

EXHIBIT "A"

LEGAL DESCRIPTION

PORTION OF THE SAP BEING REZONED (T6-12-O to T6-36A-O):

That portion of WATSON ISLAND lying and being in Sections 31 and 32, Township 53 South, Range 42 East, being more particularly described as follows:

Commence at a point known as P.T. STATION 25 + 50 of the official map of location and survey of a portion of Section 8706 designated as a part of State Road A-1-A in Miami-Dade County, Florida as recorded in Plat Book 56 at Page 71 of the Public Records of Dade County, Florida; thence N 60°52'45" E for 165.00 feet, the following two (2) courses being along the Northeasterly right of way line of General Douglas MacArthur Causeway; 1) thence S 29°07'15" E for 152.11 feet to the Point of Beginning; 2) thence continue S 29°07'15" E for 657.31 feet; thence N 60°52'45" E for 223.24 feet; thence N 60°52'45" E for 30.75 feet; thence N 08°45'06" W for 49.29 feet; thence N 09°52'53" W for 180.24 feet; thence N 13°41'45" W for 134.32 feet; thence N 13°41'15" W for 94.07 feet; thence S 89°32'37" W for 15.03 feet; thence N 09°52'53" W for 226.20 feet; thence S 60°52'45" W for 452.65 feet to the Point of Beginning.

THIS DOCUMENT IS A SUBSTITUTION TO ORIGINAL. BACKUP
ORIGINAL CAN BE SEEN AT END OF THIS DOCUMENT.

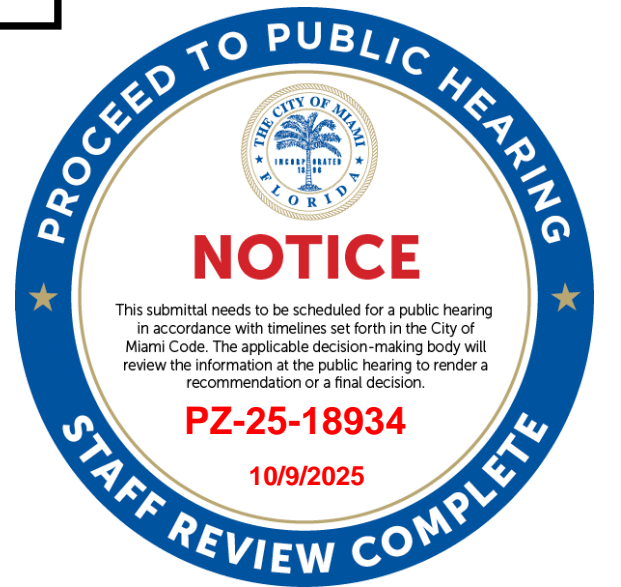
SAP DESIGNATION

LEGAL DESCRIPTION

1111 PARROT JUNGLE TRAIL BOUNDARY & TOPOGRAPHIC SURVEY

City of Miami, Miami-Dade County, Florida.

THIS DOCUMENT IS A SUBSTITUTION TO ORIGINAL BACKUP ORIGINAL CAN BE SEEN AT END OF THIS DOCUMENT.



LEGAL DESCRIPTION:

PARCEL I (Leasehold Interest):

That portion of WATSON ISLAND lying and being in Sections 31 and 32, Township 53 South, Range 42 East, being more particularly described as follows:

Commence at a point known as P.T. STATION 25+50 of the official map of location and survey of a portion of Section 8706, designated as a part of State Road A-1-A in Dade County, Florida as recorded in Plat Book 56 at Page 71 of the Public Records of Dade County, Florida, said point being the point of tangency of the centerline of the most northerly curve of General Douglas MacArthur Causeway, running Southeastwardly from the Northwesterly corner of Watson Island and having a radius of 1432.69 feet and a central angle of 62 degrees 00 minutes 00 seconds; thence run North 60 degrees 52 minutes 45 seconds East, along the Northwesterly prolongation of the radial line of the above mentioned curve for a distance of 670.74 feet to the Point of Beginning of the parcel to be described. (Said point being also the Point of Beginning of lease area 1 Miami Yacht Club; thence South 09 degrees 52 minutes 53 seconds East, along the Southwesterly line of said lease area 1 and its Southeastery extension for 857.30 feet; thence South 60 degrees 52 minutes 45 seconds West, for 223.24 feet to its intersection with a line parallel and 100 feet Northwesterly of the most northerly right-of-way line of said MacArthur Causeway; thence North 29 degrees 07 minutes 15 seconds West, parallel to said right-of-way for 1100.97 feet to a point of tangency; (A) thence along a tangential curve concave to the Southwest having a radius of 800.00 feet, a central angle of 25 degrees 16 minutes 16 seconds for an arc distance of 352.85 feet; thence South 90 degrees 00 minutes 00 seconds West for 94.95 feet to its intersection with the Northerly right-of-way line of said MacArthur Causeway and a circular curve concave to the Southwest, said point bears South 41 degrees 51 minutes 52 seconds West from its center; (B) thence along said curve having for its elements a radius of 1090.64 feet, a central angle of 6 degrees 47 minutes 18 seconds for an arc distance of 129.22 feet to a point of compound curvature; (C) thence along a compound curve concave to the Southwest having for its elements a radius of 1441.25 feet, a central angle of 20 degrees 27 minutes 49 seconds for an arc distance of 514.75 feet; (D) thence North 34 degrees 54 minutes 16 seconds East for 338.29 feet; thence South 55 degrees 05 minutes 44 seconds, East for 726.47 feet to its intersection with the approximate shoreline of Biscayne Bay; thence continue along said shoreline for the following eight courses (1) South 88 degrees 21 minutes 37 seconds East for 63.38 feet; (2) thence South 86 degrees 09 minutes 34 seconds East for 68.47 feet; (3) thence South 82 degrees 33 minutes 21 seconds East for 131.22 feet; (4) thence South 72 degrees 18 minutes 34 seconds East for 87.21 feet; (5) thence South 69 degrees 29 minutes 02 seconds East for 102.34 feet; (6) thence South 67 degrees 53 minutes 24 seconds East for 82.52 feet; (7) thence South 69 degrees 05 minutes 26 seconds East for 94.62 feet; (8) thence North 80 degrees 40 minutes 44 seconds East for 46.77 feet to its intersection with the Southwesterly line of said lease Area 1; thence South 08 degrees 07 minutes 15 seconds East along said line for 288.12 feet to the Point of Beginning and there terminating.

LESS AND EXCEPT:

That portion of WATSON ISLAND lying and being in Sections 31 and 32, Township 53 South, Range 42 East described as follows:

Commence at a point known as P.T. STATION 25 + 50 of the official map of location and survey of a portion of Section 8706 designated as a part of State Road A-1-A in Miami-Dade County, Florida as recorded in Plat Book 56 at Page 71 of the Public Records of Dade County, Florida, said point being the point of tangency of the centerline of the most northerly curve of General Douglas MacArthur Causeway, running southeasterly from the northwesterly corner of Watson Island and having a radius of 1432.69 feet and a central angle of 62 degrees 00 minutes 00 seconds; thence North 60 degrees 52 minutes 45 seconds East, along the northwesterly prolongation of the radial line of the above mentioned curve for a distance of 130.00 feet to a point on the easterly right-of-way line of said MacArthur Causeway as recorded in Official Records Book 15018, at Page 1171 and Official Records Book 18699, at Page 1236 of the Public Records of Dade County, Florida; thence North 29 degrees 07 minutes 15 seconds West, along said right-of-way line, 256.28 feet to a point of curvature of a curve concave to the southwest; thence northwesterly along the arc of said curve, having a radius of 926.00 feet and a central angle of 25 degrees 46 minutes 26 seconds, a distance of 416.55 feet; thence North 54 degrees 53 minutes 41 seconds West, 3.51 feet to the Point of Beginning; thence continue North 54 degrees 53 minutes 41 seconds West, 157.45 feet to a point of curvature of a curve concave to the southwest; thence northwesterly along the arc of said curve, having a radius of 1454.25 feet and a central angle of 16 degrees 22 minutes 32 seconds, a distance of 415.64 feet; thence North 18 degrees 43 minutes 47 seconds East, radially to the last and next described curves, a distance of 4.77 feet to a point on a non-tangent curve, concave to the southwest; thence northwesterly along the arc of said curve, having a radius of 1459.02 feet and a central angle of 03 degrees 50 minutes 38 seconds, a distance of 97.89 feet (the preceding six courses and distance being coincident with northeasterly right-of-way line of said MacArthur Causeway as recorded in Official Records Book 18018, at Page 1171 and Official Records Book 18699, at Page 1236 of the Public Records of Dade County); thence South 34 degrees 54 minutes 16 seconds West, 18.80 feet to a point of curvature of a non-tangent curve concave to the southwest (a radial line to said point bears North 14 degrees 36 minutes 45 seconds East); thence southeasterly along the arc of said curve, having a radius of 1441.25 feet and a central angle of 20 degrees 27 minutes 49 seconds, a distance of 514.75 feet to a point of compound curvature of a curve concave to the southwest; thence southeasterly along the arc of said curve, having a radius of 1090.64 feet and a central angle of 06 degrees 47 minutes 18 seconds, a distance of 129.22 feet; thence North 90 degrees 00 minutes 00 seconds East, 35.33 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING LANDS:

That portion of WATSON ISLAND lying and being in Sections 31 and 32, Township 53 South, Range 42 East, described as follows:

Commence at a point known as P.T. STATION 25+50 of the official map of location and survey of a portion of Section 8706, designated as a part of State Road A-1-A in Dade County, Florida as recorded in Plat Book 56, Page 71 of the Public Records of Dade County, Florida, said point being the point of tangency of the centerline of the most northerly curve of General Douglas MacArthur Causeway, running southeasterly from the northwesterly corner of Watson Island and having a radius of 1432.69 feet and a central angle of 62 degrees 00 minutes 00 seconds; thence North 60 degrees 52 minutes 45 seconds East, along the northwesterly prolongation of the radial line of the above mentioned curve for a distance of 670.74 feet; thence South 09 degrees 52 minutes 53 seconds East, 387.30 feet to the Point of Beginning; thence continue South 09 degrees 52 minutes 53 seconds East, 470.00 feet; thence North 60 degrees 52 minutes 45 seconds East, 30.75 feet; thence North 08 degrees 45 minutes 06 seconds West, 49.29 feet; thence North 09 degrees 52 minutes 53 seconds West, 180.24 feet; thence North 13 degrees 41 minutes 45 seconds West, 134.32 feet; thence North 13 degrees 41 minutes 15 seconds West, 94.07 feet; thence South 89 degrees 32 minutes 37 seconds West, 15.03 feet to the Point of Beginning.

PARCEL II (Appurtenant Easement):

Non-Exclusive Easements as set forth in that certain Lease and Development Agreement dated September 2, 1997, by and between CITY OF MIAMI, a municipal corporation of the State of Florida, as landlord, and PARROT JUNGLE AND GARDENS OF WATSON ISLAND, INC., a Florida corporation, as tenant, as evidenced by the Memorandum of Lease filed January 10, 2001 at Official Records Book 19446, Page 1; as modified by the Modification of Lease and Development Agreement recorded in Official Records Book 20602, Page 3487; as further modified by those certain unrecorded Third Modification to Lease and Development Agreement dated October 29, 2008, and Fourth Modification to Lease and Development Agreement dated June 24, 2009; as assigned to ESJ JL Leasehold, LLC, a Florida limited liability company (Assignee Lessee) pursuant to the Assignment and Assumption Agreement and Termination of Sublease recorded in Official Records Book 30486, Page 2539; as further affected by the Special Warranty Deed for improvements to ESJ JL Leasehold, LLC, a Florida limited liability company recorded in Official Records Book 30486, Page 2551; and as further amended by the Amendment to Memorandum of Lease recorded in Official Records Book 30667, Page 4617, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Easements (i) for the temporary use of Watson Island during construction of leasehold improvements by Lessee on the Subject Property, (ii) in favor of Lessee, on a non-exclusive basis, for installation, operation, maintenance, repair, replacement, relocation and removal of utility facilities such as water lines, fire lands, gas mains, electrical power lines, telephone lines, storm and sanitary sewers and other utility lines and facilities, including reasonable rights of ingress and egress; (iii) for the non-exclusive right and easement for unobstructed vehicular access to and from the Subject Property to MacArthur Causeway; (iv) for the non-exclusive right of Lessee to use portions of Watson Island, which Watson Island is depicted by sketch in the Lease ("Watson Island"), in common with the public, subject to the Lessor's right to restrict portions of Watson Island for reasonable periods during special events, for the unobstructed pedestrian access to and from the Subject Property by Lessee, subtenants and their employees, agents, customers and invitees to all of the public areas of Watson Island; (v) for the reasonable right and easement to enter onto those portions of Watson Island for the purpose of performing maintenance and repairs to the Lessee's Leasehold Improvements; and (vi) for the non-exclusive rights and easements for installation, maintenance, repair and replacement of utility facilities and for pedestrian and vehicular access to and from the adjacent portions of Watson Island to the Subject Property as such locations as may be approved by the Lessor from time to time.



LOCATION SKETCH
LYING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 150'

SURVEYOR'S NOTES:

- This site lies in Sections 31 & 32, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, Inc. Sketch #2020-031.
- Bearings hereon are referred to an assumed value of N30°08'22"W for the Baseline of State Road A-1-A (MacArthur Causeway) as shown on F.D.O.T. right of way map Section 87060 on Financial Project No. 443432-1, dated 1/5/24.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. D-152-R, Elevation +6.70, located on March 27, 2020 at MacArthur Causeway (Eastbound Lanes) near the Easterly end of Watson Island.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C0316L, for Community No. 120650, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Uplands and Submerged lands shown hereon containing 813,567 square feet, or 18.677 acres, more or less.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- This Boundary & Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes.
- That the Mean High Water Line elevation as shown hereon, was established by extending the elevation through differential leveling from the Florida Department of Environmental Protection Tidal Benchmark Station ID: 872-3165 on December 12, 2024, having an elevation of 0.20 North American Vertical Datum of 1988 (+1.79 National Geodetic Vertical Datum of 1929).
- Miami-Dade County Folio: 01-3231-000-0014.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 23, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on January 23, 2025.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Professional Surveyor and Mapper, LS6435
State of Florida.

CITY OF MIAMI ePLAN SPACE

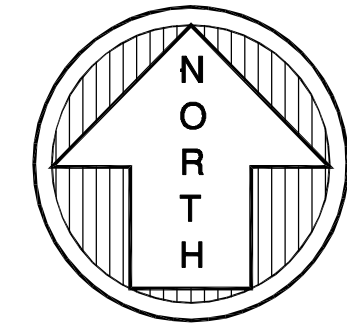
No.	D.N.	Revision	Description

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and no portion of the same shall be reproduced in whole or in part without the Express WRITTEN permission of Some.

