

July 17, 2013

Via Hand-Delivery

Mr. Francisco Garcia
Planning and Zoning Department
City of Miami
444 S.W. 2nd Avenue, 3rd Floor
Miami, Florida 33128

RE: GROVE ISLE REZONING- LETTER OF INTENT AND ANALYSIS

Dear Mr. Garcia,

On behalf of Grove Isle Associates, LLLP (the "Applicant"), we respectfully submit the enclosed Application for Rezoning for a portion of the property located at 4 Grove Isle Drive, Miami, Florida (the "Property"). Please consider this correspondence as the Applicant's Letter of Intent and analysis pursuant to Article 7.1.2.8(c)(2)(g) of Miami 21. Specifically, the Applicant is requesting a zoning change from T5-R with NCD-3 to T6-8 R with NCD-3 pursuant to the successional zoning requirements of Article 7.1.2.8 of Miami 21 (the "Rezoning") and a comprehensive plan change from Medium Density Residential to High Density Residential.

PROPERTY INFORMATION

The Property being rezoned is approximately 132,560 Sq. Ft or 3.04 acres in total area and is currently improved with various low rise buildings including a Hotel, Spa, Restaurant and other accessory uses (the "Existing Buildings"). The Existing Buildings were originally constructed around 1973 and are outdated and in need of modernization and architectural enhancement. The Property is a portion of a larger 7 acre parcel which includes a Marina and Tennis Courts, as well as private drives and a bridge, the remaining portion of the Applicant's property is not included in this rezoning request.

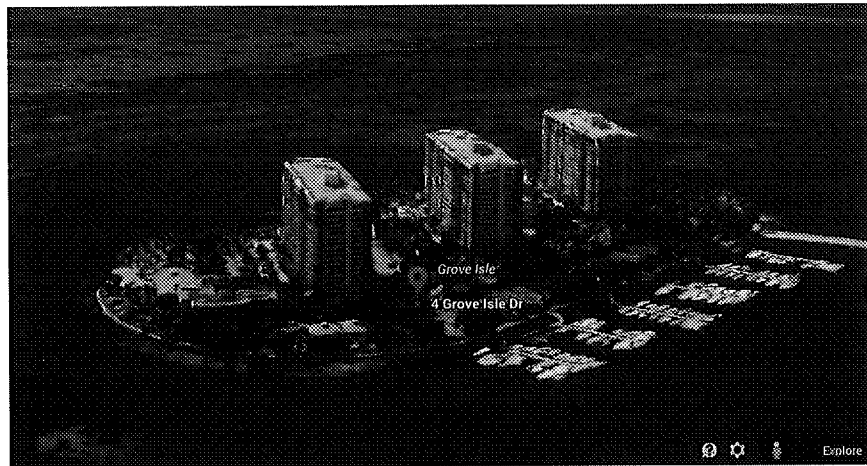
ANALYSIS OF REQUEST FOR REZONING

As per Miami 21, the current zoning for the Property is T5-R with an NCD3 overlay. The Applicant's request to rezone the Property to T6-8 R with an NCD3 overlay will allow the Property to be developed with a smaller tower footprint and a maximum of 12 Stories. The proposed development of additional residences would be limited to the T6-8 R Property and the remaining portion of the 7 acre, is anticipated to be developed with accessory uses similar to those currently provided. For the reasons outlined below, we believe the proposed Rezoning is appropriate for this particular Property and should be approved.

1. An analysis of the Property shows that the existing condition of the surrounding properties supports the rezoning to T6-8R.

The Property is located on an island which is approximately 850 feet away from the Shoreline. As such, this analysis considers the immediate surrounding island, the abutting developments on the shoreline to the West, as well as a mile and half radius around the island. The Grove Isle Island has three existing residential towers which contain a total of 510 units; each Tower measures 18 Stories at 210 feet in Height. The proposed T6-8 R, would allow a maximum of 12 Stories at 168 feet in Height, see Image 1.

Image 1.



Second, when the Property is compared to the existing upland properties, the upland properties contain various residential Towers, from low rise to high rise, as well as the neighboring Mercy Hospital Campus. The highest of the closest residential towers, vary from the highest at 12 Stories to the lowest of 4 Stories, See Image 2 and 3. The Mercy Hospital campus buildings vary and range from 10 Stories to 1 Story.

Image 2

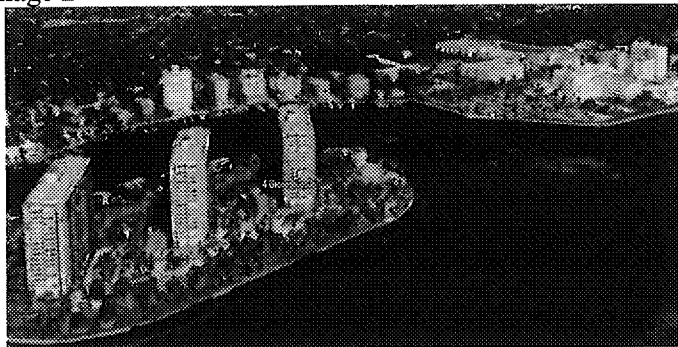


Image 3



Third, the current zoning designation on the island is T5-R, the existing buildings are legal non-conforming structures at the time of their development such heights were permitted. Along the shoreline, the area is also designated T5-R, however there also exists buildings which are higher than 5 Stories, as those buildings were built under previous zoning ordinances. Further West on the out on upland properties, the area is predominantly single family residential in the core with surrounding higher designations of T5, T6-8, T6-12, and CI along the Thoroughfares and Shoreline, see Images 3 and 4. The island and immediate upland area have not been redeveloped in many years. The designation of T6-8 R would allow for a new residential development to be added which is consistent with its surrounding buildings. Furthermore, the Applicant proffers that such redevelopment of the residential towers will be located within a limited footprint on the Grove Isle island, which is less than half of the property which they own. The limited footprint and Floorplate limitations above the 8th Story, provide for a lesser impact to the buildings surroundings than the unlimited 5 Story buildings wrapping around the island.

Image 3

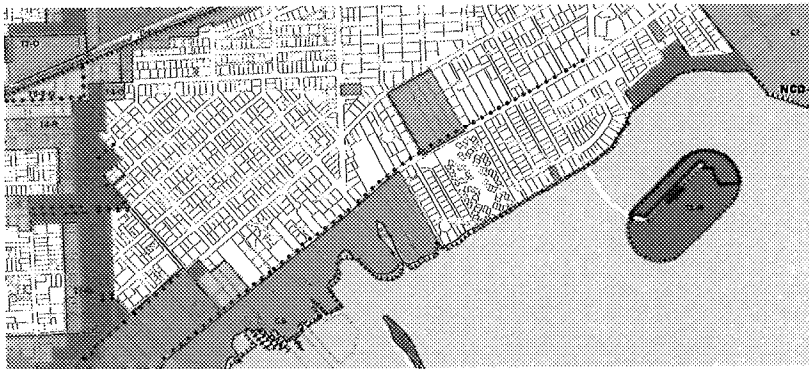
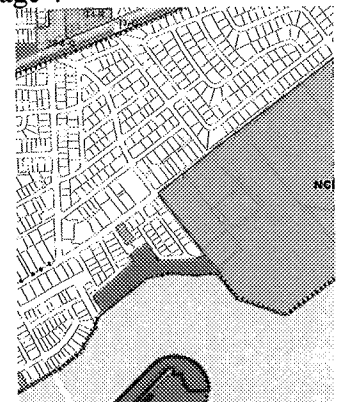


Image 4



2. **The zoning change request is only to the next intensity Transect Zone, and maintains the goals of this Miami 21 Code to preserve Neighborhoods and to provide transitions in intensity and Building Height.**

The rezoning request to the next intensity transect zone is being requested in order to accommodate a taller residential Tower within a smaller footprint, however still consistent in scale with its abutting buildings. The intensity of the Property is being limited by this rezoning as there are more stringent design guidelines in T6-8 R, than T5-R. Currently, T5-R has an unlimited permissible Floor Area and the proposed T6-8 R has a limited Floor Area calculated of 5 multiplied by the Net Lot Area. The T5-R designation permits a development which for analysis purposes is a square. So long as all the setbacks are met, a 5 Story square maybe developed. However, the T6-8 R designation requires that the buildings be setback above the 8th Story and limit the size of the Floorplate above. Therefore, because of these design limitations, the form of the buildings is more restricted in the T6-8 R designation.

	T5-R	T6-8 R
Net Lot Area 132,560 Sq. Ft (area of rezoning)	80% Lot Coverage = 106,048 SF 5 Stories = 530,240 SF	5 x NLA = 662,800 SF
Setbacks	Frontages – 10 feet Sides/Rear – 0 feet	Frontages – 10 feet; 20 feet above 8 th Story Side/Rear – 0 feet; 30 feet above 8 th Story
Floorplate	No limitation	15,000 SF limitation above the 8 th Story

4. There is a need and justification for the proposed change from T5-R to T6-8 R which supports the application.

The Property is subject to two restrictive instruments, (1) the Declaration of Restrictive Covenants Running with the Land recorded on or about May 12, 1976 in Official Records Book 9324, at Page 571 (the “Covenant”); and (2) the Settlement Agreement entered into between the City, Applicant’s predecessor in interest, and various other parties on July 27, 1997 and recorded in Official Records Book 9912, at Page 262 (the “Settlement Agreement”) (collectively “Restrictive Instruments”). These Restrictive Instruments limit the entire Grove Isle Island to be developed with four residential towers up to 18 Stories and 220 feet in Height or as many five story buildings as may be accommodated in accordance with the laws in place at the time of the Restrictive Instruments. Changed conditions make the passage of the proposed zoning amendments necessary. The Applicant is seeking to develop the Property in a form and manner consistent with the abutting existing buildings and the current Miami 21 code which are different from its current entitlements. The requested rezoning once approved, will reduce the entitlements from 220 feet, 18 Stories to 168 feet, 12 Stories.

