for new student housing – University Village Apartment — accommodating 1,120 students.

A strongly defined boundary between the village and the surrounding community will help increase the sense of University identity. A variety of setbacks will be used depending on the edge condition. All landscaping shall be provided and maintained in good condition as shown in the UMCAD documents, reinforcing the University's commitment to campus-in-a-tropical garden.

The Red Road edge of the village will have eight-foot high, eight-inch thick masonry columns with a keystone veneer, and dark green metal pickets interspersed along the length of the property to add interest to the wall design. Where possible, the building walls will define the boundary. Landscaping along this edge will consist of informal native groupings of Live Oaks on stretches of lawn. Bougainvillea and Creeping Fig vines will be used on the picket and wall sections.

The Mataro edge is designed to relate to the residential character. A landscaped setback of more than 75 feet is provided. The fence design used along Red Road (although only 6' high) will continue east on Mataro to Hurricane Drive. Dark green shrubs, evergreen hedges and ground cover will be used to screen and buffer the development from the street. In addition to the hedges and shrubs, informal groupings of Gumbo Limbo, Live Oak, and Mahogany trees will be used to help define the edge.

Vehicular access to the village is served by segments of Corniche Avenue, Albenga Avenue, Liguria Avenue, Scodella Avenue, and Brescia Avenue. Two new roads running north-south connect the roads listed above. This configuration will control through traffic, additionally, no adverse circulation effects are expected on the adjacent neighborhood. Parking for residents, visitors, and service vehicles will be provided "on street", surface lots, and a garage. For further detail, please see the Comprehensive Parking and Traffic Study (Tab Four).

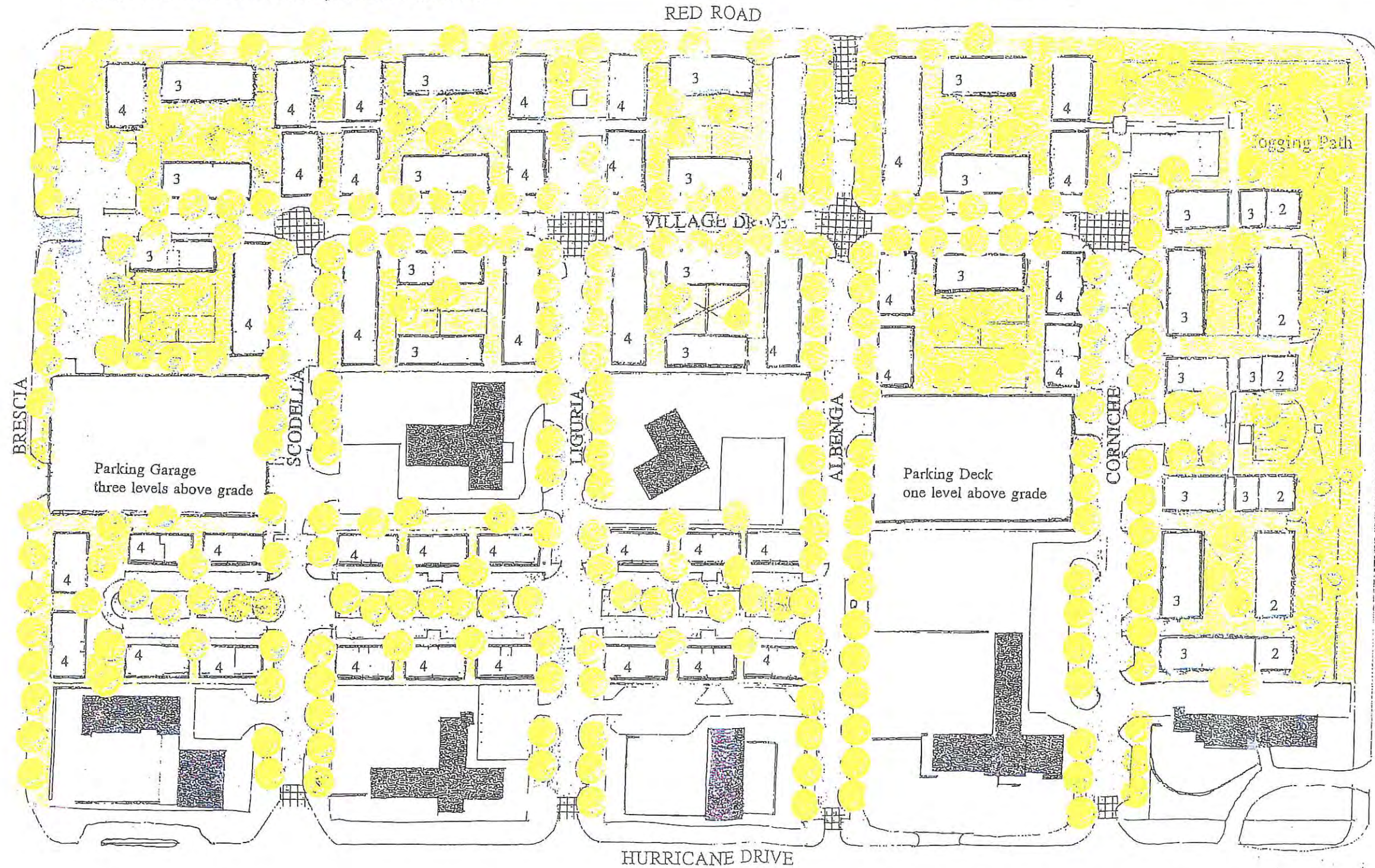
Major sidewalks are located along primary pedestrian circulation routes, namely Avenue Corniche, Albenga, Liguria, and Scodella. These walkways setup a series of visual axes and reinforce a sense of order. The sidewalks are over 10 feet wide and are lined with Mahogany trees.

The buildings will be four stories high, with the exception of structures along Mataro Avenue, which will be two stories high. The buildings will be grouped in clusters creating a courtyard, reminiscent of the early village concepts developed for the City Beautiful. The courtyards are well shaded and designed for people to congregate in.

Architecturally, similarity of facades will promote visual harmony throughout the village. The windows and doors are arranged to establish a sense of continuity that aids in relating buildings to one another, and the village as a whole. To further unify the village, masonry materials namely stucco and precast stone will be used on exterior building surfaces. Emphasis will be at the pedestrian level, so a high level of finish and detail is provided. While walls, not roofs should dominate the design of buildings on the core of campus, pitched roofs are used in the village design to further relate to the residential character of its surroundings.

Red Road: 8 feet high, 8 inch thick masonry columns with a keystone veneer, and dark green metal pickets. Where possible, the building walls will define the boundary. Landscaping will consist of informal native groupings of Live Oaks on stretches of lawn. Bougainvillea and Creeping Fig vines will be used on the picket and wall sections.

Vehicular Access: The Village is served by segments of Corniche Avenue, Albenga Avenue, Liguria Avenue, Scodella Avenue. Two new roads running north-south connect the roads listed above. Only Liguria Avenue opens onto Red Road.



Mataro Avenue: Landscaped setback of more than 75 feet. Fence design used along Red Road (although only 6' high) will continue east on Mataro to Hurricane Drive. Dark green shrubs, evergreen hedges and ground cover will be used to screen and buffer the development from the street. In addition to the hedges and shrubs, informal groupings of Gumbo Limbo, Live Oak, and Mahogany trees will be used to help define the edge.

Building Heights: Buildings will be four stories high, with the exception of structures along Mataro Avenue, which will be two stories high

Common Areas: The buildings will be grouped in clusters creating a courtyard, reminiscent of the early village concepts developed for the City Beautiful. The courtyards are well shaded and designed for people to congregate in.

University Village Apartments

Site Plan



Sidewalks: The sidewalks are over 10 feet wide and are lined with Mahogany trees.

Parking: Spaces for residents, visitors, and service vehicles will be provided "on-street", surface lots, parking garage, and a parking deck.



Street View - Red Road

University Village Apartments



Street View – Cornivhe Avenue

University Village Apartments



Entry Gate

University Village Apartments

ARBORETA

The arboreta to be developed will be "colonies of plantings" of special interest. As noted in the Campus Master Plan, the intent of these special places is to create pleasantly different points along the campus garden. Always reinforcing the landscape pattern of plants or water.

Each arboretum (as shown on the following drawing, 5 to 8 sites may be developed) will feature an individual species or family of possibly large rare canopy trees, ferns, or an unusual tropical collection. The greatest variety will occur within these areas. The arboretum may be large or small, but regardless of the size, each will be viewing experience as well as a teaching tool. The perimeter parking concept and overall land use considerations require that emphasis on new arboreta be in the center of campus, adjacent to well-traveled walkways, for the use of enjoyment of more segments of the University community. See Appendix D Key Development Zones for sites.

The Gifford Arboretum will remain, and an appropriate memorial will be erected noting Dr. Gifford's contributions. Proposed parking near the arboretum will be properly screened, and will respect the boundaries of the collection as presented to the Planning and Zoning Board in July 1991.