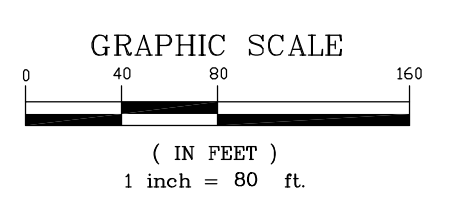
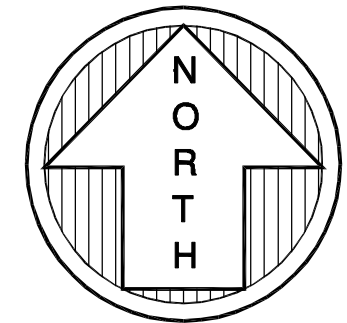
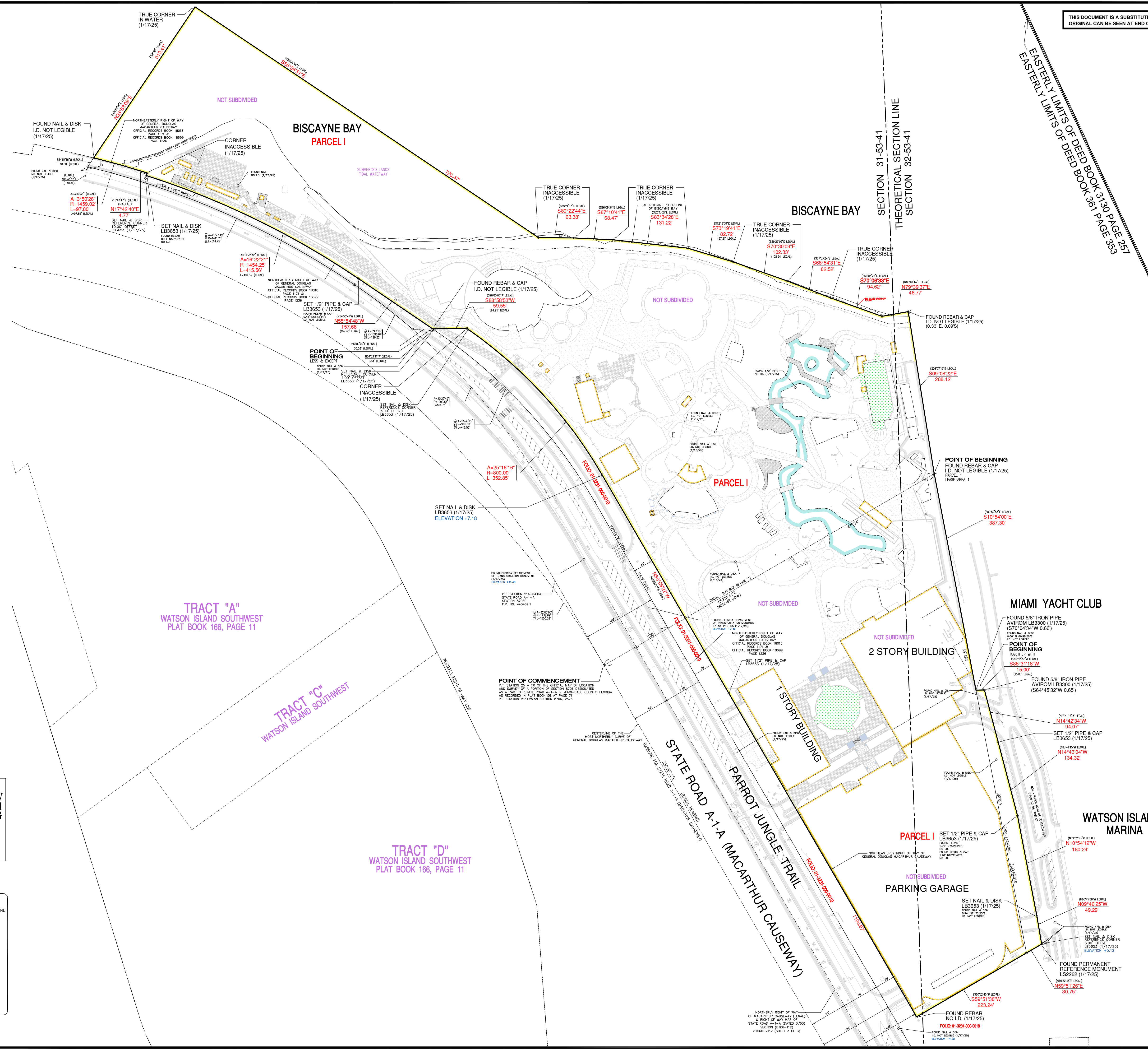
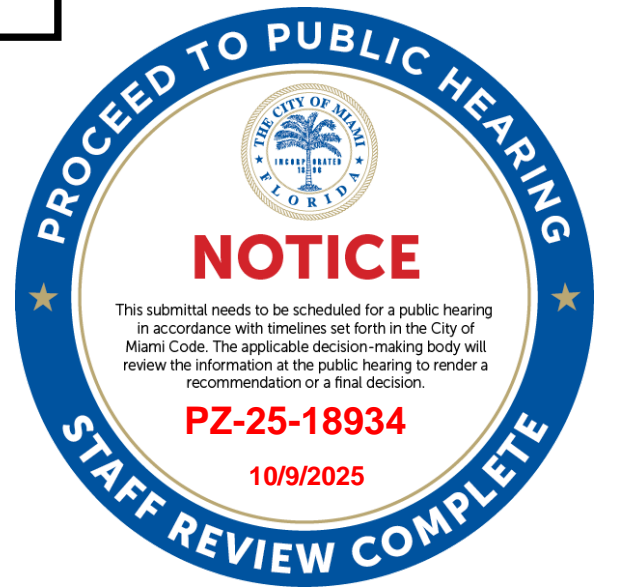
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flsusa.com

BOUNDARY & TOPOGRAPHIC SURVEY
1111 PARROT JUNGLE TRAIL
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/23/25
Scale	AS SHOWN
Drawn By	DJR, JJB, DWF
CAD No.	240752
Plotted	1/23/25 3:14p
Ref. Dwg.	S.B.O.
Field Book	675-47.F.S.-GC & TMC
Job No.	240829
Dwg. No.	2024-089
Sheet	1 of 6



THIS DOCUMENT IS A SUBSTITUTION TO ORIGINAL BACKUP ORIGINAL CAN BE SEEN AT END OF THIS DOCUMENT.



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

LEGEND

	—O—O— OVERHEAD UTILITY WIRE
	—X— CHAIN LINK FENCE
	—H— LIMITED ACCESS RIGHT-OF-WAY LINE
	—C— 0.5' CURB
	—G— 2.00' CURB & GUTTER
	—W— WALL
	EL. = ELEVATION
	INV. = INVERT
	B.O.S. = BOTTOM OF STRUCTURE
	T.O.B. = TOP OF BAFFLE
	P.B. = PLAT BOOK PG. = PAGE
	O.R.B. = OFFICIAL RECORDS BOOK
	CON. = CONCRETE
	ASPH. = ASPHALT PAVEMENT
	R/W = RIGHT-OF-WAY
	C = CENTER LINE
	M = MONUMENT LINE
	S = SIGN

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: flg@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
1111 PARROT JUNGLE TRAIL
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/23/25
Scale	1"=80'
Drawn By	DJR, JJB, DWF
CAD No.	240752
Plotted	1/23/25 3:14p
Ref. Dwg.	S.B.O.
Field Book	675-47.F.S.-GC & TMC
Job No.	240829
Dwg. No.	2024-089
Sheet	2 of 6

V102

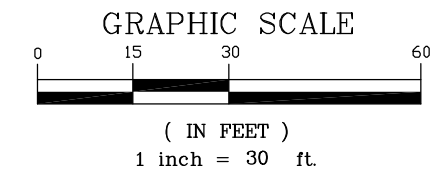
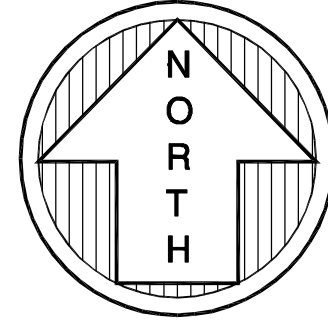
LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	MANHOLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	LIGHT POLE		0.5' CURB
	WATER METER		2.0' CURB & GUTTER
	WATER VALVE		WALL
	RISER		ELEVATION
	FIRE HYDRANT		INVERT
	CLEANOUT		B.O.S. - BOTTOM OF STRUCTURE
	WELL		T.O.B. - TOP OF BAFFLE
	DRAIN		P.B. - PLAY BOOK PG. - PAGE
	SEWER/GAS VALVE		O.R.B. - OFFICIAL RECORDS BOOK
	HANDHOLE		CONCRETE
	ASPHALT PAVEMENT		R/W - RIGHT-OF-WAY
	GRADE ELEVATION		C - CENTER LINE
	BOLLARD		M - MONUMENT LINE
			SIGN

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.