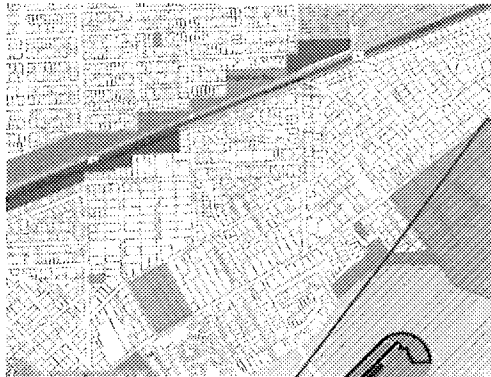
5. Consistency with the NCD 3 Overlay

The NCD 3 overlay is still be retained and is not impacted by this rezoning and comprehensive plan request. Therefore, the intent of the Coconut Grove Neighborhood Conservation District NCD-3 which is “to establish a protective series of legislative elements to preserve the historic, heavily landscaped character of Coconut Grove’s residential areas; enhance and protect Coconut Grove’s natural features such as the tree canopy and green space; and protect the architectural variety within the unique single family neighborhood that comprises Coconut Grove” are being preserved.

6. Comprehensive Plan Amendment

In connection with the rezoning, a comprehensive plan amendment is required for consistency purposes in accordance with the Miami Comprehensive Neighborhood Plan. The request is from Medium Density Residential to High Density Residential because the T6-8 R designation permits a density starting at 150 units per acre. However, the Applicant is proffering a covenant in connection with the rezoning and comprehensive plan to limit the density on the Property to 65 units per acre which is what is currently permitted and what is permitted in the surrounding area. There are other High Density Residential areas in the surrounding area along the Thoroughfares as depicted in Image 5.

Image 5



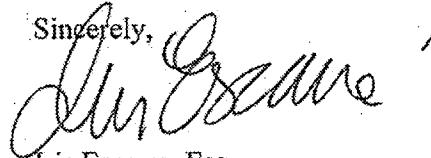
7. The Covenant Proposed by the Applicant will Ensure that any Future Redevelopment on the Property is Compatible with the Surrounding Area.

In connection with the Rezoning and Comprehensive Plan request, the Applicant is proffering a covenant that will limit the density of existing or future development on the Property to 65 units per acre (same as existing T5-R) and will simply permit the Applicant to develop the same amount of residential units as its surrounding properties.

Please note that this rezoning request does not waive any rights, entitlements and/or claims held by the Applicant in the Property pursuant to (1) the Declaration of Restrictive Covenants Running with the Land recorded on or about May 12, 1976 in Official Records Book 9324, at Page 571 (the "Covenant"); and (2) the Settlement Agreement entered into between the City, Applicant's predecessor in interest, and various other parties on July 27, 1997 and recorded in Official Records Book 9912, at Page 262 (the "Settlement Agreement") until such time as the Covenant and Settlement Agreement are released by the appropriate parties.

As discussed above, we believe the Rezoning to T6-8 R with an NCD 3 overlay should be approved because it will bring the zoning designation in line with the existing surrounding development, will further the future revitalization of the Property thereby contributing to the continued transformation of this corridor, and will not result in increasing the density of the existing development on the Property. Should you require any additional information, please feel free to contact me at (305) 579-0737.

Sincerely,



Iris Escarra, Esq.

cc: Eddie Avila, Grove Isle Associates, LLLP

**This instrument was prepared by and
after recordation return to :**

Name: Iris Escarra, Esq. .

Address: Greenberg Traurig
333 SE 2nd Avenue, 2nd Floor
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (the "Declaration") is made this ____ day of _____, 2014, by **GROVE ISLE ASSOCIATES LLLP.** (hereinafter the "Owner"), a Florida limited liability company, its successors and/or assigns, in favor of the **CITY OF MIAMI, FLORIDA**, a municipality located within the State of Florida (hereinafter the "CITY").

RECITALS

WHEREAS, the Owner owns the parcel of land located at 4 Grove Isle Drive, Miami, Florida, as more particularly described in **EXHIBIT A** attached hereto (the "Property");

WHEREAS, the Owner intends to redevelop the Property with additional residential uses;

WHEREAS, in accordance with Article 7.1.2.8 of Miami 21, the Owner has requested an amendment of the zoning atlas for the Property from T5-R to T6-8 R which permits an increase in density from 65 units per acre to 150 units per acre; and

WHEREAS, Owner desires to limit the permitted density to 65 units per acre.

NOW THEREFORE, the Owner voluntarily covenants and agrees that the Property shall be subject to the following restrictions that are intended and shall be deemed to be a

covenant running with the land and binding upon the Owner of the Property, and its heirs, successors and assigns as follows:

Section 1. The recitals set forth above are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

Section 2. The Owner hereby makes the following voluntary declarations running with the land concerning the Property:

- 1.. The Property shall be designated T6-8 R for land development purposes under Miami 21 and the Comprehensive Plan designation will be High Density Multifamily Residential.
2. The Property's permitted density shall be limited to no more than of 65 units per acre.

Section 3. **Effective Date.** The provisions of this Declaration shall become effective upon their recordation in the Public Records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years. This instrument shall constitute a covenant running with the title to the Property and shall be binding upon Owners, their successors and assigns.

Section 4. **Amendment and Modification.** This instrument may be modified, amended, or released as to any portion of the Property by a subsequent written instrument executed by the then Owners of the fee-simple title to the Property to be affected by such modification, amendment or release and providing that same has been approved by the Miami City Commission after proper advertisements and public hearings, per the code at such time, which shall be applied for at the expense of the Owner.

Section 5. Inspection and Enforcement. An enforcement action may be brought by the City by action in law or in equity against any party or person violating or attempting to violate any covenants of this Declaration, or provisions of the building and zoning regulations, either to restrain violations or to recover damages. The prevailing party in the action or suit shall be entitled to recover costs and reasonable attorney's fees. This enforcement provision shall be in addition to any other remedies available under the law.

Section 6. Severability. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions of the Declaration, which shall remain in full effect.

Section 7. Recording. This Declaration shall be recorded in the Public Records of Miami-Dade County at the Owners' expense.

Signed, witnessed, executed and acknowledged on this ____ day of _____, 2014.

[Signature Pages to Follow]

Witnesses:

GROVE ISLE ASSOCIATES, LLLP

Signature

By: _____

Print Name

Name: _____

Signature

Title: _____

Print Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by _____ as _____ of GROVE ISLE ASSOCIATES, LLLP, a Florida limited liability company. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this __ day of _____ 2014, in the County and State aforesaid.

Notary Public State of _____

My Commission Expires:

Print Name

EXHIBIT "A"

REZONING APPLICATION

RECEIVED
PLANNING DEPARTMENT



PLANNING AND ZONING DEPARTMENT, HEARING BOARDS SECTION 2: 32

444 SW 2nd Avenue, 3rd Floor • Miami, Florida 33130 • Telephone 305-416-2030

www.miamigov.com/hearing_boards

Welcome to the City of Miami! This application is intended to serve as a guide in assisting you with our public hearing process. Please feel free to contact us, should you have any questions.

There is no deadline to submit this application as it is presented semi-annually to the Planning, Zoning and Appeals Board and the City Commission. **The application submittal date is the date stamped by Hearing Boards' staff on this page.** The responses to this application must be ***typed and signed in black ink***. All pertinent and accurate information/documentation; i.e., the plans, reports, exhibits, shall be presented at the time of filing, in addition to the paid receipt. The applicant is responsible for the accuracy of the information contained in the application and all supporting materials. Should you wish, you could bring the materials to our office for review prior to submittal to ensure completeness.

You will be responsible, if needed, to bring an interpreter for the English language to any presentation before city boards, committees and the city commission. A valid power of attorney will be required if neither applicant or legal counsel representing the applicant execute the application or desire to make a presentation before city boards, committees and the city commission. All documents, reports, studies, exhibits (8½x11") or other materials submitted during this process will be kept as part of the record. Any documents offered to the Planning, Zoning and Appeals Board and the City Commission, which have not been provided fifteen (15) days before the meeting as part of the agenda materials will be entered into the record at the discretion of the aforementioned Board and Commission.

ORDINANCE NO. 11469, CODIFIED IN CHAPTER 2, ARTICLE VI OF THE CITY CODE STATES THAT ANY PERSON WHO RECEIVES COMPENSATION, REMUNERATION OR EXPENSES FOR CONDUCTING LOBBYING ACTIVITIES TO REGISTER AS A LOBBYIST WITH THE CITY CLERK, PRIOR TO ENGAGING IN LOBBYING ACTIVITIES BEFORE CITY STAFF, BOARDS, COMMITTEES AND THE CITY COMMISSION. A COPY OF SAID ORDINANCE IS AVAILABLE IN THE OFFICE OF THE CITY CLERK (MIAMI CITY HALL), LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA, 33133.

Ordinance No. 12918 states that each person or entity requesting approval, relief or other action from the City Commission or any of its boards, authorities, agencies, councils or committees regarding any issue, shall disclose at the commencement (or continuance) of the public hearing(s) on the issue, any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action. The *Disclosure of Consideration Provided or Committed for Agreement to Support or Withhold Objection Affidavit* included in this package must be submitted with the application. The applicant must, at the commencement of any public hearing on the issue, if there is any disclosure to report, read the disclosure into the record. Also, the applicant must supplement the affidavit if there is any new information or additional information to disclose.

Copies of City Commission resolutions and ordinances can be obtained at our website through the "Legislative Hub", or for certified copies, contact the City Clerk's Office at 305-250-5360.

REZONING APPLICATION

Please refer to Article 7.1.2.8 of the Miami 21 Code for Rezoning information.