ARBORETA

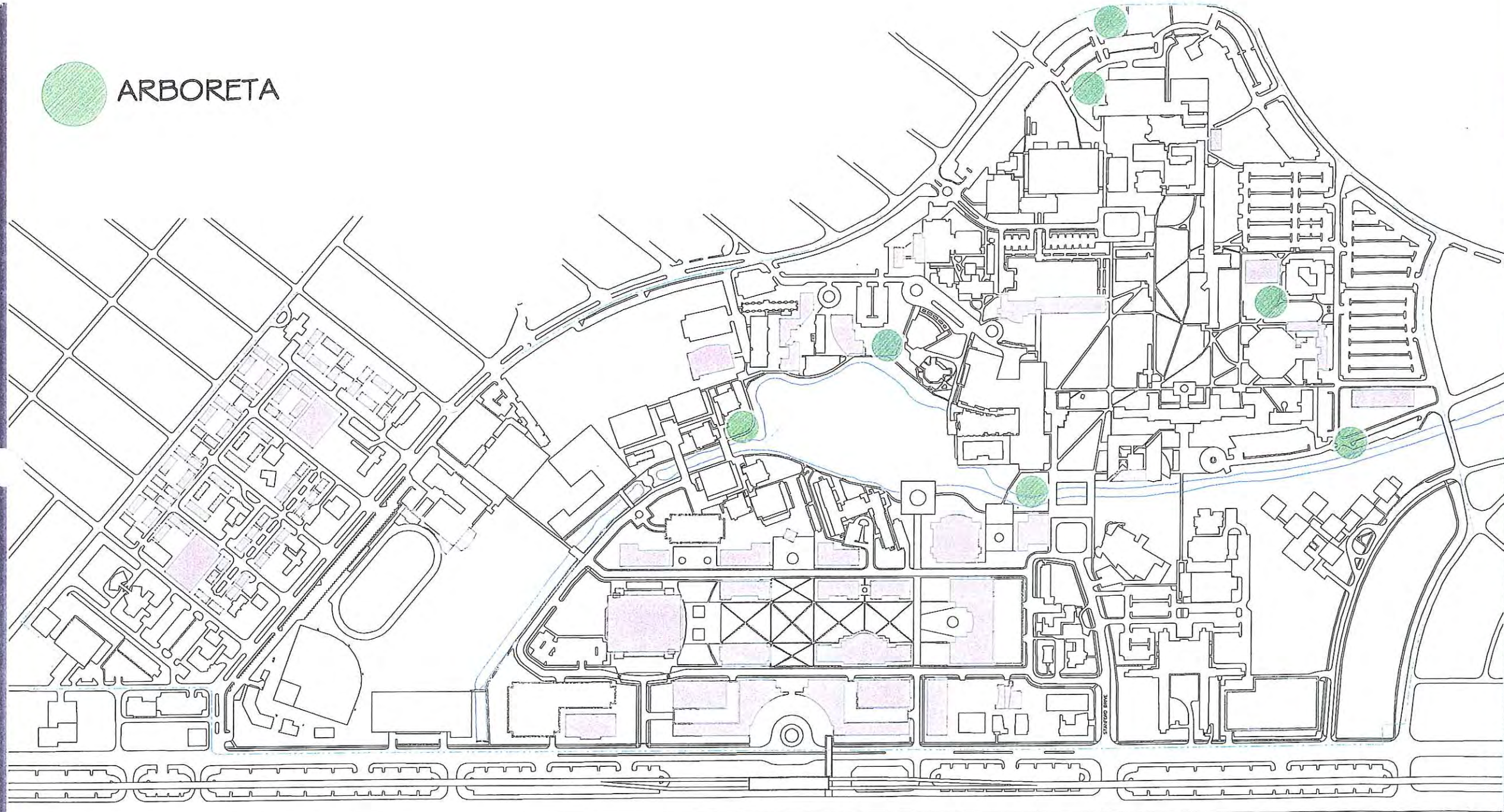
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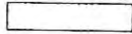
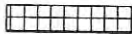
Existing Campus
Land Uses

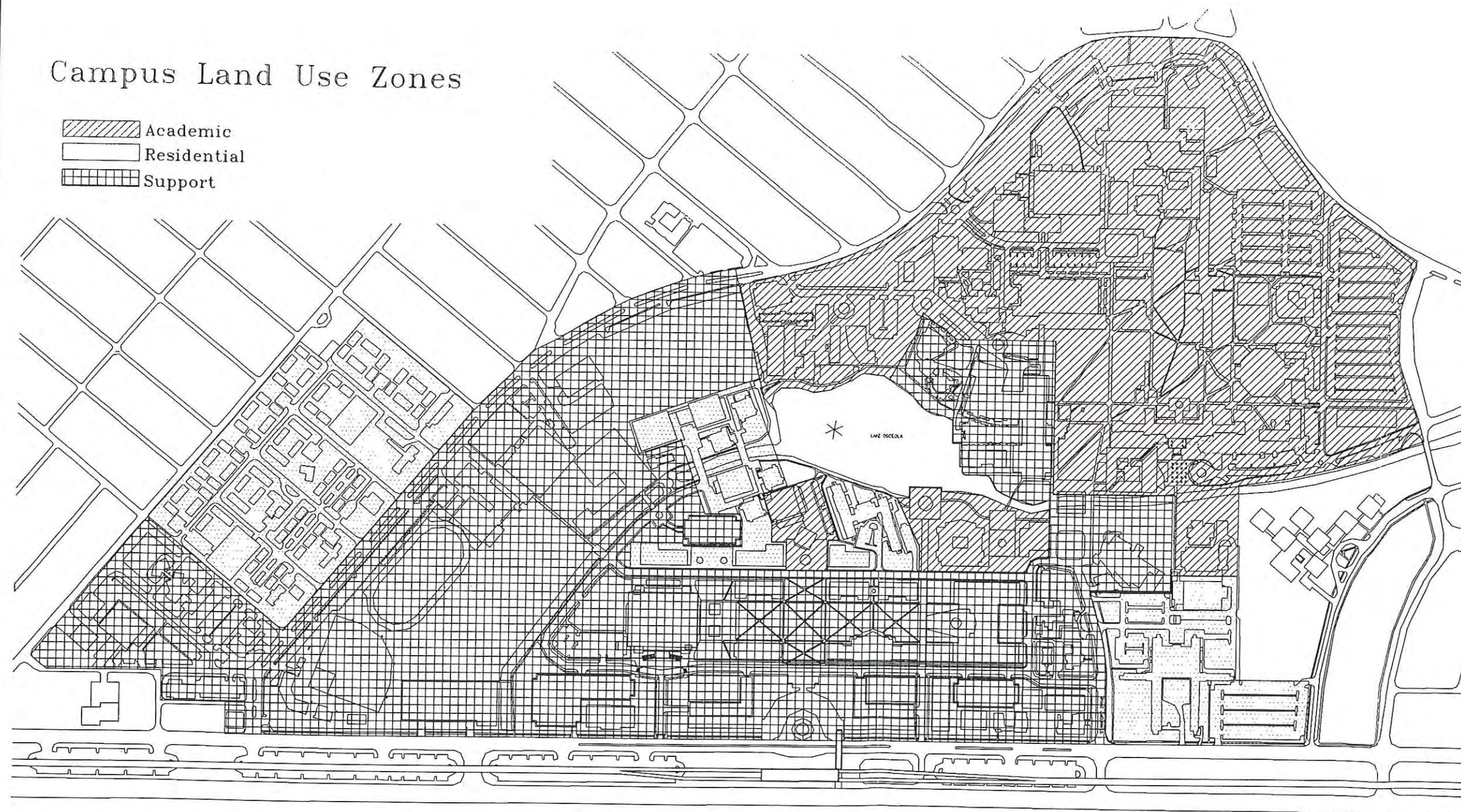
 ARBORETA



Campus Land Use
Zones

Campus Land Use Zones

-  Academic
-  Residential
-  Support



APPENDIX E – MISCELLANEOUS ITEMS

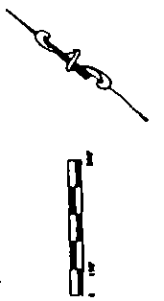
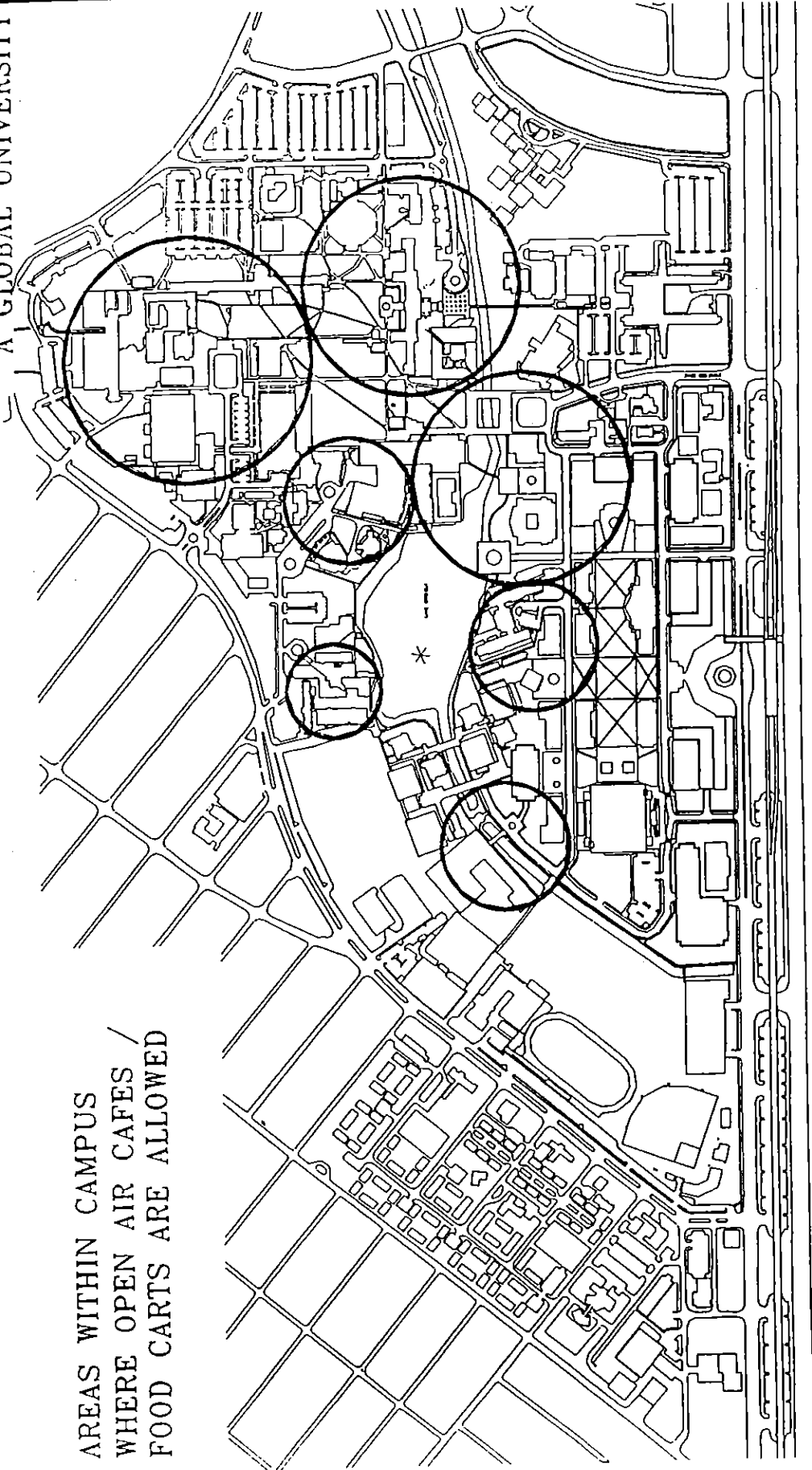
This section addresses miscellaneous functional requirements and various special activities that shall be planned for within the University Campus.