www.sunshine811.com

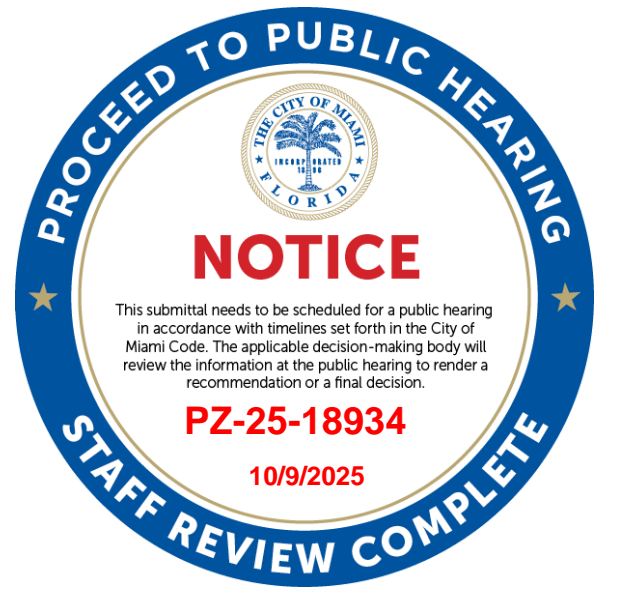


MEAN HIGH WATER
LINE AS LOCATED ON
DECEMBER 12, 2024

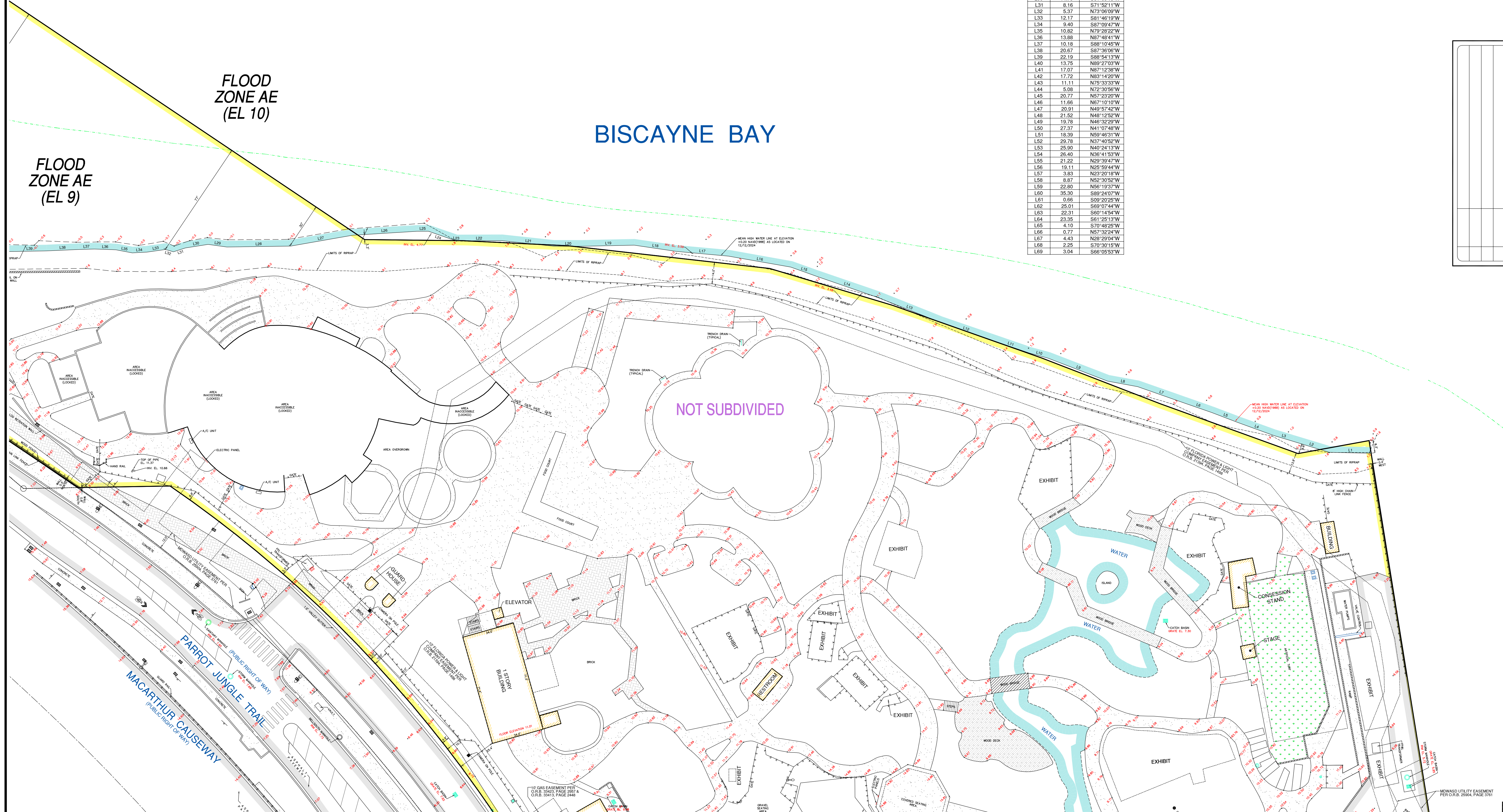
LINE	LENGTH	BEARING
L1	27.20	N88°46'19"W
L2	24.66	N73°09'51"W
L3	12.82	N73°17'52"W
L4	24.34	N69°59'39"W
L5	18.58	N69°13'10"W
L6	18.92	N70°50'38"W
L7	31.67	N70°34'13"W
L8	19.83	N79°32'47"W
L9	41.35	N68°58'55"W
L10	12.24	N74°35'27"W
L11	27.10	N71°08'39"W
L12	33.65	N70°52'44"W
L13	44.71	N68°19'48"W
L14	41.30	N70°59'32"W
L15	17.54	N70°19'30"W
L16	40.85	N79°55'37"W
L17	34.14	N84°45'38"W
L18	27.34	N81°49'14"W
L19	33.25	S88°45'47"W
L20	18.76	N89°50'33"W
L21	33.63	N83°46'48"W
L22	29.59	S89°39'38"W
L23	0.15	N87°28'42"W
L24	18.95	N70°52'30"W
L25	7.40	S89°43'37"W
L26	41.96	S86°29'24"W
L27	40.45	S89°01'34"W
L28	41.25	S89°12'42"W
L29	12.35	N82°14'05"W
L30	14.79	S81°09'18"W
L31	8.16	S71°52'11"W
L32	5.37	N73°06'09"W
L33	12.17	S81°46'19"W
L34	8.40	S87°09'47"W
L35	10.82	N79°29'22"W
L36	13.88	N87°48'41"W
L37	10.18	S88°10'45"W
L38	20.67	S87°36'06"W
L39	22.19	S88°54'13"W
L40	13.75	N89°27'03"W
L41	17.07	N87°12'38"W
L42	17.72	N83°14'20"W
L43	11.11	N75°33'31"W
L44	5.08	N72°30'56"W
L45	20.77	N57°23'20"W
L46	11.66	N67°10'10"W
L47	20.91	N49°57'42"W
L48	21.52	N48°12'52"W
L49	19.78	N46°32'29"W
L50	27.37	N41°07'46"W
L51	18.30	N59°46'31"W
L52	29.78	N37°40'52"W
L53	25.90	N40°24'13"W
L54	26.40	N36°41'53"W
L55	21.22	N29°39'47"W
L56	19.11	N25°59'44"W
L57	3.83	N23°20'18"W
L58	8.87	N52°30'52"W
L59	22.80	N56°19'37"W
L60	35.30	S89°24'07"W
L61	0.66	S09°20'25"W
L62	25.01	S69°07'44"W
L63	22.31	S60°14'54"W
L64	23.35	S61°25'13"W
L65	4.10	S70°48'25"W
L66	0.77	N57°32'44"W
L67	4.43	N28°29'04"W
L68	2.25	S70°30'15"W
L69	3.04	S66°05'53"W

LINE	LENGTH	BEARING
L70	10.55	S62°00'40"W
L71	22.05	S61°45'01"W
L72	14.22	S67°26'40"W
L73	5.70	S71°06'14"W
L74	6.61	S65°52'49"W
L75	5.01	S65°20'32"W
L76	2.67	S73°02'17"W
L77	14.93	S72°50'48"W
L78	11.08	S72°36'57"W
L79	7.32	S71°19'11"W
L80	5.28	S75°11'38"W
L81	4.80	S55°09'33"W
L82	10.36	S68°55'39"W
L83	1.16	S70°24'37"W
L84	7.63	N68°54'12"W
L85	3.84	S76°48'53"W
L86	10.04	S75°17'12"W

THIS DOCUMENT IS A SUBSTITUTION TO ORIGINAL. BACKUP ORIGINAL CAN BE SEEN AT END OF THIS DOCUMENT.