1. Applicant(s): Iris Escarra, Esquire on behalf of Grove Isle Associates, LLLP
2. Subject property address(es) and folio number(s): 4 Grove Isle Drive- Folio No. 01-4114-002-0010
3. Present zoning designation(s): T-5 R /NCD-3
4. Proposed zoning designation(s): T6-8 R /NCD-3
5. Per Miami 21, Article 7.1.2.8, c.2 (g), an analysis of the properties within a one-half mile radius of the subject property, including aerial photo of the site as to why the present zoning designation is inappropriate and proposed zoning designation is appropriate.
6. One (1) original, two (2) 11x17" copies and one (1) 8½x11 copy of the survey of the property prepared by a State of Florida registered land surveyor within six (6) months from the date of the application.
7. A clear and legible copy of the recorded warranty deed and tax forms of the most current year showing the present owner(s) and legal description of the property to match the legal description on the survey.
8. A clear and legible copy of the subject property address(es) and legal description(s) on a separate sheet, labeled as "Exhibit A", to match with the current survey's legal description.
9. At least two photographs showing the entire property showing land and improvements.
10. Copy of the lobbyist registration processed by the Office of the City Clerk, if applicable.
11. *Affidavit of Authority to Act* and the *Disclosure of Ownership* of all owner—and contract purchasers, if applicable—of the subject property.
12. For all corporations and partnerships indicated:
 - a) Articles of Incorporation;
 - b) Certificate from Tallahassee showing good standing, less than one (1) year old;
 - c) Corporate Resolution or a Power of Attorney signed by the secretary of the Corporation authorizing the person who signed the application to do so;
 - d) Non-profit organizations: A list of Board of Directors less than one (1) year old.
13. Certified list of owners of real estate within 500 feet of the subject property.
14. Original *Disclosure of Consideration Provided or Committed for Agreement to Support or Withhold Objection Affidavit*.
15. Original Public School *Concurrency Management System Entered Requirements* form.
16. The subject property(ies) **cannot** have any open code enforcement/lien violations.
17. What is the acreage of the project/property site? Approx. 3.04 acres

REZONING APPLICATION

18. What is the purpose of this application/nature of proposed use? Rezoning of property from T-5 R /NCD-3 to T6-8 R /NCD-3.
19. Is the property within the boundaries of a historic site, historic district or archeological zone? Please contact the Planning and Zoning Department on the 3rd Floor for information. no
20. Is the property within the boundaries of an Environmental Preservation District? Please contact the Planning and Zoning Department on the 3rd Floor for information. no
21. What would be the anticipated duration of the presentation in front of the:
X Planning, Zoning and Appeals Board 15 mins and/or X City Commission 15 mins
22. Cost of processing according to Section 62-22 of the Miami City Code*:

Change of zoning classification to:

- a. CS, T3-R, T3-L, T3-O, T4-R, T4-L, T4-O, T5-R, T5-L, T5-O, T6-R, T6-L, CI:
Per square foot of net lot area \$.50
Minimum (Assumes a 5,000 square-foot lot) \$ 2,500.00
- b. T6-8 O, T6-12 O, T6-24 O, D1, D2, D3, T6-36 O, T6-48 O, T6-60 O, T6-80, CI-HD:
Per square foot of net lot area \$.70
Minimum \$ 5,000.00
- c. Advertising \$ 1,500.00
- d. School Concurrency Processing (if applicable) \$ 150.00
- e. Mail notice fee per notice \$ 4.50
- f. Meeting package mailing fee per package \$ 6.00

*Fees over \$25,000.00, shall be paid in the form of a certified check, cashier's check, or money order.

Signature *Iris Escarra* Address 333 Avenue of the Americas
Name Iris Escarra Miami, Florida 33131
Telephone 305-579-0737 E-mail escarra@gtlaw.com

STATE OF FLORIDA -- COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 17 day of July
20 14, by Iris Escarra, Esquire
who is a(n) individual/partner/agent/corporation of a(n)
individual/partnership/corporation. He/She is personally known to me or who has produced
as identification and who did (did not) take an oath.

(Stamp)

Signature *Marisol Rodriguez*
MARISOL RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Sep 27, 2014
Commission # EE 30092

REZONING APPLICATION

AFFIDAVIT OF AUTHORITY TO ACT

Before me this day, the undersigned personally appeared Iris Escarra, Esquire
_____, who being by me first deposes and says:

1. That he/she is the owner or the legal representative of the owner, submitting the public hearing application as required by the Code of the City of Miami, Florida, affecting the real property located in the City of Miami, as listed on the foregoing pages.
2. That all owners who he/she represents, if any, have given his/her full and complete permission for him/her to act in his/her behalf for the change or modification of a classification or regulation of zoning as set out in the foregoing petition, X including or not including responses to day to day staff inquires.
3. That the foregoing and following pages are part of this affidavit and contain the current names, mailing addresses, telephone numbers and legal descriptions of the real property of which he/she is the owner or legal representative.
4. That the facts, as represented in the application and documents submitted in conjunction with this affidavit, are true and correct.

Further Affiant sayeth not.

Iris Escarra, Esquire
Applicant(s) Name

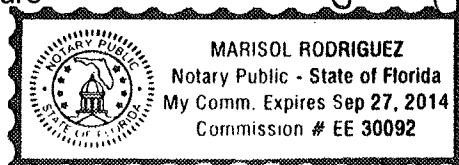
Iris Escarra
Applicant(s) Signature

STATE OF FLORIDA -- COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 17 day of July
20 14, by Iris Escarra, Esquire who is a(n)
individual/partner/agent/corporation of _____ a(n)
individual/partnership/corporation. She is personally known to me, or who has produced _____
_____ as identification and who did (did not) take an oath.

(Stamp)

Marisol Rodriguez
Signature



REZONING APPLICATION

DISCLOSURE OF OWNERSHIP

1. List the owner(s) of the subject property **and** percentage of ownership. **Note:** The Miami City Code requires disclosure of all parties having a financial interest, either direct or indirect, with respect to a presentation, request or petition. Accordingly, disclosure of shareholders of corporations, beneficiaries of trusts, and/or any other interested parties, together with their address(es) and proportionate interest are required. Please supply additional lists, if necessary.

Owner's Name(es) Grove Isle Associates, LLLP, a Delaware limited liability limited partnership

Percentage of Ownership See attached Exhibit "B"

Subject Property Address(es) approx. 4 Grove Isle Drive

2. List all street address(es) and legal description(s) of any property located within 500 feet of the subject property owned by any and all parties listed in question #1 above. Please supply additional lists, if necessary.

Street Address(es):

Legal Description(s):

1 Grove Isle Drive

Eduardo Avila

Owner(s) or Attorney Name

[Signature]

Owner(s) or Attorney Signature

STATE OF FLORIDA -- COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 15 day of July
20 14, by Eduardo Avila
who is a(n) individual/partner/agent/corporation of _____ a(n)
individual/partnership/corporation. He/She is personally known to me or who has produced _____
as identification and who did (did not) take an oath.

(Stamp)

[Signature]
Signature

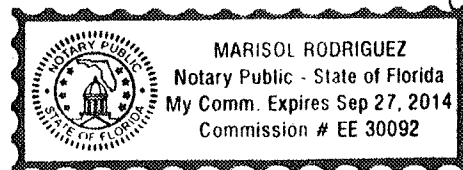


Exhibit "A"

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 41 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 33.57 FEET TO THE POINT OF INTERSECTION WITH THE CITY OF MIAMI MONUMENT LINE OF SOUTH BAYSHORE DRIVE (AS SHOWN ON THAT CERTAIN MUNICIPAL ATLAS - CITY OF MIAMI, SHEET NO. 43R); THENCE SOUTH 63 DEGREES 14 MINUTES 16 SECONDS WEST ALONG THE LAST DESCRIBED CITY OF MIAMI MONUMENT LINE FOR A DISTANCE OF 625.30 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST ALONG THE CITY OF MIAMI MONUMENT LINE OF FAIR ISLES STREET (AS SHOWN ON THAT CERTAIN MUNICIPAL ATLAS - CITY OF MIAMI, SHEET NO. 43R) AND ITS PROLONGATION FOR A DISTANCE OF 992.47 FEET; THENCE SOUTH 63 DEGREES 16 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 2.50 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 224.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 785.29 FEET AND A CENTRAL ANGLE OF 31 DEGREES 56 MINUTES 35 SECONDS FOR AN ARC DISTANCE OF 437.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.78 FEET; THENCE NORTH 31 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 74.16 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 800.00 FEET; THENCE NORTH 61 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 155.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND (SAID LAST MENTIONED THREE [3] COURSES BEING COINCIDENT WITH THE NORTHWESTERLY BOUNDARY LINE OF TRACT "A" OF "REVISED PLAT OF FAIR ISLE"); THENCE RUN SOUTH 06 DEGREES 08 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 132.10 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 42.00 FEET; THENCE SOUTH 46 DEGREES 08 MINUTES 58 SECONDS FOR A DISTANCE OF 49.62 FEET; THENCE NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 4.15 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 15.71 FEET AND THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENCY; THENCE RUN SOUTH 06 DEGREES 08 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 15.21 FEET; THENCE RUN NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 71.52 FEET; THENCE RUN SOUTH 06 DEGREES 08 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 167.00 FEET; THENCE RUN NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 06 DEGREES 08 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 188.02 FEET; THENCE RUN SOUTH 43 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 85.26 FEET; THENCE RUN NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 31 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 01 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 28 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 43 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 58 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 88 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 155.29 FEET TO THE POINT OF BEGINNING (SAID LAST MENTIONED SEVEN COURSES BEING COINCIDENT WITH THE BOUNDARY LINES OF SAID TRACT "A"), LYING AND BEING IN SECTIONS 14 AND 23, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINS 132,560 SQUARE FEET, MORE OR LESS, OR 3.04 ACRES, MORE OR LESS.