Open Air Café/Food Carts

1. Open air cafes/food carts shall be allowed in the academic, support, and residential areas as noted in the campus area map.
2. No open air cafes/food carts shall be allowed on public property.
3. Service of the patrons shall be at tables or counter service only. No self service shall be permitted. Maximum seating capacity allowed is 100, except at the Rathskeller, which shall be 100.
4. The open air café shall be unenclosed and shall be open except that it may be covered with a canvas cover or a structural canopy off the adjacent building's arcade, loggia or overhang.
5. All kitchen equipment used to service the open air cafe/food carts, except for warming ovens shall be located within the principal food service operation.
6. The operation of such open air cafes/food carts shall not be conducted in such a way as to be a public nuisance.
7. The open air cafes/food carts shall be kept in a neat and orderly appearance and shall be kept free from refuse and debris. As a minimum two waste receptacles shall be provided at each open air café and one at each food cart.
8. Menu boards shall not exceed 36" (height) x 24" (width) x 4" (depth), and shall be located within ten feet of the service station.
9. Signage shall be limited to the name of the facility, and shall not exceed six square feet in size.
10. The open air cafes/food carts shall provide for clear and unrestricted pedestrian flow.

11. The open air cafes/food carts shall only serve the university community.
12. Off-campus advertisement of the open air cafes/food carts shall be prohibited.
13. The hours of operation for the open air cafes/food carts shall be from 6:30 a.m. to 10:00 p.m.
14. Unobstructed access between the kitchen and the warming oven shall be maintained.
15. All site furnishings will comply with requires of this design manual.
16. Food carts shall be non-motorized, self contained, and of metal construction.
17. Food carts may have either an integral umbrella or a free standing umbrella.
18. Maximum size for the food carts shall be 96" x 60".
19. Food carts may be a stainless steel finish, or painted "university green".

AREAS WITHIN CAMPUS
WHERE OPEN AIR CAFES /
FOOD CARTS ARE ALLOWED



Satellite Earth Stations and Microwave Dishes

1. Satellite earth stations shall be allowed within the academic, support and residential areas of the Coral Gables campus.
2. Antennae may be ground mounted, roof mounted, or wall mounted.
3. Ground mounted antennas shall be permanently mounted and set in a reinforced concrete foundations.
4. Wall or roof mounted antennae shall be permanently mounted with structural fasteners. No temporary, movable, or ballast type installations shall be allowed.
5. Wall or roof mounted antennae shall be screened from ground view from public street and adjacent property owners. Screen may be of metal construction or masonry.
6. Ground mounted antennae shall be screened from view so that they are not visible between ground level and eleven feet above ground level from public streets and adjacent property owners. Screens may be of metal or masonry construction, or vegetation.
7. Maximum diameter for ground mounted antennae and satellite dishes shall not exceed ten (10) feet. Ground mounted dishes should have a maximum height of eleven (11) feet.
8. Maximum diameter for roof mounted antennae and satellite dishes shall not exceed fifteen (15) feet.
9. Maximum microwave dish diameter shall not exceed five (5) feet.
10. Roof or wall mounted antennae shall have a maximum height of eighteen (18) feet.
11. Roof mounted antennae shall be white.
12. Ground mounted antenna shall be black or "university green".
13. All satellite earth stations shall be of mesh material.

14. Buildings having no more than three (3) stories shall be limited to one wall or roof mounted antenna.
15. Buildings with (3) stories but no more than twelve (12) stories shall have a maximum of three (3) wall and/or roof mounted antennas.
16. Thirteen (13) story buildings shall not be limited to the number of antennae.

Amateur Radio Antennae

1. Amateur radio antennae shall be permitted on the campus within the academic and support areas only.
2. Setbacks for antennae shall be the same as for other buildings on campus as noted in the Height and Setbacks Diagram, Tab One. However, no antennae shall be placed between a university building and a public right of way.
3. Antennae exceeding twenty five feet in height have the capability of being cranked up and down or being tilted over.
4. Antennae towers, foundations, and appurtenances shall be installed in accordance with the manufacturer's prescribed installation and safety procedures, and shall meet the requirements of the South Florida Building Code, the National Electric Code, and the F.C.C. regulations.
5. Antennae over 35 feet in height shall be mounted on a concrete foundation.

Miscellaneous Antennae

1. Miscellaneous antennae shall include any structure intended for the transmission or reception of radar, radio, television, or telephone communications, excluding traditional residential television antennae, amateur radio antennae, satellite earth stations and microwave antennae which are covered under separate sections of the UMCAD Handbook or the Zoning Code.
2. Miscellaneous antennae shall be permitted on campus. Antennae shall:
 - a. Not be visible from the ground from a maximum distance of 600 feet. Screening from ground view shall be provided by a masonry wall or metal screening.
 - b. Not exceed a height of eighteen feet above the roof.
 - c. Not be located closer than eight feet to a power line.
 - d. Not exceed three per roof top for buildings of twelve stories or less.
 - e. Not be limited as to numbers for buildings of thirteen stories or more.
 - f. Be installed in accordance with all applicable codes.

Screen Enclosures

1. Screened enclosures shall be allowed within the support and residential areas of the campus.
2. Screened enclosures shall be allowed as part of a building, or a free standing structure.
3. Screened enclosures that are to be attached to a one story building shall not be higher than the eave line of the affected elevations.
4. Screened enclosures that are to be attached to a building greater than two stories shall not be higher than ten feet.
5. Screened enclosures shall not have ground area coverage greater than two-thirds of the ground area of the building affected. Any proposed screen enclosure shall not result in a major amendment or deviation to any campus building as defined in the UMCAD Ordinance.
6. Setbacks for screened enclosures shall be the same as for other buildings on campus as noted in the Height and Setback Diagram, Tab One, however, in no case shall a screened enclosure be located closer to the front or side street than the building to which it is attached.
7. In all cases where a screen enclosure is visible from off-campus, such elevation shall be constructed with a minimum three (3) foot high masonry stub wall, which shall be compatible in design with adjoining and/or surrounding buildings.

Trellises

Trellises shall be allowed on the campus subject to the following conditions and restrictions:

1. Trellises may be constructed of metal, concrete masonry, or wood.
2. All wood members shall be constructed of one of the following approved materials:
 - a. Solid heart cypress
 - b. Solid heart mahogany
 - c. Solid heart teak
 - d. Solid heart cedar
 - e. Clear vertical grain redwood
3. All supporting members shall be appropriately anchored to a concrete foundation.
4. All fastenings, clips, hurricane straps, etc., shall be concealed from view with molding, cover boards, etc.
5. No material such as fiberglass screening or similar shall be placed on or attached to the trellis.
6. Setbacks for trellises shall be the same as for other buildings on campus as noted in the Height and Setback Diagram, Tab One.
7. Wood trellises may be stained or painted as noted in the Exterior Wall Color Palette in the Design Manual.
8. Metal trellises may be painted as noted in the Exterior Wall Color Palette in the Design Manual.
9. All trellises shall be maintained in good order and repair.

Temporary Facilities

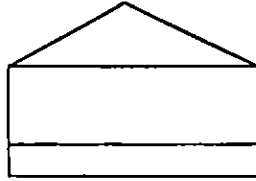
Temporary facilities shall be allowed on campus subject to the following conditions and restrictions:

1. That the use of such temporary facilities shall be limited and restricted to the support of university activities.
2. That the setbacks for such temporary facilities shall be the same as that required for permanent structures within the area of the campus upon which such temporary facilities shall be located.
3. That such temporary facilities shall be approved by the Board of Architects and the Building Department.
4. That potable water, electricity and sanitary facilities shall be provided for such temporary facilities as required by the South Florida Building Code and such other applicable ordinances.
5. That such temporary facilities shall not be used for living or sleeping quarters.
6. That the permit for such temporary facilities shall expire:
 - a. Three (3) years from the date of the building permit for such temporary facilities, or two (2) weeks after issuance of a Certificate of Occupancy for the primary building such temporary facilities serve, whichever comes first;
 - b. Provided however that the Board of Adjustment, upon application may authorize the extension of time for a good and valid reason.

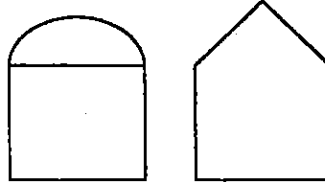
Greenhouses

1. Greenhouse shall be permitted in the academic and support areas of the campus.
2. Greenhouses shall be constructed of a pipe frame painted "University base green" covered with chain link fencing material and/or dark green plastic screen, and/or glass, and/or glass in metal frames.
3. The ground dimension shall not exceed a width of forty-eight feet and a depth of sixty feet, with an overall height not to exceed fifteen feet.
4. The roof pitch shall not exceed a maximum of three inches in twelve inches.
5. Sunscreen and other materials for shading, except dark green plastic screen, shall be used only on the inside of the greenhouse.
6. Setbacks for greenhouses shall be the same as for other buildings on campus as noted in the Height and Setback Diagram, Tab One.
7. The greenhouse shall be properly screened by landscaping view from the street and adjacent property owners. Landscaping used to screen the greenhouse shall be maintained for as long as the structure shall remain on campus.
8. The structural design of the greenhouse shall be approved by a Florida registered professional engineer.
9. Walls of a greenhouse shall not exceed a height of seven (7) feet above finished grade, and shall not exceed an overall height of twelve (12) feet above finished grade. Masonry stem walls shall not exceed four (4) feet in height.
10. All greenhouses shall be approved by the Board of Architects prior to issuance of a building permit.