CITY OF MIAMI ePLAN SPACE



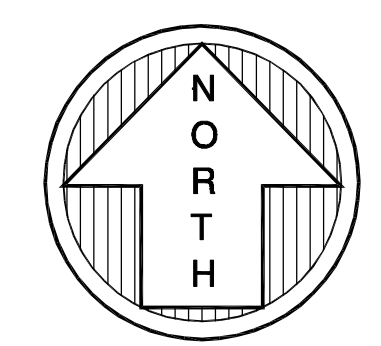
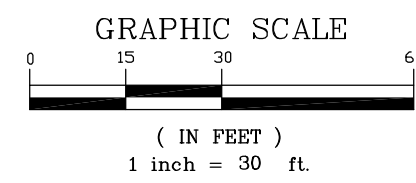
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flsurvey.com

No.	D.N.	Revision	Description

BOUNDARY & TOPOGRAPHIC SURVEY
1111 PARROT JUNGLE TRAIL
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/23/25
Scale	1"=30'
Drawn By	DJR, JJB, DWF
CAD No.	240752
Plotted	1/23/25 3:14p
Ref. Dwg.	S.B.O.
Field Book	675-47.F.S.-GC & TMC
Job No.	240829
Dwg. No.	2024-089
Sheet	5 of 6



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

MEAN HIGH WATER LINE AS LOCATED ON DECEMBER 12, 2024

LINE	LENGTH	BEARING
L1	27.20	N88°46'11"W
L2	24.66	N73°00'51"W
L3	12.82	N73°17'52"W
L4	24.34	N69°59'39"W
L5	18.58	N69°13'19"W
L6	18.92	N70°50'32"W
L7	31.67	N70°34'13"W
L8	19.83	N79°32'47"W
L9	41.35	N68°58'59"W
L10	12.24	N74°52'27"W
L11	27.10	N71°06'49"W
L12	33.65	N70°52'44"W
L13	44.71	N68°19'48"W
L14	41.30	N70°59'32"W
L15	17.54	N70°19'30"W
L16	40.85	N79°53'37"W
L17	34.14	N84°45'38"W
L18	27.34	N81°45'14"W
L19	33.25	S88°46'47"W
L20	18.76	N89°50'33"W
L21	33.63	N83°46'48"W
L22	29.59	S89°30'36"W
L23	0.15	N87°28'42"W
L24	18.95	N70°52'30"W
L25	7.40	S89°43'37"W
L26	41.96	S88°22'22"W
L27	40.45	S80°01'24"W
L28	41.25	S89°12'42"W
L29	12.35	N88°14'05"W
L30	14.79	S87°30'09"W
L31	8.16	S71°52'11"W
L32	5.37	N73°06'09"W
L33	12.17	S81°46'19"W
L34	9.40	S87°05'47"W
L35	10.82	N79°28'22"W
L36	13.88	N87°48'41"W
L37	10.18	S88°10'45"W
L38	20.87	S87°30'09"W
L39	22.19	S88°54'13"W
L40	13.75	N89°27'03"W
L41	17.07	N87°12'36"W
L42	17.22	N83°14'20"W
L43	11.11	N75°33'33"W
L44	5.08	N72°30'56"W
L45	20.77	N87°23'20"W
L46	11.68	N67°10'10"W
L47	20.91	N49°57'42"W
L48	21.52	N48°12'52"W
L49	19.78	N46°52'29"W
L50	27.97	N41°07'46"W
L51	18.39	N59°46'31"W
L52	29.78	N37°40'52"W
L53	25.90	N40°24'19"W
L54	26.40	N36°41'53"W
L55	21.22	N29°39'47"W
L56	19.11	N25°59'44"W
L57	3.83	N23°20'16"W
L58	8.87	N52°30'50"W
L59	22.80	N56°19'37"W
L60	35.30	S89°24'07"W
L61	0.66	S09°23'25"W
L62	25.01	S69°07'44"W
L63	22.31	S60°14'54"W
L64	23.35	S61°25'13"W
L65	4.10	S70°48'25"W
L66	0.77	N57°32'24"W
L67	4.43	N28°29'04"W
L68	2.25	S70°30'15"W
L69	3.04	S66°05'53"W

THIS DOCUMENT IS A SUBSTITUTION TO ORIGINAL. BACKUP ORIGINAL CAN BE SEEN AT END OF THIS DOCUMENT.

PROCEED TO PUBLIC HEARING
NOTICE
This submittal needs to be scheduled for a public hearing in accordance with Ordinance set forth in the City of Miami Code. The applicable decision-making body will review the information at the public hearing and render a recommendation or a final decision.
PZ-25-18934
10/9/2025
STAFF REVIEW COMPLETE

CITY OF MIAMI ePLAN SPACE

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- ELEVATION
- INVERT
- B.O.S. = BOTTOM OF STRUCTURE
- T.O.B. = TOP OF BAFFLE
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- CONCRETE
- ASPHALT PAVEMENT
- RIGHT-OF-WAY
- CENTER LINE
- MONUMENT LINE
- SIGN

NOT SUBDIVIDED

BISCAYNE BAY

SUBMERGED LANDS TIDAL WATERWAY

FLOOD ZONE AE (EL 10)

BISCAYNE BAY

FLOOD ZONE AE (EL 9)

PARROT JUNGLE TRAIL (PUBLIC RIGHT OF WAY)

MACARTHUR CAUSEWAY (PUBLIC RIGHT OF WAY)

This Drawing is the Property of
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
1111 PARROT JUNGLE TRAIL
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/23/25
Scale	1"=30'
Drawn By	DJR, JJB, DWF
CAD No.	240752
Plotted	1/23/25 3:14p
Ref. Dwg.	S.B.O.
Field Book	675-47.F.S.-GC & TMC
Job No.	240829
Dwg. No.	2024-089
Sheet	6 of 6

V106

1111 PARROT JUNGLE TRAIL BOUNDARY & TOPOGRAPHIC SURVEY

City of Miami, Miami-Dade County, Florida.

SUBSTITUTED



LEGAL DESCRIPTION:

PARCEL I (Leasehold Interest):

That portion of WATSON ISLAND lying and being in Sections 31 and 32, Township 53 South, Range 42 East, being more particularly described as follows:

Commence at a point known as P.T. STATION 25+50 of the official map of location and survey of a portion of Section 8706, designated as a part of State Road A-1-A in Dade County, Florida as recorded in Plat Book 56 at Page 71 of the Public Records of Dade County, Florida, said point being the point of tangency of the centerline of the most northerly curve of General Douglas MacArthur Causeway, running Southeastwardly from the Northwesterly corner of Watson Island and having a radius of 1432.69 feet and a central angle of 62 degrees 00 minutes 00 seconds; thence run North 60 degrees 52 minutes 45 seconds East, along the Northwesterly prolongation of the radial line of the above mentioned curve for a distance of 670.74 feet to the Point of Beginning of the parcel to be described. (Said point being also the Point of Beginning of lease area 1 Miami Yacht Club; thence South 09 degrees 52 minutes 53 seconds East, along the Southwesterly line of said lease area 1 and its Southeastery extension for 857.30 feet; thence South 60 degrees 52 minutes 45 seconds West, for 223.24 feet to its intersection with a line parallel and 100 feet Northwesterly of the most northerly right-of-way line of said MacArthur Causeway; thence North 29 degrees 07 minutes 15 seconds West, parallel to said right-of-way for 1100.97 feet to a point of tangency; (A) thence along a tangential curve concave to the Southwest having a radius of 800.00 feet, a central angle of 25 degrees 16 minutes 16 seconds for an arc distance of 352.85 feet; thence South 90 degrees 00 minutes 00 seconds West for 94.95 feet to its intersection with the Northerly right-of-way line of said MacArthur Causeway and a circular curve concave to the Southwest, said point bears South 41 degrees 51 minutes 52 seconds West from its center; (B) thence along said curve having for its elements a radius of 1090.64 feet, a central angle of 6 degrees 47 minutes 18 seconds for an arc distance of 129.22 feet to a point of compound curvature; (C) thence along a compound curve concave to the Southwest having for its elements a radius of 1441.25 feet, a central angle of 20 degrees 27 minutes 49 seconds for an arc distance of 514.75 feet; (D) thence North 34 degrees 54 minutes 16 seconds East for 338.29 feet; thence South 55 degrees 05 minutes 44 seconds, East for 726.47 feet to its intersection with the approximate shoreline of Biscayne Bay; thence continue along said shoreline for the following eight courses (1) South 88 degrees 21 minutes 37 seconds East for 63.38 feet; (2) thence South 86 degrees 09 minutes 34 seconds East for 68.47 feet; (3) thence South 82 degrees 33 minutes 21 seconds East for 131.22 feet; (4) thence South 72 degrees 18 minutes 34 seconds East for 87.21 feet; (5) thence South 69 degrees 29 minutes 02 seconds East for 102.34 feet; (6) thence South 67 degrees 53 minutes 24 seconds East for 82.52 feet; (7) thence South 69 degrees 05 minutes 26 seconds East for 94.62 feet; (8) thence North 80 degrees 40 minutes 44 seconds East for 46.77 feet to its intersection with the Southwesterly line of said lease Area 1; thence South 08 degrees 07 minutes 15 seconds East along said line for 288.12 feet to the Point of Beginning and there terminating.