Exhibit "B"

GROVE ISLE OWNERSHIP GROUP		PERCENTAGE
KEY REALTY DEVELOPMENT, LLC	NEYDA E. AVILA, CARLOS E.AVILA, INDIALETTICIA AVILA	0.129
PINTO REALTY, CO	JORGE PINTO, MARIA CLAUDIA FERNANDEZ	0.129
MILAGRO ROCIO MIRANDA, TRUST	MILAGRO ROCIO MIRANDA	0.129
GROVE RESIDENCE, LLC	JUAN BECKMANN	0.144
GROVE ISLE ATORRA, LLC	ARMANDO TORRADO	0.144
ABASTECIMIENTOS ARQUITECTONICOS S.A.DE C.V	ENRIQUE RAMIREZ	0.108
CARFERRO S DE R.L	CARLOS FERNANDEZ	0.072
ARIEL, INC	RAUL PINTO	0.108
COC GROVE INVESTMENTS, LLC	CARLOS E .AVILA	0.036
TOTAL		100%

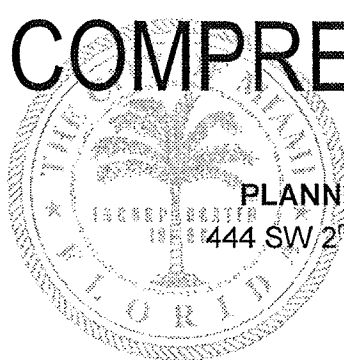
COMPREHENSIVE PLAN APPLICATION

RECEIVED
PLANNING DEPARTMENT

PLANNING AND ZONING DEPARTMENT, HEARING BOARDS SECTION

444 SW 2nd Avenue, 3rd Floor ♦ Miami, Florida 33130 ♦ Telephone 305-416-2030

www.miamigov.com/hearing_boards



Welcome to the City of Miami! This application is intended to serve as a guide in assisting you with our public hearing process. Please feel free to contact us, should you have any questions.

There is no deadline to submit this application as it is presented semi-annually to the Planning, Zoning and Appeals Board and the City Commission. **The application submittal date is the date stamped by Hearing Boards' staff on this page.** The responses to this application must be ***typed and signed in black ink***. All pertinent and accurate information/documentation; i.e., the plans, reports, exhibits, shall be presented at the time of filing, in addition to the paid receipt. The applicant is responsible for the accuracy of the information contained in the application and all supporting materials. Should you wish, you could bring the materials to our office for review prior to submittal to ensure completeness.

You will be responsible, if needed, to bring an interpreter for the English language to any presentation before city boards, committees and the city commission. A valid power of attorney will be required if neither applicant or legal counsel representing the applicant execute the application or desire to make a presentation before city boards, committees and the city commission. All documents, reports, studies, exhibits (8½x11") or other materials submitted during this process will be kept as part of the record. Any documents offered to the Planning, Zoning and Appeals Board and the City Commission, which have not been provided fifteen (15) days before the meeting as part of the agenda materials will be entered into the record at the discretion of the aforementioned Board and Commission.

ORDINANCE NO. 11469, CODIFIED IN CHAPTER 2, ARTICLE VI OF THE CITY CODE STATES THAT ANY PERSON WHO RECEIVES COMPENSATION, REMUNERATION OR EXPENSES FOR CONDUCTING LOBBYING ACTIVITIES TO REGISTER AS A LOBBYIST WITH THE CITY CLERK, PRIOR TO ENGAGING IN LOBBYING ACTIVITIES BEFORE CITY STAFF, BOARDS, COMMITTEES AND THE CITY COMMISSION. A COPY OF SAID ORDINANCE IS AVAILABLE IN THE OFFICE OF THE CITY CLERK (MIAMI CITY HALL), LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA, 33133.

Ordinance No. 12918 states that each person or entity requesting approval, relief or other action from the City Commission or any of its boards, authorities, agencies, councils or committees regarding any issue, shall disclose at the commencement (or continuance) of the public hearing(s) on the issue, any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action. The *Disclosure of Consideration Provided or Committed for Agreement to Support or Withhold Objection Affidavit* included in this package must be submitted with the application. The applicant must, at the commencement of any public hearing on the issue, if there is any disclosure to report, read the disclosure into the record. Also, the applicant must supplement the affidavit if there is any new information or additional information to disclose.

Copies of City Commission resolutions and ordinances can be obtained at our website through the "Legislative Hub", or for certified copies, contact the City Clerk's Office at 305-250-5360.

COMPREHENSIVE PLAN APPLICATION

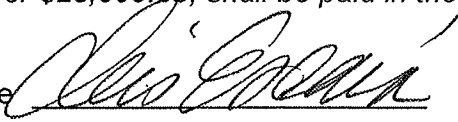
Please refer to Section 62-31 of the Miami City Code for Comprehensive Plan information.

1. Applicant(s): Iris Escarra, Esquire on behalf of Grove Isle Associates, LLLP
2. Subject property address(es) and folio number(s): approx. 4 Grove Isle Drive, Folio No. 01-4114-002-0010
3. Present designation(s): Medium Density Multifamily Residential
4. Future designation(s): High Density Multifamily Residential
5. If the requested Land Use is approved, will a Rezoning be requested for consistency with the Zoning Atlas, per F.S. 163.3184(3)(e)? Yes If yes, please contact Planning at 305-416-1400.
6. Has the designation of this property been changed in the last year? If so, when? No
7. Do you own any other property within 200 feet of the subject property? I Grove Isle Drive
If yes, has the property been granted a Land Use Change within the last year? no
8. One (1) original, two (2) 11x17" copies and one (1) 8½x11 copy of the survey of the property prepared by a State of Florida registered land surveyor within six (6) months from the date of the application.
9. A clear and legible copy of the recorded warranty deed and tax forms of the most current year showing the present owner(s) and legal description of the property to match the legal description on the survey.
10. A clear and legible copy of the subject property address(es) and legal description(s) on a separate sheet, labeled as "Exhibit A", to match with the current survey's legal description.
11. At least two photographs showing the entire property showing land and improvements.
12. Copy of the lobbyist registration processed by the Office of the City Clerk, if applicable.
13. *Affidavit of Authority to Act* and the *Disclosure of Ownership* of all owner—and contract purchasers, if applicable—of the subject property.
14. For all corporations and partnerships indicated:
 - a) Articles of Incorporation;
 - b) Certificate from Tallahassee showing good standing, less than one (1) year old;
 - c) Corporate Resolution or a Power of Attorney signed by the secretary of the Corporation authorizing the person who signed the application to do so;
 - d) Non-profit organizations: A list of Board of Directors less than one (1) year old.
15. Certified list of owners of real estate within 500 feet of the subject property.
16. Original *Disclosure of Consideration Provided or Committed for Agreement to Support or Withhold Objection Affidavit*.

COMPREHENSIVE PLAN APPLICATION

17. Original Public School *Concurrency Management System Entered Requirements* form.
18. The subject property(ies) **cannot** have any open code enforcement/lien violations.
19. What is the acreage of the project/property site? 3.04 acres
20. What is the purpose of this application/nature of proposed use? Change from Medium Density Multifamily Residential to High Density Multifamily Residential
21. Is the property within the boundaries of a historic site, historic district or archeological zone? Please contact the Planning and Zoning Department on the 3rd Floor for information. No
22. Is the property within the boundaries of an Environmental Preservation District? Please contact the Planning and Zoning Department on the 3rd Floor for information. No
23. Is the property within the Coastal High Hazard Area (CHHA)? Please contact the Planning and Zoning Department on the 3rd Floor for information and further instructions. yes
24. What would be the anticipated duration of the presentation in front of the:
X Planning, Zoning and Appeals Board 15 mins and/or X City Commission 15 mins
25. Cost of processing according to Section 62-22 of the Miami City Code*:
- | | |
|--|-------------|
| a. Application to Amend the Comprehensive Neighborhood Plan per acre | \$ 5,000.00 |
| b. Advertising | \$ 1,500.00 |
| c. School Concurrency Processing | \$ 150.00 |
| d. Mail notice fee per notice | \$ 4.50 |
| e. Meeting package mailing fee per package | \$ 6.00 |

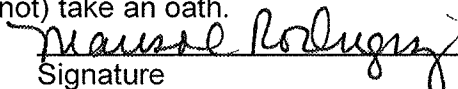
*Fees over \$25,000.00, shall be paid in the form of a certified check, cashier's check, or money order.

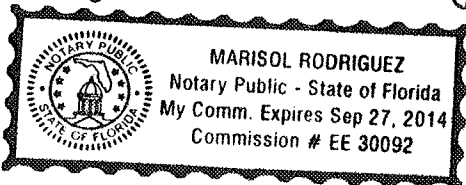
Signature  Address 333 Avenue of the Americas
Name Iris Escarra Miami, Florida 33131
Telephone 305-579-0737 E-mail escarra@gtlaw.com

STATE OF FLORIDA -- COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 17 day of July
20 14, by Iris Escarra
who is a(n) individual/partner/agent/corporation of _____ a(n)
individual/partnership/corporation. He/She is personally known to me or who has produced _____
as identification and who did (did not) take an oath.

(Stamp)


Signature



COMPREHENSIVE PLAN APPLICATION

AFFIDAVIT OF AUTHORITY TO ACT

Before me this day, the undersigned personally appeared Iris Escarra
_____, who being by me first deposes and says:

1. That he/she is the owner or the legal representative of the owner, submitting the public hearing application as required by the Code of the City of Miami, Florida, affecting the real property located in the City of Miami, as listed on the foregoing pages.
2. That all owners who he/she represents, if any, have given his/her full and complete permission for him/her to act in his/her behalf for the change or modification of a classification or regulation of zoning as set out in the foregoing petition, X including or not including responses to day to day staff inquires.
3. That the foregoing and following pages are part of this affidavit and contain the current names, mailing addresses, telephone numbers and legal descriptions of the real property of which he/she is the owner or legal representative.
4. That the facts, as represented in the application and documents submitted in conjunction with this affidavit, are true and correct.