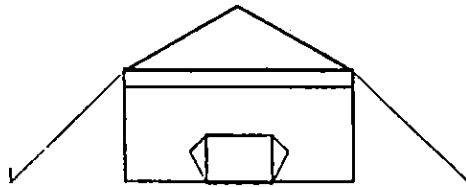
Event Tent Structures



Clearspan tent with raised platform (Commencement)



Modular frame tents



Pole tent

Item: Event tent structures

Types: To include pole, frame, and clearspan tents

Location: Free standing "tent" structures along with associated support shall be allowed within the interior academic, support, and residential areas of the Coral Gables camps for special events.

Capabilities/Features:

Pole tents – supported by a system of internal center poles and external guy lines attached to stakes

Frame tents – supported by weighted guy lines

Clearspan tents – supported by an aluminum frame

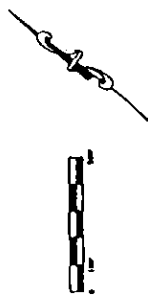
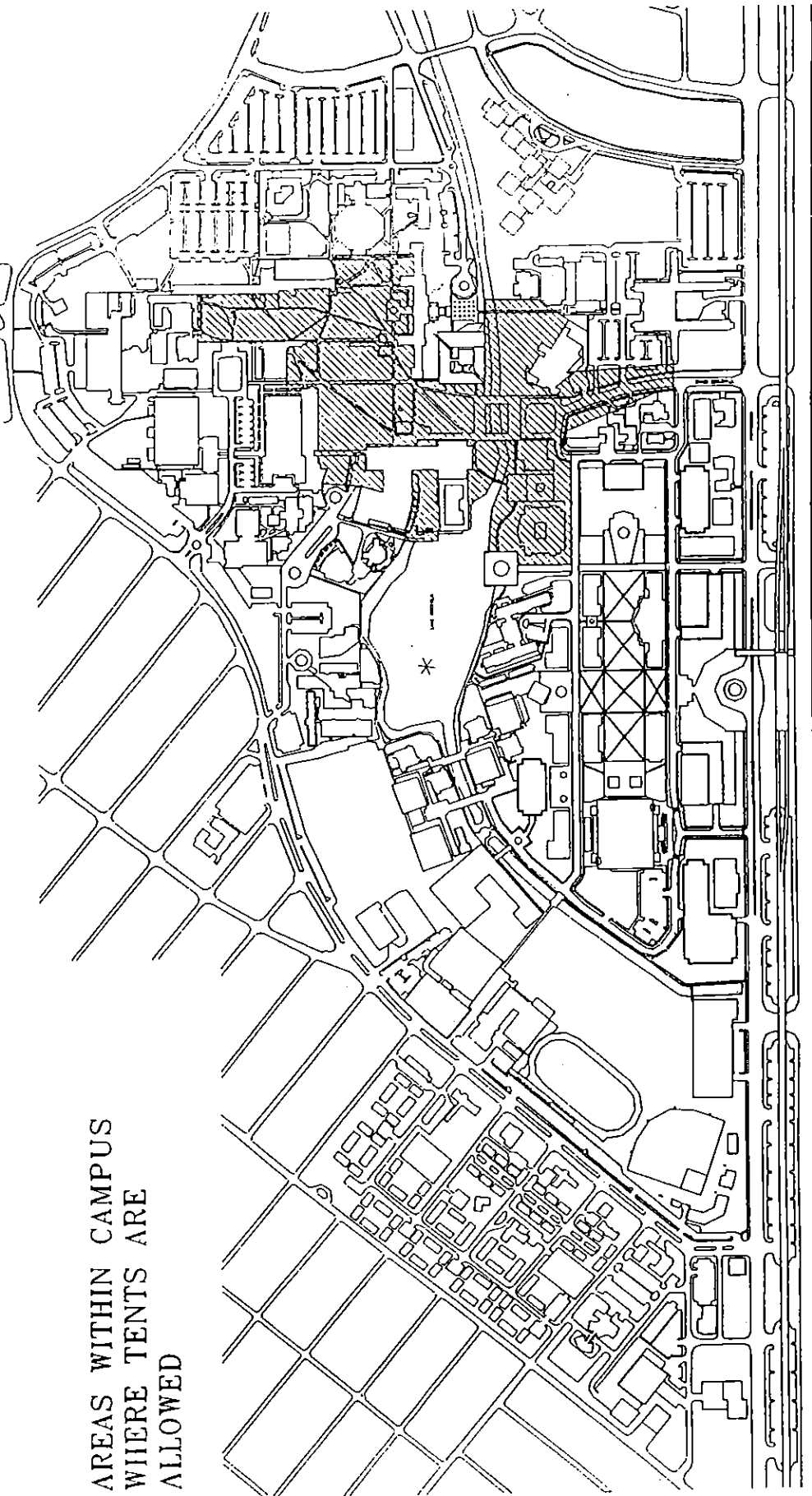
Dimensions: Maximum dimension 70'l x 35'w x 15'h

Materials: Canvas or other appropriate material based on rental market.

Colors: Green and/or white.

Procedures: Tent structures shall be erected one week prior to the event and removed within one week after the event. Tents shall be kept in good order and repair.

AREAS WITHIN CAMPUS
WHERE TENTS ARE
ALLOWED



Athletic Banners

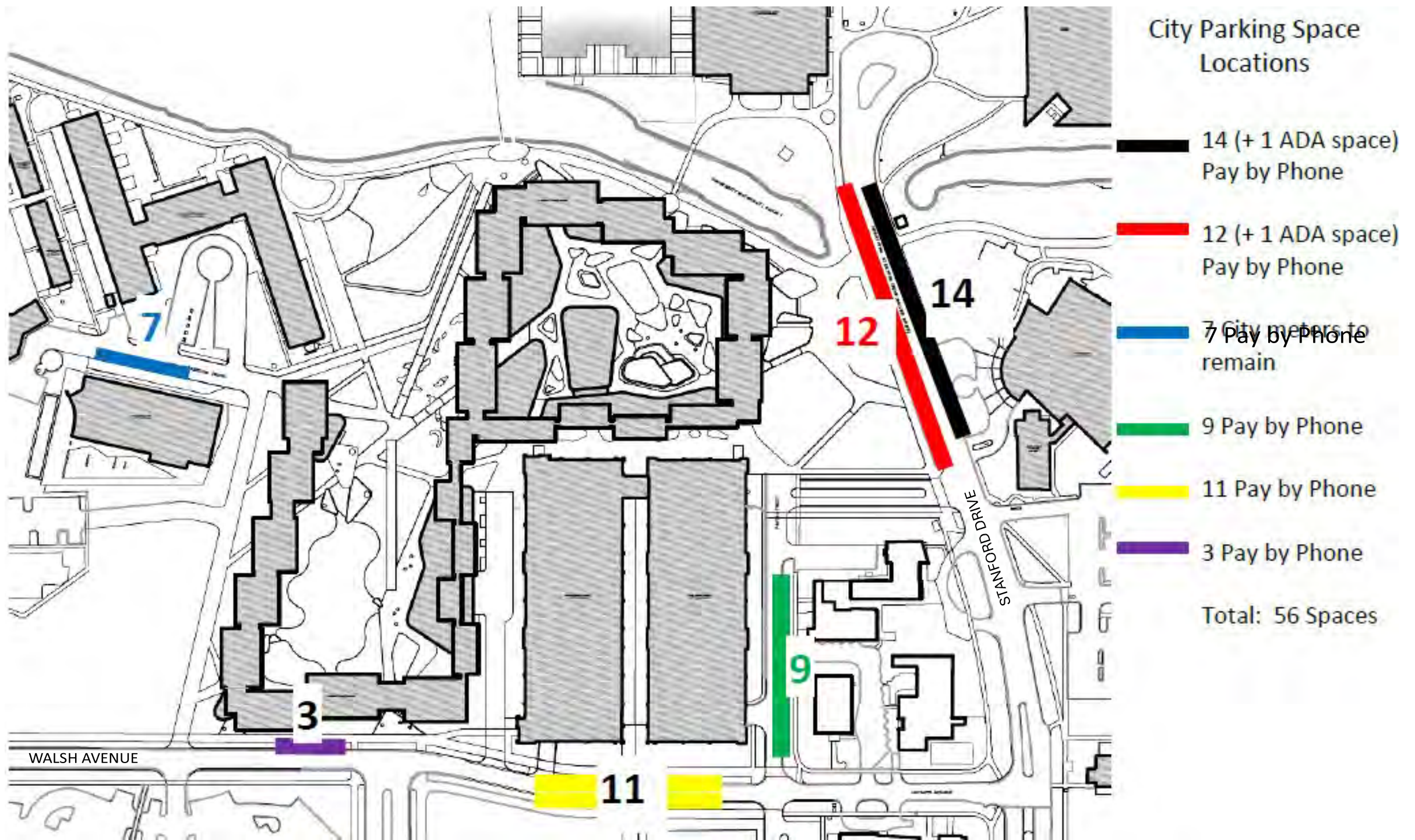
1. Advertising, sponsorship, and promotional banners shall be permitted on campus for the period extending from one week prior to commencement of the baseball pre-season to one week following the final home game.
2. Banners shall be permitted at the University's discretion to be located on, and shall not extend above the fencing and structures directly facing the playing fields and around the backstop below eye level from the stands at Mark Light Stadium.
3. The fencing surrounding the stadium along San Amaro Drive and Ponce de Leon Boulevard shall be screened at street level using dark green wind screens on chain link fencing, landscaping material on chain link fencing (Confederate Jasmine, Ficus Vine or similar) or free standing landscape materials such as bushes, hedges or trees. If construction is required during the season resulting in the temporary removal of screening elements, banners shall be permitted to remain as long as some form of temporary screening is provided.
4. Banners shall be no larger than 16' x 8'-6" and shall be properly affixed, kept in good order and repair.