LESS AND EXCEPT:

That portion of WATSON ISLAND lying and being in Sections 31 and 32, Township 53 South, Range 42 East described as follows:

Commence at a point known as P.T. STATION 25 + 50 of the official map of location and survey of a portion of Section 8706 designated as a part of State Road A-1-A in Miami-Dade County, Florida as recorded in Plat Book 56 at Page 71 of the Public Records of Dade County, Florida, said point being the point of tangency of the centerline of the most northerly curve of General Douglas MacArthur Causeway, running Southeastwardly from the Northwesterly corner of Watson Island and having a radius of 1432.69 feet and a central angle of 62 degrees 00 minutes 00 seconds; thence North 60 degrees 52 minutes 45 seconds East, along the Northwesterly prolongation of the radial line of the above mentioned curve for a distance of 130.00 feet to a point on the easterly right-of-way line of said MacArthur Causeway as recorded in Official Records Book 15018, at Page 1171 and Official Records Book 18699, at Page 1236 of the Public Records of Dade County, Florida; thence North 29 degrees 07 minutes 15 seconds West, along said right-of-way line, 256.28 feet to a point of curvature of a curve concave to the southwest; thence northwesterly along the arc of said curve, having a radius of 926.00 feet and a central angle of 25 degrees 46 minutes 26 seconds, a distance of 416.55 feet; thence North 54 degrees 53 minutes 41 seconds West, 3.51 feet to the Point of Beginning; thence continue North 54 degrees 53 minutes 41 seconds West, 157.45 feet to a point of curvature of a curve concave to the southwest; thence northwesterly along the arc of said curve, having a radius of 1454.25 feet and a central angle of 16 degrees 22 minutes 32 seconds, a distance of 415.64 feet; thence North 18 degrees 43 minutes 47 seconds East, radially to the last and next described curves, a distance of 4.77 feet to a point on a non-tangent curve, concave to the southwest; thence northwesterly along the arc of said curve, having a radius of 1459.02 feet and a central angle of 03 degrees 50 minutes 38 seconds, a distance of 97.89 feet (the preceding six courses and distance being coincident with northerly right-of-way line of said MacArthur Causeway as recorded in Official Records Book 18018, at Page 1171 and Official Records Book 18699, at Page 1236 of the Public Records of Dade County); thence South 34 degrees 54 minutes 16 seconds West, 18.80 feet to a point of curvature of a non-tangent curve concave to the southwest (a radial line to said point bears North 14 degrees 36 minutes 45 seconds East); thence southeasterly along the arc of said curve, having a radius of 1441.25 feet and a central angle of 20 degrees 27 minutes 49 seconds, a distance of 514.75 feet to a point of compound curvature of a curve concave to the southwest; thence southeasterly along the arc of said curve, having a radius of 1090.64 feet and a central angle of 06 degrees 47 minutes 18 seconds, a distance of 129.22 feet; thence North 90 degrees 00 minutes 00 seconds East, 35.33 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING LANDS:

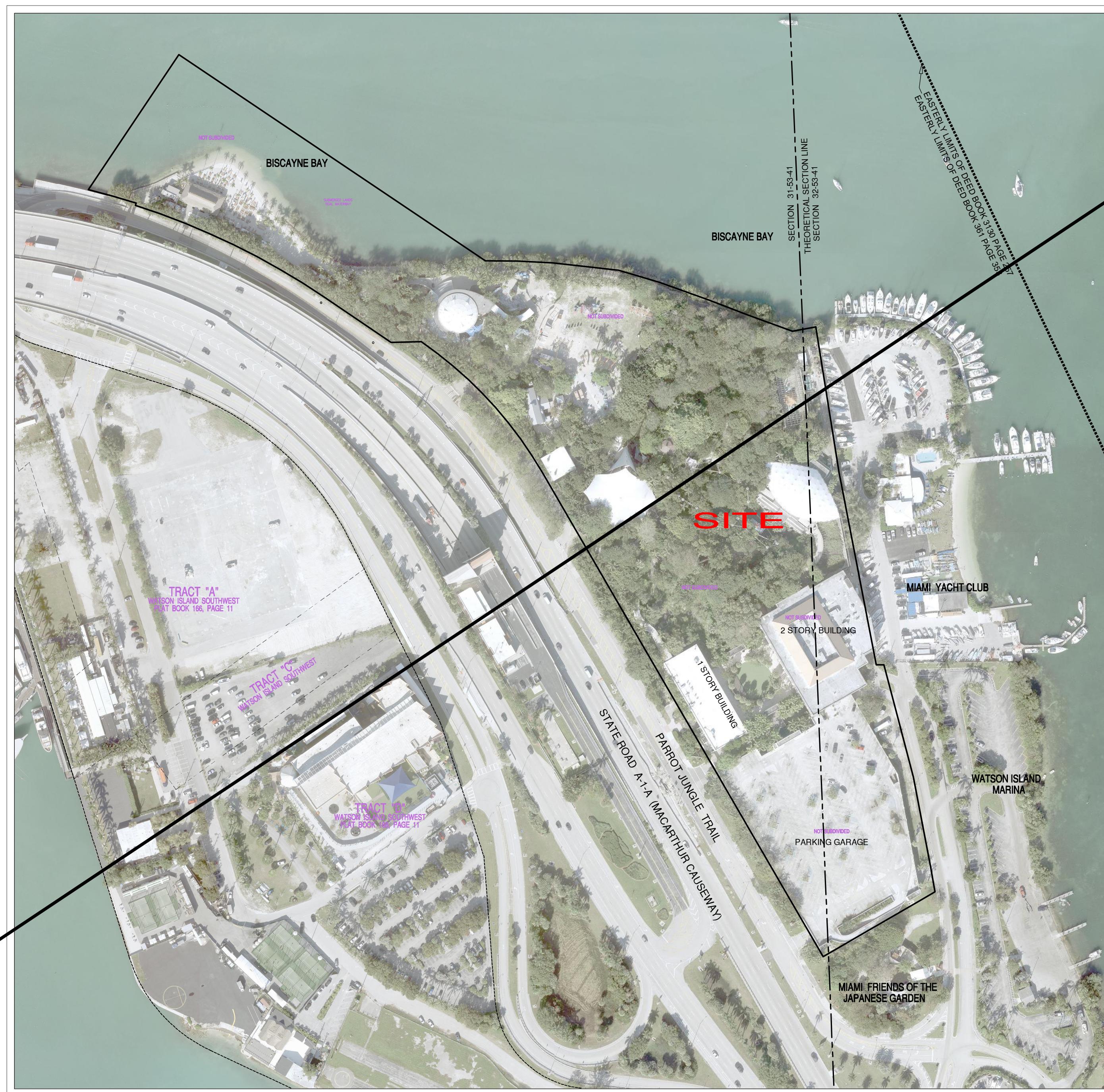
That portion of WATSON ISLAND lying and being in Sections 31 and 32, Township 53 South, Range 42 East, described as follows:

Commence at a point known as P.T. STATION 25+50 of the official map of location and survey of a portion of Section 8706, designated as a part of State Road A-1-A Dade County, Florida as recorded in Plat Book 56, Page 71 of the Public Records of Dade County, Florida, said point being the point of tangency of the centerline of the most northerly curve of General Douglas MacArthur Causeway, running Southeastwardly from the Northwesterly corner of Watson Island and having a radius of 1432.69 feet and a central angle of 62 degrees 00 minutes 00 seconds; thence North 60 degrees 52 minutes 45 seconds East, along the Northwesterly prolongation of the radial line of the above mentioned curve for a distance of 670.74 feet; thence South 09 degrees 52 minutes 53 seconds East, 387.30 feet to the Point of Beginning; thence continue South 09 degrees 52 minutes 53 seconds East, 470.00 feet; thence North 60 degrees 52 minutes 45 seconds East, 30.75 feet; thence North 08 degrees 45 minutes 06 seconds West, 49.29 feet; thence North 09 degrees 52 minutes 53 seconds West, 180.24 feet; thence North 13 degrees 41 minutes 45 seconds West, 134.32 feet; thence North 13 degrees 41 minutes 15 seconds West, 94.07 feet; thence South 89 degrees 32 minutes 37 seconds West, 15.03 feet to the Point of Beginning.