Further Affiant sayeth not.

Iris Escarra
Applicant(s) Name

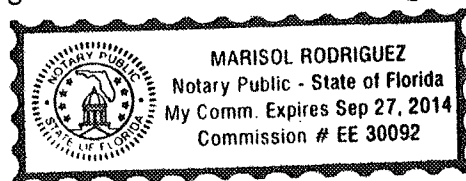
Iris Escarra
Applicant(s) Signature

STATE OF FLORIDA -- COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 17 day of July
20 14, by Iris Escarra
_____ who is a(n) **individual/partner/agent/corporation** of _____ a(n)
individual/partnership/corporation. He/She is personally known to me or who has produced _____
_____ as identification and who did (did not) take an oath.

(Stamp)

Marisol Rodriguez
Signature





CITY OF MIAMI
DISCLOSURE OF CONSIDERATION PROVIDED OR COMMITTED FOR AGREEMENT TO
SUPPORT OR WITHHOLD OBJECTION

The City of Miami requires any person or entity requesting approval relief or other action from the City Commission or any of its boards, authorities, agencies, councils or committees, to disclose at the commencement (or continuance) of the hearing(s) on the issue, any consideration provided or committed, directly or on its behalf, to any entity or person for an agreement to support or withhold objection to the requested approval, relief or action. "Consideration" includes any gift, payment, contribution, donation, fee, commission, promise or grant of any money, property, service, credit or financial assistance of any kind or value, whether direct or implied, or any promise or agreement to provide any of the foregoing in the future.

Individuals retained or employed by a principal as a lobbyist as defined in Sec. 2-653, and appearing before the City Commission or any of its boards, authorities, agencies, councils or committees solely in the capacity of a lobbyist and not as the applicant, or owners' legal representative are not required to fill out this form.

NAME: _____
 (First Name) (Middle) (Last Name)

HOME ADDRESS: _____
 (Address Line 1)

 (Address Line 2)

CITY: _____ STATE: Florida ZIP: _____

HOME PHONE: _____ CELL PHONE: _____ FAX: _____

EMAIL: _____

BUSSINESS or APPLICANT or ENTITY NAME
 Grove Isle Associates, LLLP

BUSINESS ADDRESS: 2601 SOUTH BAYSHORE DRIVE SUITE 200
 (Address Line 1)
 MIAMI, FL 33133
 (Address Line 2)

1. Please describe the issue for which you are seeking approval, relief or other action from the City Commission, board, authority, agency, council, or committee.

Rezoning of property located at approximately 1 Grove Isle Drive

2. Has any consideration been provided or committed, directly or on your behalf, to any entity or person for an agreement to support or withhold objection to the requested approval, relief or action?

YES NO

If your answer to Question 2 is No, do not answer questions 3, 4 & 5 proceed to read and execute the Acknowledgment. If your answer to Question 2 is Yes, please answer questions 3, 4 & 5 and read and execute the Acknowledgement.

3. Please provide the name, address and phone number of the person(s) or entities whom consideration has been provided or committed.

Name

Address

Phone#

a. n/a

b.

c.

* Additional names can be placed on a separate page attached to this form.

4. Please describe the nature of the consideration.

n/a

5. Describe what is being requested in exchange for the consideration.

n/a

ACKNOWLEDGEMENT OF COMPLIANCE

I hereby acknowledge that it is unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of Ordinance 12918 and such circumvention shall be deemed a violation of the Ordinance; and that in addition to the criminal or civil penalties that may be imposed under the City Code, upon determination by the City Commission that the foregoing disclosure requirement was not fully and timely satisfied the following may occur:

- 1. the application or order, as applicable, shall be deemed void without further force or effect; and
2. no application from any person or entity for the same issue shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order.

PERSON SUBMITTING DISCLOSURE:

[Handwritten Signature]

Signature

EDUARDO AVILA

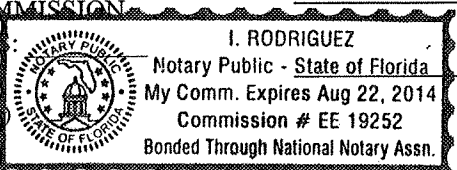
Print Name

Sworn to and subscribed before me this 15th day of July, 2004. The foregoing instrument was acknowledged before me by EDUARDO AVILA, who has produced as identification and/or is personally known to me and who did/did not take an oath.

STATE OF FLORIDA
CITY OF MIAMI
MY COMMISSION

EXPIRES:

Enclosure(s)



[Handwritten Signature]

Notary

I RODRIGUEZ

Print Name



CITY OF MIAMI

For Office Use Only:	Check# <u>628449</u>
	Receipt# <u>436965</u>
	Ethics Certificate <input type="checkbox"/>

RECEIVED
 2014 JUL 15 AM 8:51
 OFFICE OF THE CITY CLERK
 CITY OF MIAMI, FL

Office of the City Clerk, 3500 Pan American Drive, Miami, FL 33133 Phone: (305) 250-5360

LOBBYIST REGISTRATION

(1) Lobbyist Name: Escarra, Iris
 Last Name, First Name, Middle Initial
 Business Phone: 305-579-0737
 Business Address 333 Avenue of the Americas, Miami, Florida Zip 33131
 E-Mail Address escarra@gtlaw.com

(2) Principal Represented Grove Isle Associates, LLLP
 Principal's Business Address 2601 SOUTH BAYSHORE DRIVE SUITE 200 MIAMI, FL Zip 33133
 (If different from above)

(3) Specific issue lobbyist has been retained to lobby (if representing a corporation, partnership or trust, give business address of chief officer, partner, or beneficiary of same, and the names and addresses of all persons holding, directly or indirectly, at least five percent (5%) ownership interest in said corporation, partnership or trust).
zoning entitlement

(4) Lobbyists shall state the extent of any business association or financial relationship with any member(s) of the City Commission, any member of City staff before whom he/she lobbies or intends to lobby. (If applicable, please explain)
None

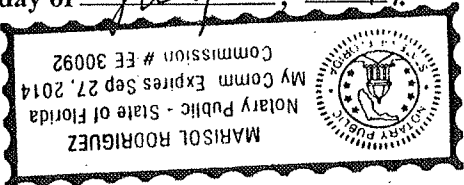
Lobbyists shall pay all registration fees (\$525.00 annually, plus \$105.00 for each principal represented and for each issue a lobbyist has been retained to lobby on behalf of any one principal), and specifically define the issue for which they are employed. The Clerk shall reject any statement which does not detail the issue for which the lobbyist has been employed. Lobbyist shall also submit a certificate of completion of an ethics course provided by the Miami-Dade County Commission on Ethics & Public Trust or City of Miami completed no more than one (1) year prior to registering.

I do solemnly swear that all of the foregoing facts are true and correct, and I have read or am familiar with the provisions contained in Sections 2-651 through 2-658 of the City of Miami Code, as amended, including "annual registration, withdrawal, reporting requirements, definitions, examinations, penalties for violations and contingency fees."

Iris Escarra
 Lobbyist Signature

MariSol Rodriguez
 Notary or Deputy Clerk

State of Florida, County of Miami-Dade
 Sworn to and subscribed before me this
14 day of July, 2014



Note: Annual Registration Fee: Effective through 12/31/2014



CFN 2013R0258215
 DR Bk 28564 Pgs 1551 - 1552 (2pgs)
 RECORDED 04/04/2013 12:56:11
 DEED DDC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Please return to:

Alfredo L. Gonzalez
 Genovese Joblove & Battista
 100 SE 2nd Street
 Miami, Florida 33131

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 28 day of February, 2013, by Jockey Club Phase III, Ltd., a dissolved Florida limited partnership as successor by merger to Grove Isle, Ltd., whose address is: 445 Grand Bay Drive, PH1C, Key Biscayne, Florida 33141 ("First Party") to **Grove Isle Associates, LLLP, a Delaware limited liability limited partnership** whose address is: 2601 S. Bayshore Drive, Suite 200, Miami, FL 33133 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and successors and assigns of corporations.)

WITNESSETH:

That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged and otherwise as a gift, and in furtherance of the winding up of the affairs of the first party, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Miami-Dade County, State of Florida, to wit:

Tract A, REVISED PLAT OF FAIR ISLE, according to the plat thereof, as recorded in Plat Book 34, page 70, of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT any portion of the above described property that has been submitted to condominium form of ownership by the Declaration of Condominium of Grove Isle, A Condominium, recorded in Official Records Book 10279, Page 195, as amended.

TOGETHER WITH all the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise pertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.



IN WITNESS WHEREOF, the said first party signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

[Handwritten Signature]

Signature of Witness

JOEL PIOTRKOWSKI
Print Name

[Handwritten Signature]

Signature of Witness

SUSAN J. STEIN
Print Name

JOCKEY CLUB PHASE III, LTD.,
a dissolved Florida limited partnership

By: *[Handwritten Signature]*

Martin Z. Margulies, general partner

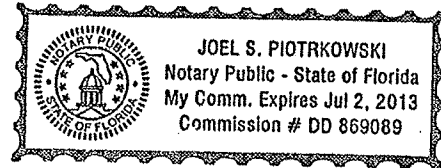
STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28 day of February, 2013, by Martin Z. Margulies, as General Partner of Jockey Club Phase III, Ltd., a dissolved Florida limited partnership, (who is personally known to me) or has produced _____ as a type of identification.