Flags

1. Graphic decorative flags (i.e. international flags, flags symbolic of organizations, etc.) shall be permitted to be located within courtyards and at building and campus entrances.
2. All flags shall be mounted on flagpoles, attached to building or other structures, or ground mounted.
3. Flag locations and mounting methods shall be approved by the Board of Architects prior to issuance of a building permit.
4. Flags flown on ground mounted flagpoles shall not exceed a lateral dimension (length) of greater than 25% of the height of the flagpole. Flagpoles shall be no greater than 25' in height.
5. Flags related to official holidays, celebrations, or commemorations shall be permitted to be flown only during periods of time determined and administratively approved by the City Manager's office.
6. Flags shall not be used as an advertising device or in connection with a commercial promotion.
7. All flags shall be kept in good order and repair.

Exhibit G
Parking Spaces

City of Coral Gables Pay by Phone Parking Spaces





- 24 Pay by Phone spaces on the public right-of-way
- 14 Pay by Phone spaces on the public right-of-way

Exhibit H






Payment Schedule

City of Coral Gables and University of Miami Agreement

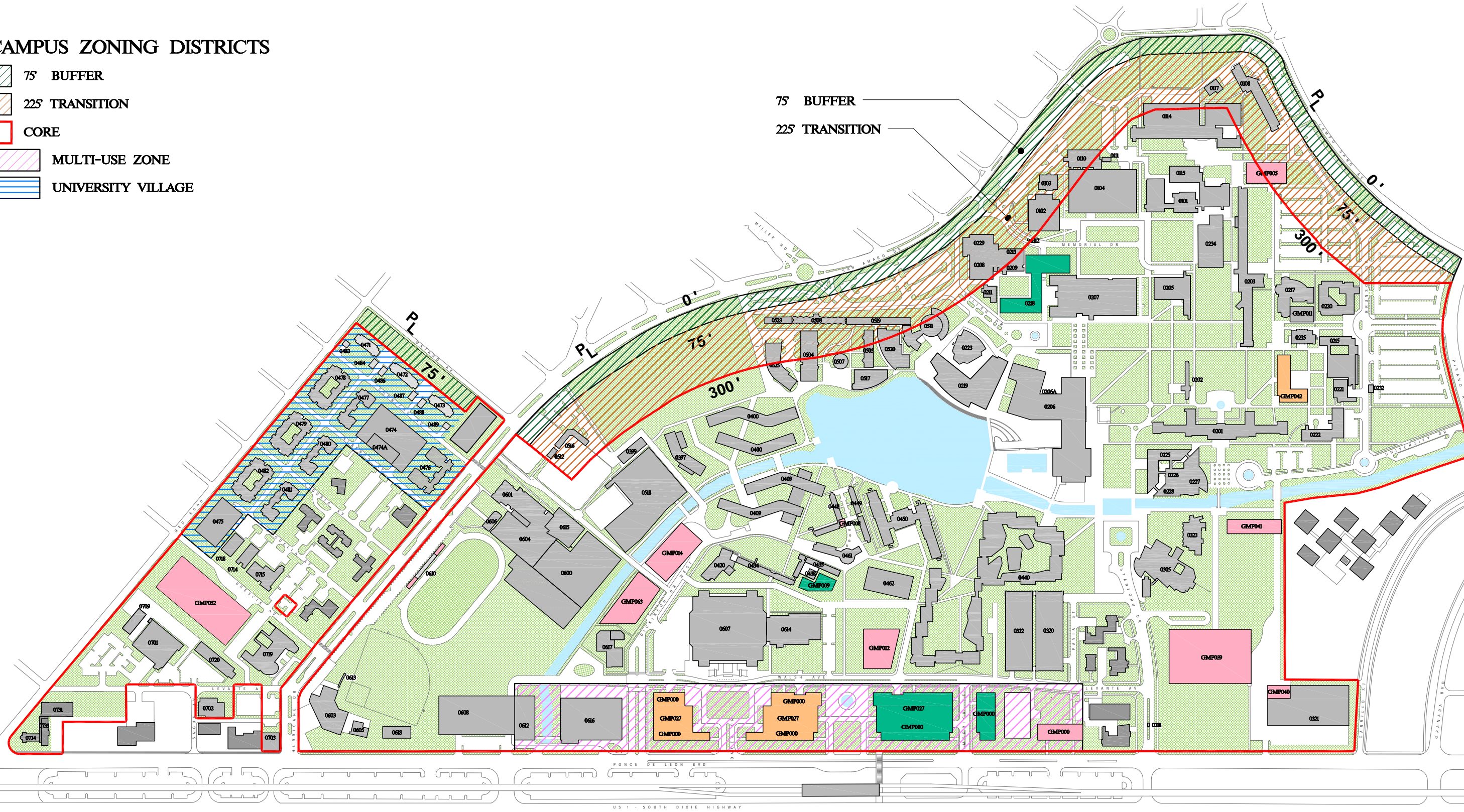
The Annual Payment in Year 1 shall be \$1,025,000 and Annual Payments thereafter during the term of the Agreement shall increase annually at 4% per annum.

EXHIBIT "I"
ADOPTED MASTER PLAN

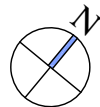
CAMPUS ZONING DISTRICTS





-  75' BUFFER
-  225' TRANSITION
-  CORE
-  MULTI-USE ZONE
-  UNIVERSITY VILLAGE

75' BUFFER
225' TRANSITION



ADOPTED CAMPUS MASTER PLAN



LEGEND	
	EXISTING BUILDINGS
	PRESENT TO 2030
	2031 TO 2035
	2036 TO 2040
** Actual building footprints and locations may change depending on final designs.	

AMENDMENT	DATE	AMENDMENT	DATE	AMENDMENT	DATE
1: HEALTH CENTER	APPROVED: 01 DEC 10	8: ADMINISTRATIVE MODIFICATION	APPROVED: 14 FEB 14	15: ADMINISTRATIVE MODIFICATION	APPROVED: 14 DEC 18
2: HECHT ADDITION	APPROVED: 24 MAY 11	9: ZONING CODE (ADMINISTRATIVE)	APPROVED: 13 MAY 14	16: ADMINISTRATIVE MODIFICATION	APPROVED: 20 MAR 19
3: ADMINISTRATIVE MODIFICATION	APPROVED: 15 FEB 12	10: ADMINISTRATIVE MODIFICATION	APPROVED: 22 MAY 15	17: ADMINISTRATIVE MODIFICATION	APPROVED: 26 FEB 20
4: CAMPUS TRANSITION AREA	APPROVED: 22 MAY 12	11: ADMINISTRATIVE MODIFICATION	APPROVED: 29 MAR 16	18: ADMINISTRATIVE MODIFICATION	APPROVED: 28 MAR 22
5: ADMINISTRATIVE MODIFICATION	APPROVED: 31 AUG 12	12: ADMINISTRATIVE MODIFICATION	APPROVED: 17 JUNE 16	19: ADMINISTRATIVE MODIFICATION	APPROVED: 12 OCT 22
6: ADMINISTRATIVE MODIFICATION	APPROVED: 11 JAN 13	13: ADMINISTRATIVE MODIFICATION	APPROVED: 28 NOV 16	20: ADMINISTRATIVE MODIFICATION	APPROVED: 15 OCT 24
7: ADMINISTRATIVE MODIFICATION	APPROVED: 20 DEC 13	14: ADMINISTRATIVE MODIFICATION	APPROVED: 21 MAR 18	21: ADMINISTRATIVE MODIFICATION	APPROVED: 27 OCT 25

GMP063		Football Operations Building												120,000	42,000	
No.	Building	A	B	C	D	E	F	G	change					Comments		
		existing to remain in FAR	existing to remain non FAR	to be demolished	to be demolished non FAR	future in FAR	future non FAR	Beds	add GSF FAR	reduce GSF FAR	add GSF non FAR	reduce GSF non FAR	change in beds			
GMP041	Business Academic Building					70,000				20,000						
GMP042	Whitten Learning Center Replacement					45,054										
GMP014	Dickinson Garage						200,000			18,000						
		A	B	C	D	E	F	G	total change							
		existing to remain in FAR	existing to remain non FAR	to be demolished in FAR	to be demolished non FAR	future in FAR	future non FAR	Total Existing Beds	add GSF FAR	reduce GSF FAR	add GSF non FAR	reduce GSF non FAR	change in beds			
		5,188,317	1,387,018	492,093	4,360	1,611,683	1,630,720	3,766	0	174,825	0	0	0			
									Total - FAR		Total - non FAR					
									-174,825		0					
S U M M A R Y / G S F																
Total Existing Buildings in FAR = (A + C)								5,680,410								
Total Existing Buildings non FAR = (B+D)								1,391,378								
Total Existing Buildings (FAR and non FAR) = (A + B + C + D)								7,071,788								
FAR Buildings to be Demolished = (C)								492,093								
Non FAR Buildings to be Demolished = (D)								4,360								
Total Existing Buildings in FAR and not in FAR to remain = (A + B)								6,575,335								
Proposed Buildings in FAR = (E)								1,611,683								
Proposed Buildings not in FAR (F)								1,630,720								
Developed Campus in FAR and not in FAR assuming all Buildings are built = (A + B + E + F)								9,817,738								
Buildings not included in FAR calculations = (B + F)								3,017,738								
2010 Proposed Adjusted Development less Buildings not in FAR = (A + E)								6,800,000								
Permitted Building Area as per Zoning Code								6,800,000								
Amount remaining to be programmed = 6,800,000 - (A + D)								0		Unprogrammed square footage						
P A R K I N G																
2012 Total Campus Parking Capacity (spaces) to be reported in annual Mobility Report																
U C D C A M P U S A R E A S a s o f M A Y 2 2 , 2 0 1 2 M A S T E R P L A N																
Campus Area		Total GSF	Number of													
Campus Buffer Area		87,290	1													
Campus Transition Area		709,029	18													
Ordinance No. 2012-06																



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 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.