PARCEL II (Appurtenant Easement):

Non-Exclusive Easements as set forth in that certain Lease and Development Agreement dated September 2, 1997, by and between CITY OF MIAMI, a municipal corporation of the State of Florida, as landlord, and PARROT JUNGLE AND GARDENS OF WATSON ISLAND, INC., a Florida corporation, as tenant, as evidenced by the Memorandum of Lease filed January 10, 2001 at Official Records Book 19446, Page 1; as modified by the Modification of Lease and Development Agreement recorded in Official Records Book 20602, Page 3487; as further modified by those certain unrecorded Third Modification to Lease and Development Agreement dated October 29, 2008, and Fourth Modification to Lease and Development Agreement dated June 24, 2009; as assigned to ESJ JJ Leasehold, LLC, a Florida limited liability company (Assignee Lessee) pursuant to the Assignment and Assumption Agreement and Termination of Sublease recorded in Official Records Book 30486, Page 2539; as further affected by the Special Warranty Deed for improvements to ESJ JJ Leasehold, LLC, a Florida limited liability company recorded in Official Records Book 30486, Page 2551; and as further amended by the Amendment to Memorandum of Lease recorded in Official Records Book 30667, Page 4617, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Easements (i) for the temporary use of Watson Island during construction of leasehold improvements by Lessee on the Subject Property, (ii) in favor of Lessee on a non-exclusive basis, for installation, operation, maintenance, repair, replacement, removal and removal of utility facilities such as water lines, fire lands, gas mains, electrical power lines, telephone lines, storm and sanitary sewers and other utility lines and facilities, including reasonable rights of ingress and egress; (iii) for the non-exclusive right and easement for unobstructed vehicular access to and from the Subject Property to MacArthur Causeway; (iv) for the non-exclusive right of Lessee to use portions of Watson Island, which Watson Island is depicted by sketch in the Lease ("Watson Island"), in common with the public, subject to the Lessor's right to restrict portions of Watson Island for special events, for the unobstructed pedestrian access to and from the Subject Property by Lessee, subtenants and their employees, agents, customers and in access to all of the public areas of Watson Island; (v) for the reasonable right and easement to enter onto those portions of Watson Island for the purpose of performing maintenance and repairs to the Lessee's Leasehold Improvements; and (vi) for the non-exclusive rights and easements for installation, maintenance, repair and replacement of utility facilities and for pedestrian and vehicular access to and from the adjacent portions of Watson Island to the Subject Property as such locations as may be approved by the Lessor from time to time.



LOCATION SKETCH
LYING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 150'

SURVEYOR'S NOTES:

- This site lies in Sections 31 & 32, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, Inc. Sketch #2020-031.
- Bearings hereon are referred to an assumed value of N30°08'22"W for the Baseline of State Road A-1-A (MacArthur Causeway) as shown on F.D.O.T. right of way map Section 87060 on Financial Project No. 443432-1, dated 1/5/24.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. D-152-R, Elevation +6.70, located on March 27, 2020 at MacArthur Causeway (Eastbound Lanes) near the Easterly end of Watson Island.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C0316L, for Community No. 120650, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Uplands and Submerged lands shown hereon containing 813,567 square feet, or 18.677 acres, more or less.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- This Boundary & Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes.
- That the Mean High Water Line elevation as shown hereon, was established by extending the elevation through differential leveling from the Florida Department of Environmental Protection Tidal Benchmark Station ID: 872-3165 on December 12, 2024, having an elevation of 0.20 North American Vertical Datum of 1988 (+1.79 National Geodetic Vertical Datum of 1929).
- Miami-Dade County Folio: 01-3231-000-0014.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 23, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on January 23, 2025.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653
By: Daniel C. Fortin Jr., For The Firm
Professional Surveyor and Mapper, LS6435
State of Florida.

CITY OF MIAMI ePLAN SPACE

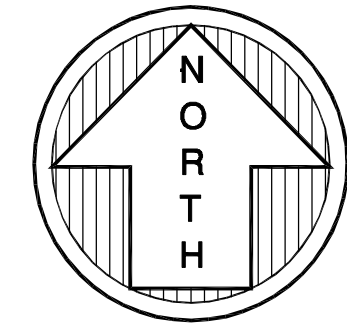
No.	D.N.	Revision	Description

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is not to be reproduced in whole or in part without the Express WRITTEN permission of Some.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
1111 PARROT JUNGLE TRAIL
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/23/25
Scale	AS SHOWN
Drawn By	DJR, JJB, DWF
CAD No.	240752
Plotted	1/23/25 3:14p
Ref. Dwg.	S.B.O.
Field Book	675-47.F.S.-GC & TMC
Job No.	240829
Dwg. No.	2024-089
Sheet	1 of 6



SUBSTITUTED



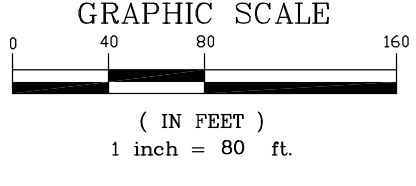
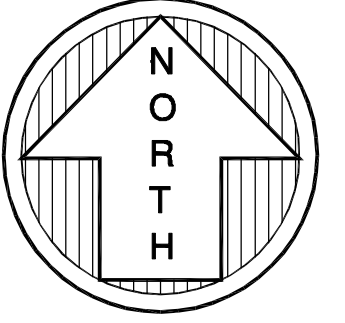
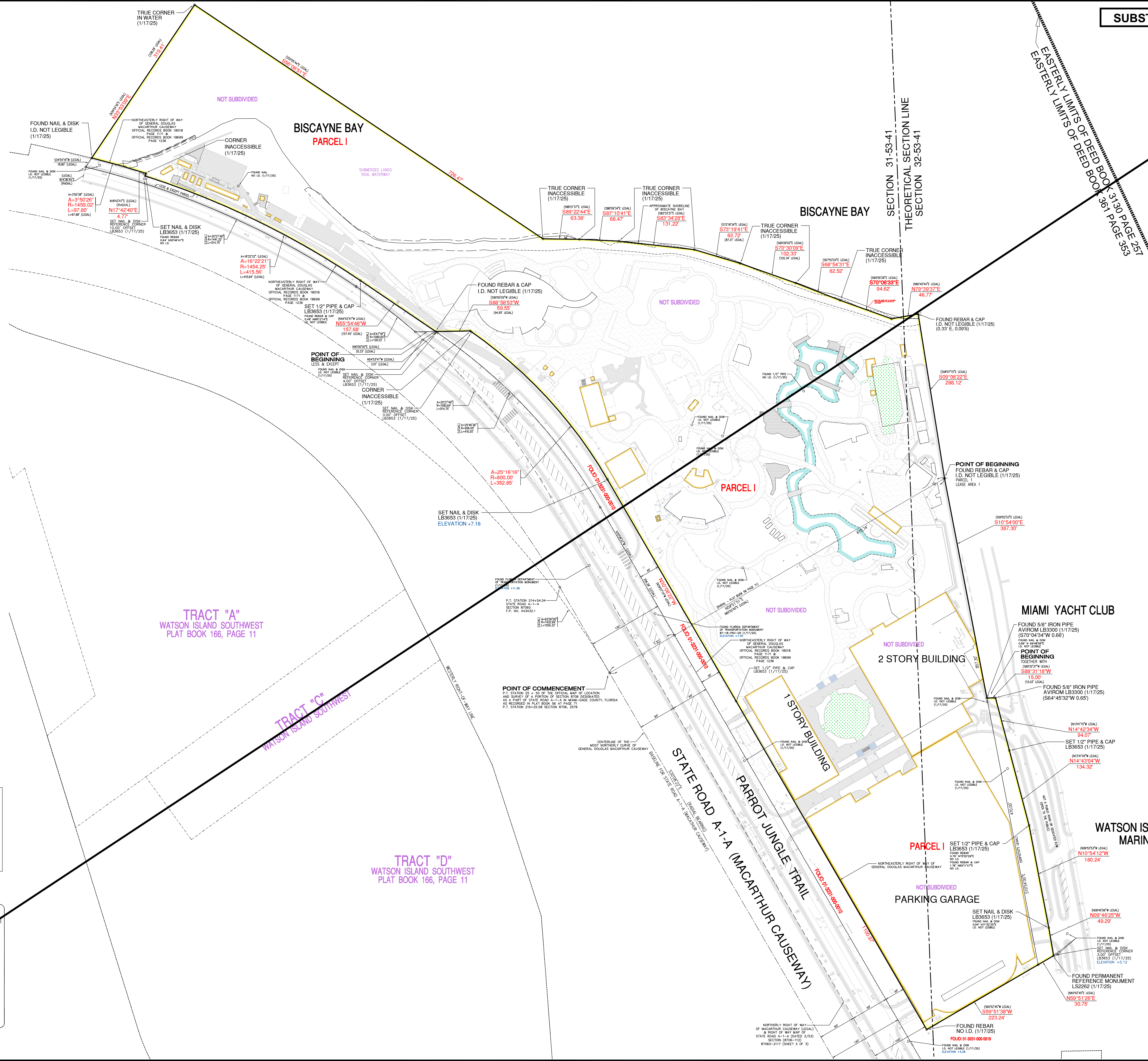
CITY OF MIAMI ePLAN SPACE