[Handwritten Signature]

Notary Public, State of Florida

My Commission Expires:



STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on _____ day of
APR 04 2013, A D 20
WITNESS my hand and Official Seal.
HARVEY RIVKIN, CLERK, of Circuit and County Courts
By: *[Handwritten Signature]* 17509 D.C.



State of Florida

Department of State

I certify from the records of this office that GROVE ISLE ASSOCIATES, LLLP is a Delaware Limited Partnership, authorized to do business in the State of Florida on January 12, 2006.

The document number of this Limited Partnership is B06000000023.

I further certify said Limited Partnership has paid all filing fees due this office through December 31, 2014, and its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifteenth day of July, 2014*



Ken Retzner
Secretary of State

Authentication ID: CU3131743155

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>

GROVE ISLE ASSOCIATES, LLLP
COMPANY RESOLUTION

THE UNDERSIGNED, being the MANAGER of, GROVE ISLE ASSOCIATES, LLLP, a Delaware limited liability limited Partnership, (referred to as a "Company"), does hereby certify that the following is a true and correct copy of a resolution duly adopted by the member.

WHEREAS, the Company's MANAGER is EDUARDO AVILA, an individual;

WHEREAS, the Company desires to agree to and consent to the City of Miami for the process of any and all documents relating to the rezoning application.

NOW, THEREFORE, BE IT:

RESOLVED, that EDUARDO AVILA, as MANAGER, is hereby authorized and directed to execute and deliver on behalf of the Company such documents, as well as any and all documents relating to the rezoning application

THE UNDERSIGNED CERTIFIES that the foregoing resolution was duly enacted by the Company in accordance with the resolutions which are in full force and effect as of the date of this Certificate and have not been altered, modified or rescinded.

THE UNDERSIGNED FURTHER CERTIFIES that the below individuals are the duly appointed individuals of the Company indicated below and that the specimen signatures set opposite their titles

below, are the genuine signatures of such officers.

GROVE ISLE ASSOCIATES, LLLP, a Delaware limited liability limited partnership

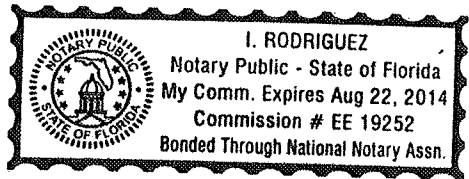
By: Jorge Pinto
Jorge Pinto as MANAGER

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing Company Resolution was acknowledged before me this 15th day of July, 2014, by Jorge Pinto as MANAGER of GROVE ISLE ASSOCIATES, LLLP, a Delaware limited liability limited partnership, who personally appeared before me and is personally known to me or produced _____ as identification.

[Signature]
Print Name: I RODRIGUEZ
Notary Public, State of Florida
[NOTARIAL SEAL]

My Commission Expires:



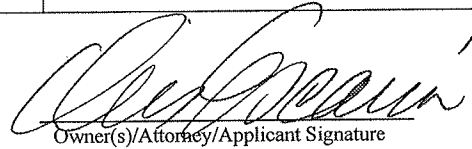


City of Miami
Public School Concurrency
Concurrency Management System Entered Requirements

Applicant Fields	Information
Application Type	Public Hearing
Application Sub-Type	Zoning
Application Name	* Grove Isle Associates LLLP
Application Phone	* 305) 857-0400
Application Email	* eavila@thekeycorp.com
Application Address	* 4 Grove Isle Drive
Contact Fields	Information
Contact Name	* Iris Escarra, Esquire
Contact Phone	* 305-579-0737
Contact Email	* escarra@gtlaw.com
Local Govt. Name	City of Miami
Local Govt. Phone	305-416-1200
Local Govt. Email	dbenjamin@miamigov.com
Property Fields	Information
Master Folio Number	* 01-4114-002-0010
Additional Folio Number	
Total Acreage	* 3.04
Proposed Land Use/Zoning	* High Density Multifamily Residential
Single-Family Detached Units	* 0.00
Single-Family Attached Units (Duplex)	* 0.00
Multi-Family Units	* 456
Total # of Units	* 456
Name of Proposed Subdivision	*
Tentative (T-Plat) Number (OFFICIAL USE ONLY)	
<p>Redevelopment Information (MUSPs) - Re-development applications are for those vacant sites for which a local government has provided vested rights; or for an already improved property which does not have to be re-platted as deemed by the local government. The number of units to be input into the CMS is the net difference between the existing vested number of units and the newly proposed number of units. <i>Example: an existing 20-unit structure will be torn down for redevelopment. The newly proposed development calls for 40 total units. Local government shall input 20 units in the CMS (net difference between the 20 units vested less the newly proposed 4 units).</i></p>	
Required Fields for Application	*

Iris Escarra, Esquire


 Owner(s)/Attorney/Applicant Name

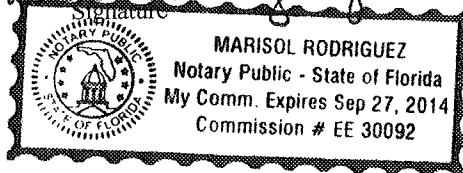

 Owner(s)/Attorney/Applicant Signature

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 17 day of July
 20 14, by Iris Escarra, Esquire
 who is a(n) individual/partner/agent/corporation of _____ a(n)
individual/partnership/corporation. He/She is personally known to me or who has produced _____
 _____ as identification and who did (did not) take an oath.

(Stamp)



 Signature

MARISOL RODRIGUEZ
 Notary Public - State of Florida
 My Comm. Expires Sep 27, 2014
 Commission # EE 30092

OFFICE OF ZONING REFERRAL



- Pre-Application Meeting
- Assisted Living Facility
- Principal Frontage
- Other: _____

Grove Isle
Project Name

Nick Escarva
Applicant Name

EscarvaI@gflaw.com
Applicant Email Address

7-11-14
Date

Folio Number

Applicant Phone Number

RECEIVED
PLANNING DEPARTMENT
14 JUL 16 AM 9:32

Project Street Address

TO BE COMPLETED BY THE OFFICE OF ZONING

T5-B
Transect Zone

Rezoning - Sect. 7.1.2.8
Type of Permit Requested - Code Section

Request to Rezone properties that are currently zoned T5-B with NCD-3 to T6-8-B with NCD-3.

Summary of Request

[Signature]
Referral issued by:

medium density multifamily Res.
multifamily Residential
high density

7-15-14
Date

Folio Separation
define

provide graphics that illustrate [unclear] description

CITY OF MIAMI
OFFICE OF ZONING
Ph: 305-416-1499
444 SW 2nd Ave 4th Floor Miami, FL 33130
www.miamigov.com/zoning

(Space reserved for clerk)

SURVEYOR'S AFFIDAVIT

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority personally appeared Mark Steven Johnson ("Affiant"), who being first duly sworn on oath, deposes and says as follows:

1. The Affiant is a Professional Land Surveyor and Mapper of the State of Florida under P.L.S. No. 4775, with the firm of Schwebke Shiskin & Associates, Inc. and has prepared that various Boundary Surveys of Grove Isle in the City of Miami, Miami-Dade County, Florida, as more particularly described in Exhibit "A" and Exhibit "B", attached hereto and made a part hereof.

2. The lands described in Exhibit "A" form a contiguous parcel of land, without gap, gore or hiatus.

3. The lands described in Exhibit "B" form a contiguous parcel of land, without gap, gore or hiatus.

4. The lands described in Exhibit "A" lie wholly with in the lands described in Exhibit "B".

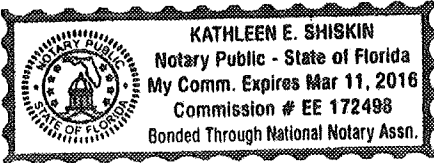
FURTHER AFFIANT SAYETH NAUGHT.

[SURVEYOR'S SEAL]

[Handwritten Signature]
Mark Steven Johnson 07/15/14

Sworn to and subscribed before me this 15th day of July, 2014 by Mark Steven Johnson. He personally appeared before me, is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]



Notary *[Handwritten Signature]*
Print Name: _____
Notary Public, State of Florida
My commission expires: _____
Commission No. _____

EXHIBIT "A"

LEGAL DESCRIPTION (ZONING PARCEL):

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 41 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 33.57 FEET TO THE POINT OF INTERSECTION WITH THE CITY OF MIAMI MONUMENT LINE OF SOUTH BAYSHORE DRIVE (AS SHOWN ON THAT CERTAIN MUNICIPAL ATLAS - CITY OF MIAMI, SHEET NO. 43R); THENCE SOUTH 63 DEGREES 14 MINUTES 16 SECONDS WEST ALONG THE LAST DESCRIBED CITY OF MIAMI MONUMENT LINE FOR A DISTANCE OF 625.30 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST ALONG THE CITY OF MIAMI MONUMENT LINE OF FAIR ISLES STREET (AS SHOWN ON THAT CERTAIN MUNICIPAL ATLAS - CITY OF MIAMI, SHEET NO. 43R) AND ITS PROLONGATION FOR A DISTANCE OF 992.47 FEET; THENCE SOUTH 63 DEGREES 16 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 2.50 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 224.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 785.29 FEET AND A CENTRAL ANGLE OF 31 DEGREES 56 MINUTES 35 SECONDS FOR AN ARC DISTANCE OF 437.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.78 FEET; THENCE NORTH 31 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 74.16 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 800.00 FEET; THENCE NORTH 61 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 155.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND (SAID LAST MENTIONED THREE [3] COURSES BEING COINCIDENT WITH THE NORTHWESTERLY BOUNDARY LINE OF TRACT "A" OF "REVISED PLAT OF FAIR ISLE"); THENCE RUN SOUTH 06 DEGREES 08 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 132.10 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 42.00 FEET; THENCE SOUTH 46 DEGREES 08 MINUTES 58 SECONDS FOR A DISTANCE OF 49.62 FEET; THENCE NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 4.15 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 15.71 FEET AND THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENCY; THENCE RUN SOUTH 06 DEGREES 08 DEGREES 00 SECONDS EAST FOR A DISTANCE OF 15.21 FEET; THENCE RUN NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 71.52 FEET; THENCE RUN SOUTH 06 DEGREES 08 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 167.00 FEET; THENCE RUN NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 06 DEGREES 08 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 188.02 FEET; THENCE RUN SOUTH 43 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 85.26 FEET; THENCE RUN NORTH 46 DEGREES 22

MINUTES 00 SECONDS EAST FOR A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 31 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 01 DEGREES 22 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 28 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 43 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 58 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 88 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 155.29 FEET TO THE POINT OF BEGINNING (SAID LAST MENTIONED SEVEN COURSES BEING COINCIDENT WITH THE BOUNDARY LINES OF SAID TRACT "A"), LYING AND BEING IN SECTIONS 14 AND 23, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINS 132,560 SQUARE FEET, MORE OR LESS, OR 3.04 ACRES, MORE OR LESS.