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 87.32 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 31.80 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 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, 1939, 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:

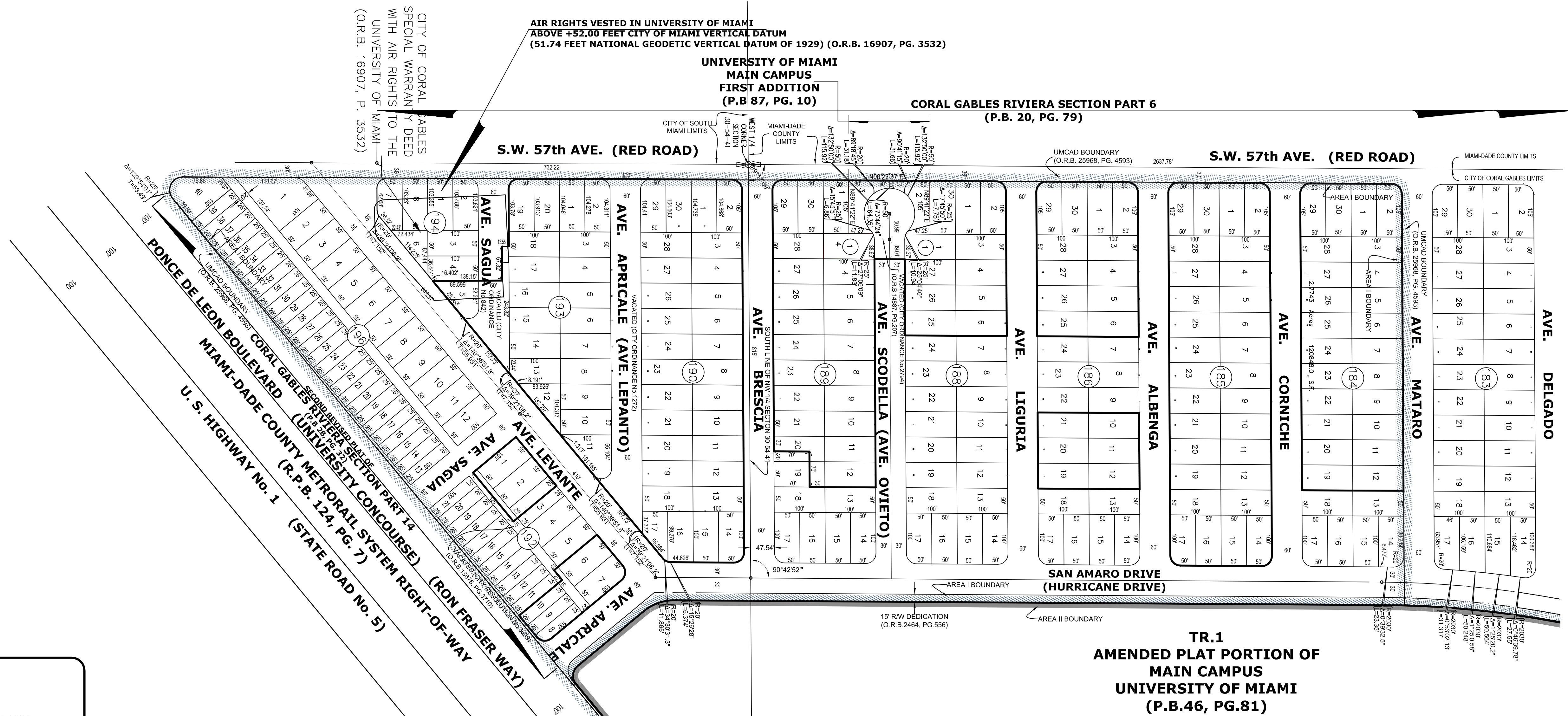
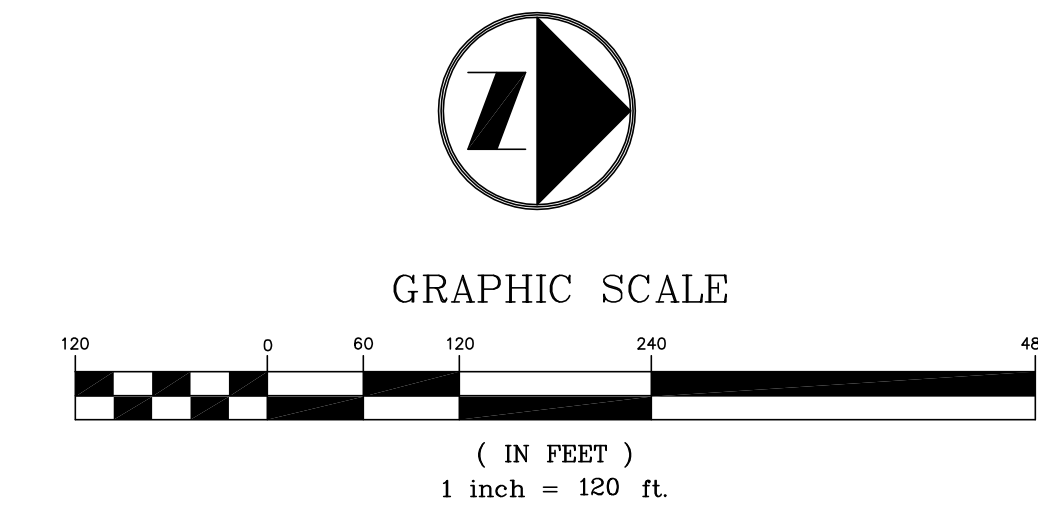
A PORTION OF GEO. E. MERRICK STREET, AS SHOWN AND DESCRIBED IN THOSE CERTAIN PLATS ENTITLED "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45 AND "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT 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 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.

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

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	ARCHITECTURE		PROJECT PROPERTIES WITHIN UMCAD LIMITS MAIN CAMPUS CITY OF CORAL GABLES, FLORIDA	TASK AREAS I AND II SKETCH TO ACCOMPANY LEGAL DESCRIPTION	ORIGINAL: 02/25/07	6 ---	JOB NO. 001149156 00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. --- SHEET: 1 OF 7
	ENGINEERING				7 ---		
	SURVEYING				8 ---		
	PLANNING				9 ---		
	2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275				10 ---		
FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24	11 ---	12 ---	SURVEYOR'S OFFICIAL SEAL	19-54-41			



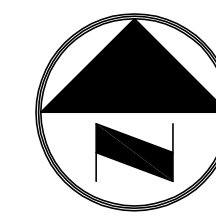
- ABBREVIATIONS**
- C = CHORD LENGTH
 - L = ARC LENGTH
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - CL = CENTERLINE
 - P.B. = PLAT BOOK
 - PB. = PLAT BOOK
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 - Δ, DELTA = CENTRAL ANGLE
 - DB = DEED BOOK
 - TR. = TRACT
 - PNT = POINT OF NON TANGENT INTERSECTION
 - R.P.B. = ROAD PLAT BOOK
 - (194) = BLOCK NUMBER

- LEGEND**
- UNIVERSITY OF MIAMI CAMPUS AREA DEVELOPMENT DISTRICT (UMCAD) BOUNDARY (O.R.B. 25968, PG. 4593)
 - AREA I BOUNDARY
 - AREA II BOUNDARY
 - AREA III BOUNDARY

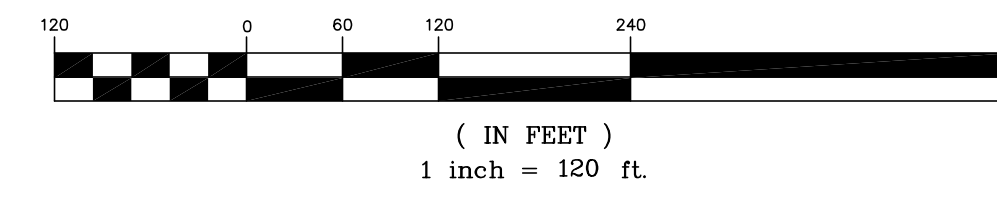
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<p>ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275 FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24</p>	<p>CLIENT</p> <p>UNIVERSITY OF MIAMI</p>	PROJECT	TASK	ORIGINAL: 02/25/07	6	<p>JOB NO. 001149156 00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. SHEET: 3 OF 7 19-54-41</p>
		PROPERTIES WITHIN UMCAD LIMITS	AREAS I AND II	1	7	
		MAIN CAMPUS	SKETCH TO ACCOMPANY	2	8	
		CITY OF CORAL GABLES, FLORIDA	LEGAL DESCRIPTION	3	9	
				4	10	
				5	11	
					12	



GRAPHIC SCALE



FOR CONTINUATION
SEE SHEET 7 OF 7

SECOND AMENDED
PLAT PORTION
OF
MAIN CAMPUS
OF MIAMI
(77-66)

MATCH LINE "A"
BELOW LEFT

FOR CONTINUATION
SEE SHEET 6 OF 7

TR.1
AMENDED PLAT PORTION
OF MAIN CAMPUS
UNIVERSITY OF MIAMI
(P.B. 46, PG. 81)

FOR CONTINUATION
SEE SHEET 5 OF 7

FOR CONTINUATION
SEE SHEET 3 OF 7

FOR CONTINUATION
SEE SHEET 3 OF 7

TR.1
AMENDED PLAT PORTION
OF MAIN CAMPUS
UNIVERSITY OF MIAMI
(P.B. 46, PG. 81)

THEO. DICKINSON DRIVE
TR.5
(PB. 46, PG.81)
FOR CONTINUATION
SEE SHEET 5 OF 7

ABBREVIATIONS	
C	= CHORD LENGTH
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LEGEND

	UNIVERSITY OF MIAMI CAMPUS AREA DEVELOPMENT DISTRICT (UMCAD) BOUNDARY (O.R.B. 25966, PG. 4593)
	AREA I BOUNDARY
	AREA II BOUNDARY
	AREA III BOUNDARY