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: flg@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
1111 PARROT JUNGLE TRAIL
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date: 1/23/25
Scale: 1"=80'
Drawn By: DJR, JJB, DWF
CAD No.: 240752
Plotted: 1/23/25 3:14p
Ref. Dwg.: S.B.O.
Field Book: 675-47.F.S.-GC & TMC
Job No.: 240829
Dwg. No.: 2024-089
Sheet: 2 of 6



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

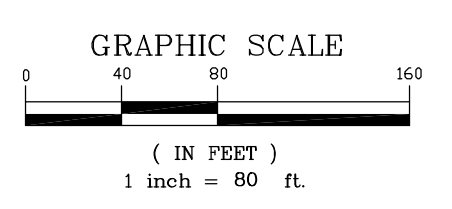
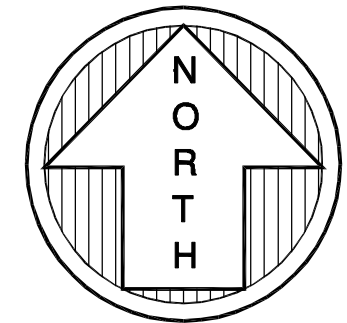
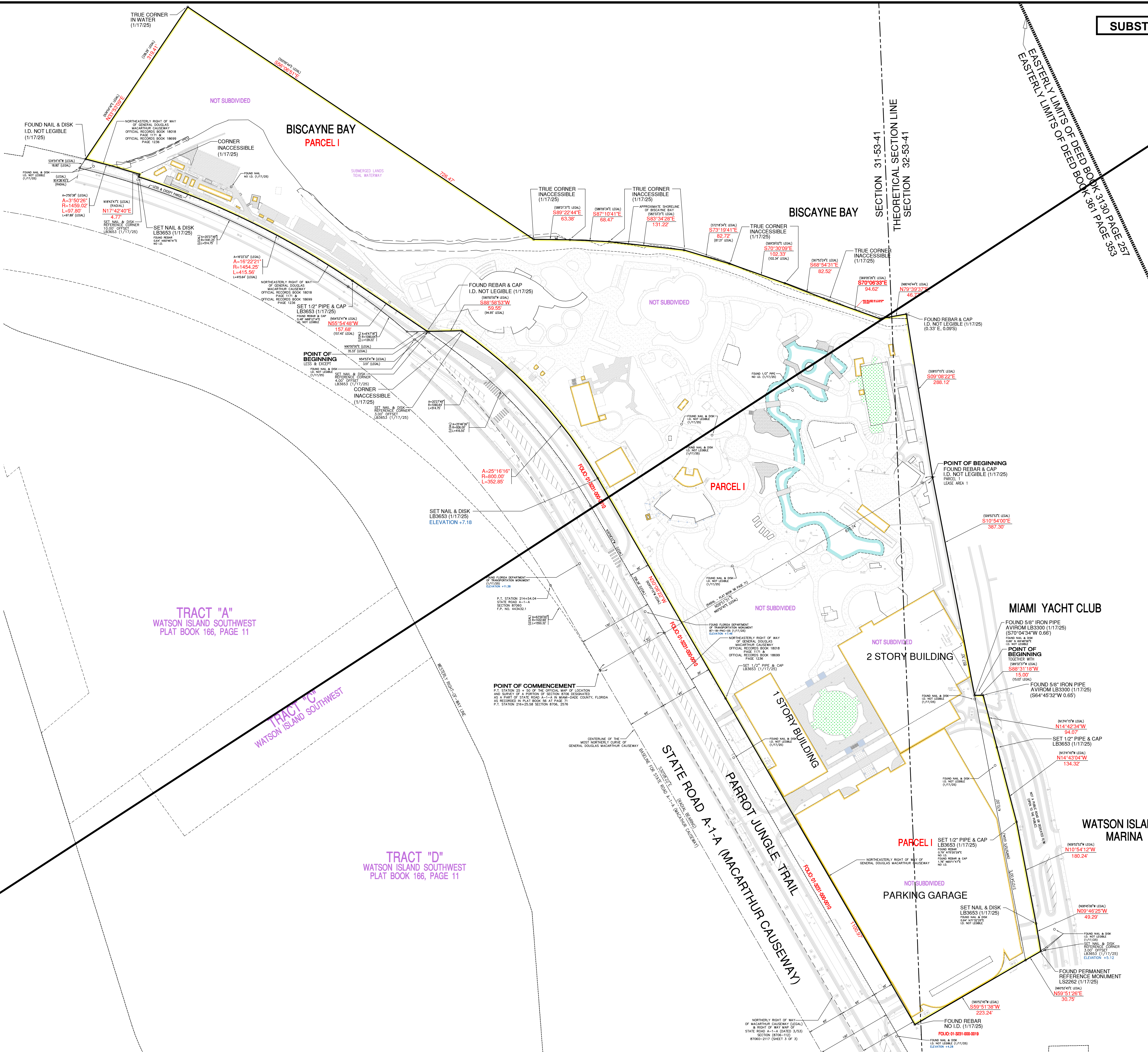
LEGEND

	—○—○—	OVERHEAD UTILITY WIRE
	—x—x—	CHAIN LINK FENCE
	—/—/—	LIMITED ACCESS RIGHT-OF-WAY
	— — —	0.5' CURB
	—=—=—	2.00' CURB & GUTTER
	— — —	WALL
	EL.	ELEVATION
	INV.	INVERT
	B.O.S.	BOTTOM OF STRUCTURE
	T.O.B.	TOP OF BAFFLE
	PLAT BOOK	PG. = PAGE
	OFFICIAL RECORDS BOOK	
	CONCRETE	
	ASPHALT PAVEMENT	
	R/W	RIGHT-OF-WAY
	C	CENTER LINE
	M	MONUMENT LINE
	S	SIGN

SUBSTITUTED



CITY OF MIAMI ePLAN SPACE



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	MANHOLE		LIMITED ACCESS DRIVE-UP-WAY LINE
	LIGHT POLE		0.5' CURB
	WATER METER		2.00' CURB & GUTTER
	WATER VALVE		WATER MAIN
	UTILITY POLE		ELEVATION
	RISER		INVERT
	FIRE HYDRANT		BOTTOM OF STRUCTURE
	HANDHOLE		TOP OF BAFFLE
	SEWER/DRY VALVE		PLAT BOOK PG. = PAGE
	CLEANOUT		OFFICIAL RECORDS BOOK
	DRAIN		CONCRETE
	GRADE ELEVATION		ASPHALT PAVEMENT
	BOLLARD		RIGHT-OF-WAY
			CENTER LINE
			MONUMENT LINE
			SKIN

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: flg@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
1111 PARROT JUNGLE TRAIL
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/23/25
Scale	1"=80'
Drawn By	DJR, JJB, DWF
CAD No.	240752
Plotted	1/23/25 3:14p
Ref. Dwg.	S.B.O.
Field Book	675-47.F.S.-GC & TMC
Job No.	240829
Dwg. No.	2024-089
Sheet	2 of 6

V102