EXHIBIT "B"

LEGAL DESCRIPTION (PARENT TRACT)
PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT
FAST File Number 1062-2888140 Effective Date Feb 28, 2013 @ 16:01:36 p.m.

PARCEL A (PARCELS 1 TO 4)

PARCEL 1:

ALL OF TRACT "A", OF REVISED PLAT OF FAIR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

ANY PORTION OF THE ABOVE DESCRIBED PROPERTY SUBMITTED TO THE CONDOMINIUM FORM OF OWNERSHIP KNOWN AS GROVE ISLE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, FILED RECORDED IN OFFICIAL RECORDS BOOK 10279, AT PAGE 195, AS MODIFIED BY CERTIFICATE OF AMENDMENT, FILED DECEMBER 5, 1979, IN OFFICIAL RECORDS BOOK 10590, AT PAGE 2766, AS MODIFIED BY CERTIFICATE OF AMENDMENT, FILED DECEMBER 21, 1979, IN OFFICIAL RECORDS BOOK 10607, AT PAGE 896, AS MODIFIED BY AMENDMENT TO DECLARATION, FILED MARCH 20, 1980, IN OFFICIAL RECORDS BOOK 10693, AT PAGE 1991, AS MODIFIED BY AMENDMENT TO DECLARATION, FILED FEBRUARY 5, 1981, IN OFFICIAL RECORDS BOOK 11006, AT PAGE 1980, AS MODIFIED BY CERTIFICATE OF AMENDMENT TO THE BY-LAWS, FILED DECEMBER 5, 1995, IN OFFICIAL RECORDS BOOK 17012, AT PAGE 4539, AS MODIFIED BY CERTIFICATE OF AMENDMENT TO THE BY-LAWS, FILED JANUARY 15, 2008, IN OFFICIAL RECORDS BOOK 26161, AT PAGE 1232, AS MODIFIED BY CERTIFICATE OF AMENDMENT TO THE BY-LAWS, FILED JUNE 3, 2008, IN OFFICIAL RECORDS BOOK 26410, AT PAGE 215.

PARCEL 2:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR BRIDGE RIGHT OF WAY PURPOSES GRANTED TO WELAN INVESTMENT CO., BY DEED RECORDED APRIL 26, 1968, IN OFFICIAL RECORDS BOOK 5921, PAGE 141 (UNDER CLERK'S FILE NO. 68R-72165), OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN AND OVER THE FOLLOWING DESCRIBED LAND IN MIAMI-DADE COUNTY, FLORIDA:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 41 EAST, RUN NORTH 0 DEGREES 00 MINUTES 42 SECONDS EAST A DISTANCE OF 33.57 FEET TO A POINT OF INTERSECTION WITH THE CITY MONUMENT LINE OF SOUTH BAYSHORE DRIVE; THENCE RUN SOUTH 63 DEGREES 14 MINUTES 16 SECONDS WEST ALONG SAID MONUMENT LINE A DISTANCE OF 625.30 FEET TO A POINT OF INTERSECTION WITH

THE CITY MONUMENT LINE OF FAIR ISLE STREET; THENCE RUN SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST ALONG SAID MONUMENT LINE OF FAIR ISLE STREET AND IT PROLONGATION, A DISTANCE OF 992.47 FEET TO THE WESTERLY BULKHEAD LINE OF BISCAYNE BAY; THENCE RUN SOUTH 63 DEGREES 18 MINUTES 25 SECONDS WEST ALONG SAID WESTERLY BULKHEAD LINE, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING OF 25 FOOT EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

FROM SAID POINT OF BEGINNING, RUN SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST A DISTANCE OF 224.68 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 790.29 FEET AND A CENTRAL ANGLE 31 DEGREES 56 MINUTES 35 SECONDS THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 440.59 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTHEASTERLY ALONG THE TANGENT TO SAID CURVE, SOUTH 58 DEGREES 38 MINUTES EAST, A DISTANCE OF 50.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BULKHEAD LINE OF FAIR ISLE, SAID BULKHEAD LINE BEING THE WESTERLY LINE OF FAIR ISLE AS SHOWN ON REVISED PLAT OF FAIR ISLE RECORDED IN PLAT BOOK 34, AT PAGE 70, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THE ABOVE ALL SITUATED AND LOCATED IN BISCAYNE BAY, MIAMI-DADE COUNTY, FLORIDA IN SECTION 15, 22 AND 23, TOWNSHIP 54 SOUTH, RANGE 41 EAST.

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR RIGHT-OF-WAY FOR BRIDGE CONSTRUCTION, MAINTENANCE AND USE FOR A BRIDGE AS GRANTED TO SAILBOAT KEY, INC., BY DEED RECORDED SEPTEMBER 14, 1970 IN OFFICIAL RECORDS BOOK 6972, PAGE 354 (UNDER CLERKS FILE NO. 70R-162399), IN AND OVER THE FOLLOWING DESCRIBED LAND IN DADE COUNTY, FLORIDA:

A PARCEL OF SOVEREIGNTY LAND IN BISCAYNE BAY ABUTTING SECTION 15, TOWNSHIP 54 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA, BEING DESCRIBED AS A PARCEL OF LAND 10 FEET IN WIDTH, LYING WITHIN 5 FEET EACH SIDE OF A LINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, THENCE NORTH 0 DEGREES 00 MINUTES 42 SECONDS EAST 33.57 FEET; THENCE SOUTH 63 DEGREES 14 MINUTES 16 SECONDS WEST 625.30 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST 992.47 FEET; THENCE NORTH 63 DEGREES 18 MINUTES 25 SECONDS EAST 10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST 224.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 772.79 FEET; THENCE SOUTHEASTERLY 430.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 56 MINUTES 35 SECONDS TO THE POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 38 MINUTES 00 SECONDS EAST 50.25 FEET TO THE WESTERLY LINE OF

FAIR ISLE STREET, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, AT PAGE 70 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL 4:

GRANT OF NON-EXCLUSIVE PRIVATE EASEMENT DATED MAY 20, 1980, BETWEEN SUN BANK OF MIAMI, AS TRUSTEE UNDER LAND TRUST DATED MAY 18, 1977, BEARING TRUST NO. DO-524 AND GROVE ISLE CLUB, INC., A FLORIDA CORPORATION, JOINED BY THE FIRST NATIONAL BANK OF CHICAGO AND HOSPITAL MORTGAGE GROUP, INC., FILED JUNE 13, 1980, IN OFFICIAL RECORDS BOOK 10778, AT PAGE 1417, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B

LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE FROM THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA TO GROVE ISLE ASSOCIATES, LTD., AND GROVE ISLE YACHT CLUB ASSOCIATES, FILED JUNE 13, 1994 IN OFFICIAL RECORDS BOOK 16401, PAGE 609, AS AMENDED BY AMENDMENT TO SOVEREIGNTY LAND LEASE RECORDED IN OFFICIAL RECORDS BOOK 19257, PAGE 3981.

PORTIONS OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 54 SOUTH, RANGE 41 EAST, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF AN EXISTING BULKHEAD WHICH LIES MORE OR LESS ALONG THE NORTHWESTERLY LINE OF TRACT A OF "REVISED PLAT OF FAIR ISLE" AS RECORDED IN PLAT BOOK 34, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALSO A PORTION OF SAID TRACT A OF "REVISED PLAT OF FAIR ISLES" ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 41 EAST; THENCE NORTH 00°00'42" EAST FOR 33.57 FEET TO THE POINT OF INTERSECTION WITH THE CITY OF MIAMI MONUMENT LINE OF SOUTH BAYSHORE DRIVE (AS SHOWN ON THAT CERTAIN MUNICIPAL ATLAS - CITY OF MIAMI, STREET NO. 43R); THENCE SOUTH 63°14'16" WEST ALONG THE LAST DESCRIBED CITY OF MIAMI MONUMENT LINE FOR 625.30 FEET; THENCE SOUTH 26°41'25" EAST ALONG THE MONUMENT LINE OF FAIR ISLE STREET (AS SHOWN ON THE AFOREMENTIONED MUNICIPAL ATLAS) AND ITS PROLONGATION FOR 992.47 FEET; THENCE SOUTH 63°16'25" WEST FOR 2.50 FEET; THENCE SOUTH 26°41'25" EAST FOR 224.66 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 765.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 437.81 FEET THROUGH A CENTRAL ANGLE OF 31°58'35" TO THE POINT OF TANGENCY;

THENCE SOUTH 58°38'00" EAST 50.78 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID TRACT A OF THE "REVISED PLAT OF FAIR ISLE"; THENCE CONTINUE SOUTH 58°38'00" EAST FOR 4.44 FEET; THENCE NORTH 31°22'00" EAST FOR 45.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF 97.32456% SUBMERGED LAND HEREINAFTER BEING DESCRIBED, SAID POINT ALSO BEING THE POINT OF COMMENCING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 237.20 FEET, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 57°02'46.5" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 40.83 FEET THROUGH A CENTRAL ANGLE OF 09°51'43" TO A POINT OF NON-TANGENCY; THENCE NORTH 46°27'36" EAST FOR 749.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 338.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 107.23 FEET THROUGH A CENTRAL ANGLE OF 18°16'46.5", THE LAST THREE (3) COURSES RUNNING ALONG A LINE PARALLEL TO AND 6.00 FEET SOUTHEASTERLY OF THE EXTERIOR (NORTHWESTERLY) CAP LINE OF AN EXISTING BULKHEAD; THENCE NORTH 43°32'24" WEST 243.85 FEET; THENCE SOUTH 46°27'36" WEST ALONG A LINE PARALLEL TO AND 218.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID BULKHEAD CAP LINE FOR 895.00 FEET; THENCE SOUTH 43°32'24" EAST FOR 230.08 FEET TO THE POINT OF BEGINNING.