MATCH LINE "A"
ABOVE RIGHT

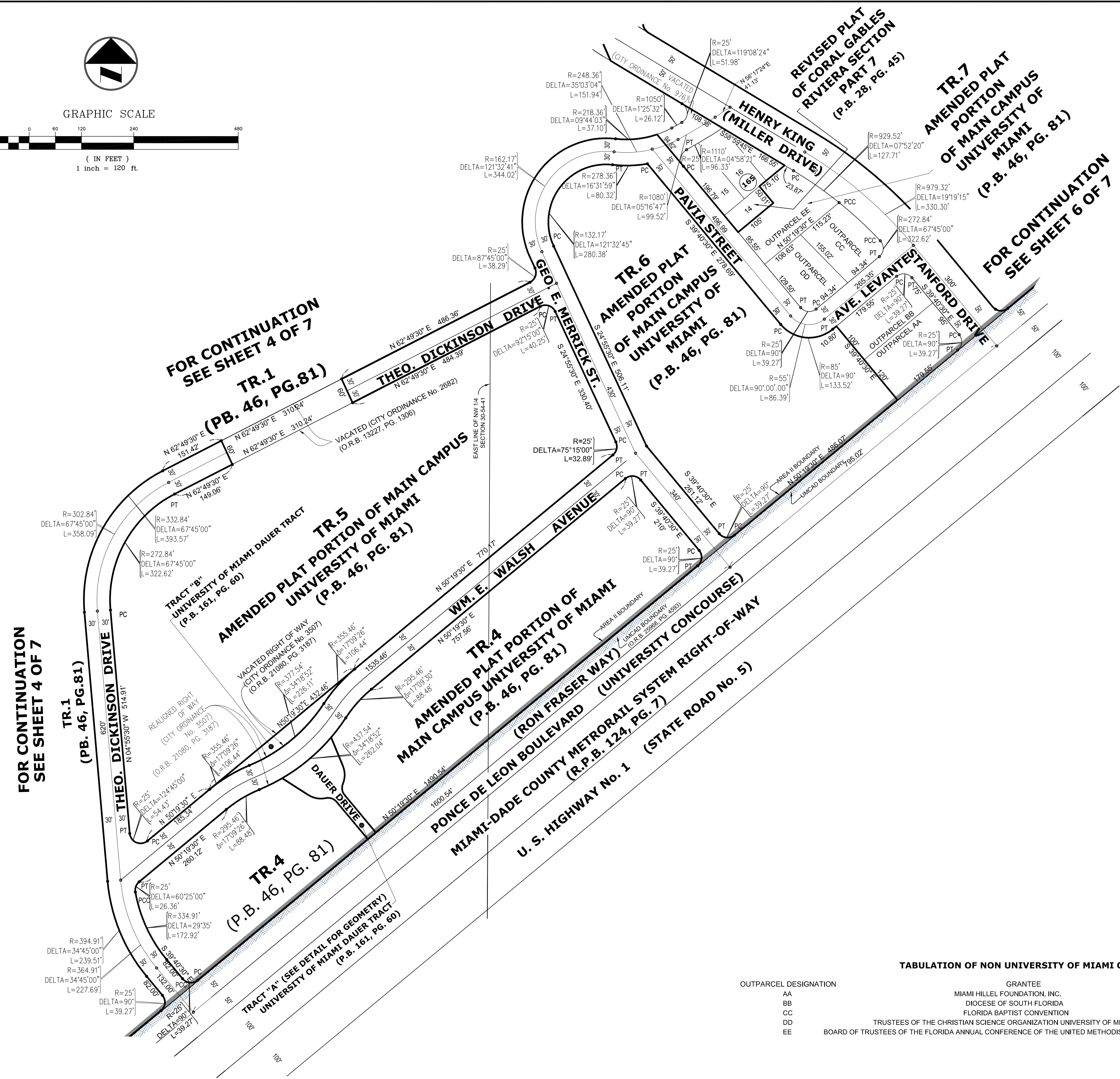
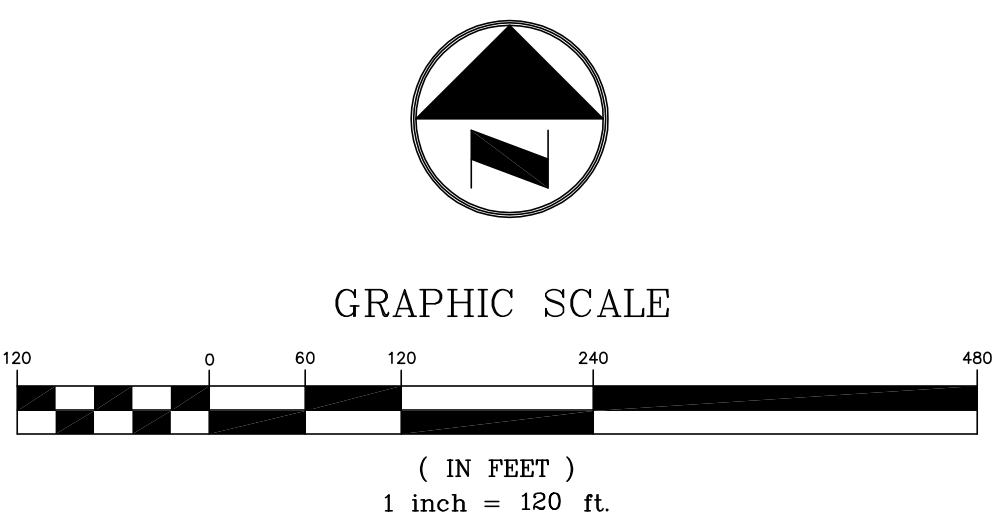
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	ARCHITECTURE ENGINEERING SURVEYING PLANNING		PROJECT	TASK	ORIGINAL: 02/25/07	6	JOB NO. 001149156 00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. SHEET: 4 OF 7	
	2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275		CLIENT	PROPERTIES WITHIN UMCAD LIMITS	AREAS I AND II	REVISIONS:		7
	FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24			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

19-54-41



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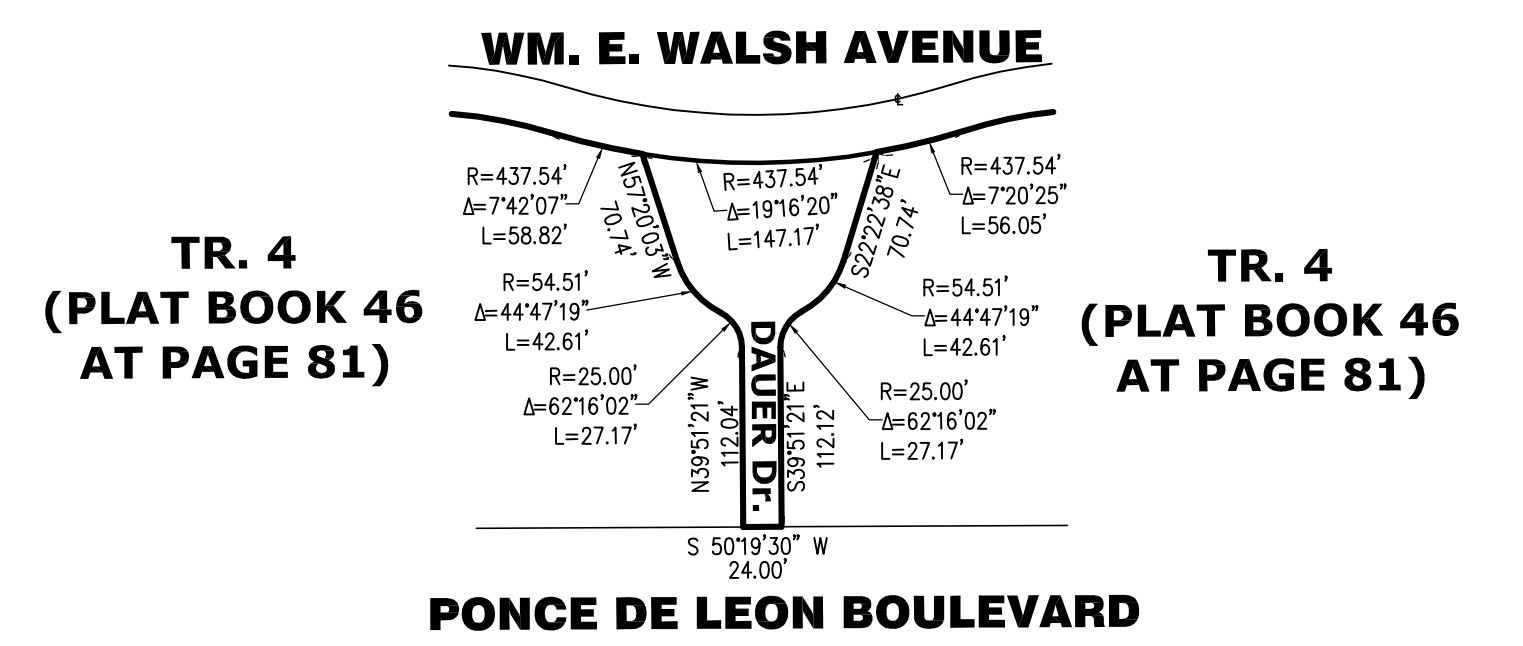
LEGEND

UNIVERSITY OF MIAMI CAMPUS
AREA DEVELOPMENT DISTRICT (UMCAD) BOUNDARY (O.R.B. 25968, PG. 4593)

AREA I BOUNDARY

AREA II BOUNDARY

AREA III BOUNDARY



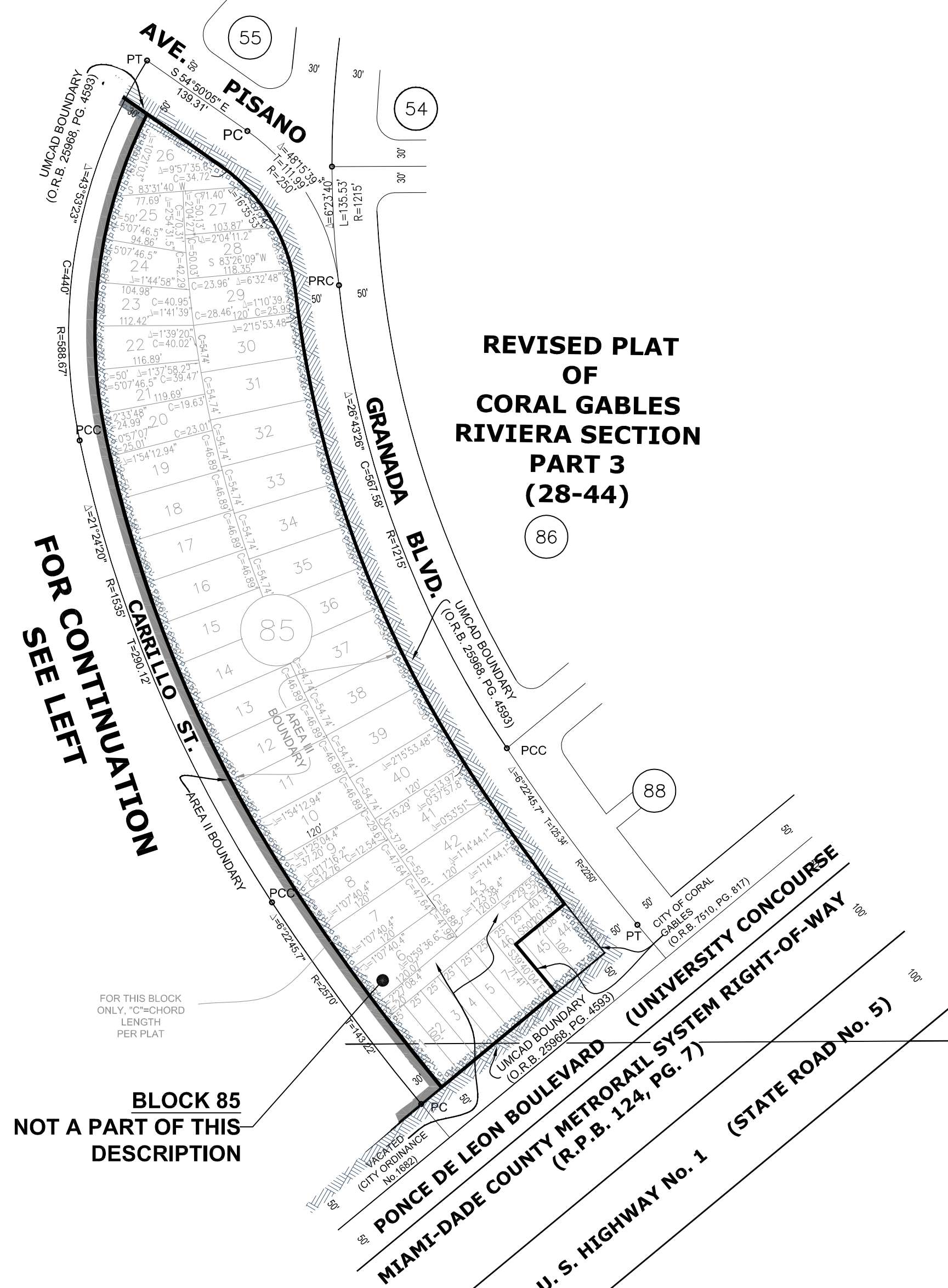
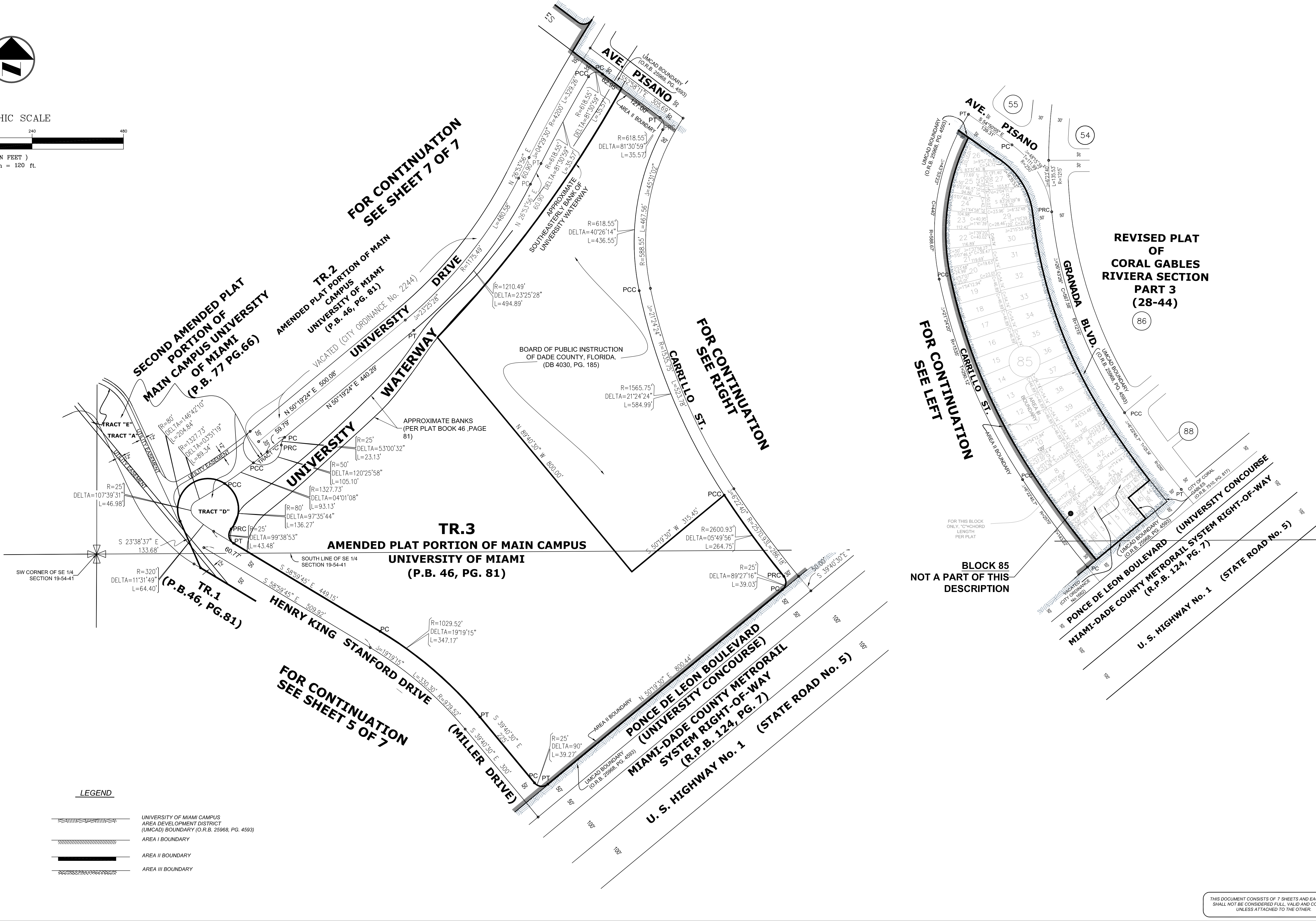
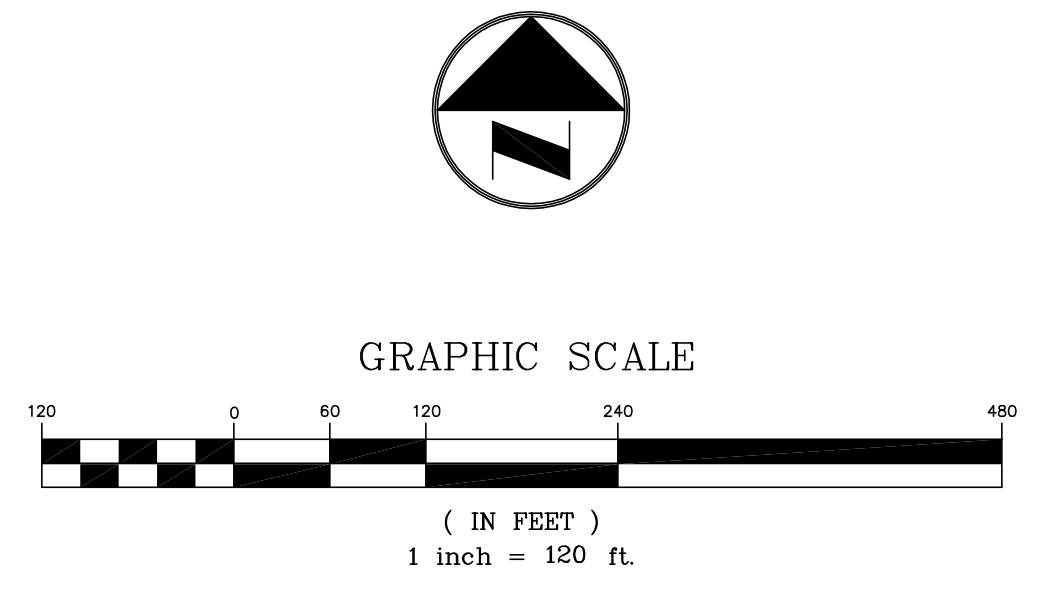
TABULATION OF NON UNIVERSITY OF MIAMI OWNED PROPERTIES ON THIS SHEET

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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<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>	CLIENT	<p>UNIVERSITY OF Miami</p>	PROJECT	TASK	ORIGINAL: 02/25/07	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 SURVEYOR'S OFFICIAL SEAL 19-54-41
			PROPERTIES WITHIN UMCAD LIMITS	AREAS I AND II	1 ---	7 ---	
			MAIN CAMPUS	SKETCH TO ACCOMPANY	2 ---	8 ---	
			CITY OF CORAL GABLES, FLORIDA	LEGAL DESCRIPTION	3 ---	9 ---	
				4 ---	10 ---		
				5 ---	11 ---		
					12 ---		



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 - AREA I BOUNDARY
 - AREA II BOUNDARY
 - AREA III BOUNDARY

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	ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2507 (305) 592-7275	CLIENT 	PROJECT PROPERTIES WITHIN UMCAD LIMITS MAIN CAMPUS CITY OF CORAL GABLES, FLORIDA	TASK AREAS I AND II SKETCH TO ACCOMPANY LEGAL DESCRIPTION	ORIGINAL: 02/25/07 REVISIONS: 1 --- 2 --- 3 --- 4 --- 5 ---	6 --- 7 --- 8 --- 9 --- 10 --- 11 --- 12 ---	JOB NO. 001149156_00064L DRAWN Z.C.P. DESIGNED Z.C.P. CHECKED D.W.D. QC D.W.D. SHEET: 6 OF 7 19-54-41	
	FLORIDA CERTIFICATION OF AUTHORIZATION NUMBER LB 24 SURVEYOR'S OFFICIAL SEAL							
	THIS DOCUMENT CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.							
	SURVEYOR'S OFFICIAL SEAL							