PARCEL 1 BEING ALSO KNOWN AS:

ALL OF TRACT "A", OF REVISED PLAT OF FAIR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THEREFROM:

A PORTION OF TRACT "A", REVISED PLAT OF FAIR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 41 EAST; THENCE NORTH 0 DEGREES 00 MINUTES 42 SECONDS EAST FOR 33.57 FEET TO THE POINT OF INTERSECTION WITH THE CITY OF MIAMI MONUMENT LINE OF SOUTH BAYSHORE DRIVE (AS SHOWN ON THAT CERTAIN MUNICIPAL ATLAS - CITY OF MIAMI, SHEET NO. 43R); THENCE SOUTH 63 DEGREES 14 MINUTES 16 SECONDS WEST ALONG THE LAST DESCRIBED CITY OF MIAMI MONUMENT LINE FOR 625.30 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST ALONG THE CITY OF MIAMI MONUMENT LINE OF FAIR ISLES STREET (AS SHOWN ON THAT CERTAIN MUNICIPAL ATLAS - CITY OF MIAMI, SHEET NO. 43R) AND ITS PROLONGATION FOR 992.47 FEET; THENCE SOUTH 63 DEGREES 16 MINUTES 25 SECONDS WEST FOR 2.50 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 25 SECONDS EAST FOR 224.68 FEET TO A POINT OF

CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 785.29 FEET AND A CENTRAL ANGLE OF 31 DEGREES 56 MINUTES 35 SECONDS FOR AN ARC DISTANCE OF 437.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 38 MINUTES 00 SECONDS EAST FOR 50.78 FEET; THENCE SOUTH 31 DEGREES 22 MINUTES 00 SECONDS WEST FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE SOUTH 58 DEGREES 38 MINUTES 00 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR 28.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 50 MINUTES 13 SECONDS FOR AN ARC DISTANCE OF 26.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 75 DEGREES 20 MINUTES 13 SECONDS FOR AN ARC DISTANCE OF 65.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR 94.05 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 195.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" (SAID BOUNDARY LINE BEING THAT PORTION OF THE SAID NORTHWESTERLY BOUNDARY HAVING FOR ITS TOTAL LENGTH A DIMENSION OF 800.00 FEET) FOR 144.76 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 00 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 49.00 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" (SAID BOUNDARY LINE BEING THAT PORTION OF THE SAID NORTHWESTERLY BOUNDARY HAVING FOR ITS TOTAL LENGTH A DIMENSION OF 800.00 FEET) FOR 200.00 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 00 SECONDS WEST FOR 49.00 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES AND PARALLEL WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" (SAID BOUNDARY LINE BEING THAT PORTION OF THE SAID NORTHWESTERLY BOUNDARY HAVING FOR ITS TOTAL LENGTH A DIMENSION OF 800.00 FEET), FOR 175.00 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 00 SECONDS EAST FOR 49.00 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 244.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" (SAID BOUNDARY LINE BEING THAT PORTION OF THE SAID NORTHWESTERLY BOUNDARY HAVING FOR ITS TOTAL LENGTH A DIMENSION OF 800.00 FEET) FOR 200.00 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 00 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 49.00 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 195.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" (SAID BOUNDARY LINE BEING THAT PORTION OF THE SAID NORTHWESTERLY BOUNDARY HAVING FOR ITS TOTAL LENGTH A DIMENSION OF 800.00 FEET) FOR 80.26 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 51.84 FEET AND A CENTRAL

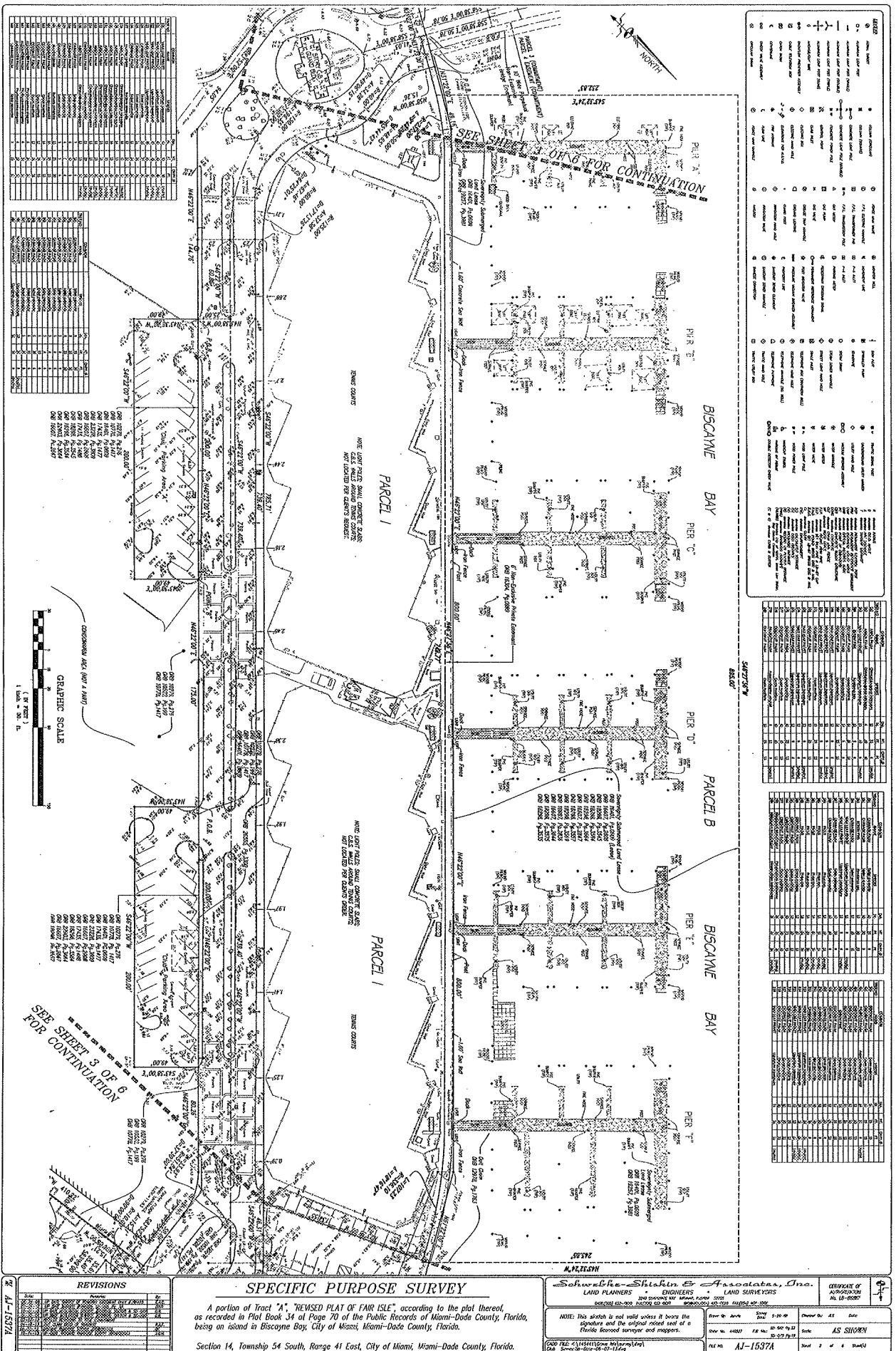
ANGLE OF 37 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 33.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR 50.69 FEET; THENCE SOUTH 6 DEGREES 08 MINUTES 00 SECONDS EAST FOR 410.22 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 35.00 FEET; THENCE SOUTH 6 DEGREES 08 MINUTES 00 SECONDS EAST FOR 13.00 FEET; THENCE NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 67.93 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST FOR 44.20 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 00 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 65.00 FEET; THENCE SOUTH 46 DEGREES 22 MINUTES 00 SECONDS WEST FOR 740.00 FEET; THENCE SOUTH 61 DEGREES 22 MINUTES 00 SECONDS WEST FOR 155.29 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 00 SECONDS WEST FOR 155.29 FEET; THENCE NORTH 58 DEGREES 38 MINUTES 00 SECONDS WEST FOR 155.29 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 00 SECONDS WEST FOR 100.00 FEET; THENCE NORTH 28 DEGREES 38 MINUTES 00 SECONDS WEST FOR 155.29 FEET; THENCE NORTH 1 DEGREE 22 MINUTES 00 SECONDS EAST FOR 155.29 FEET; THENCE NORTH 31 DEGREES 22 MINUTES 00 SECONDS EAST FOR 56.13 FEET TO THE POINT OF BEGINNING, SAID LAST MENTIONED EIGHT COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY, SOUTHERLY, WESTERLY AND NORTHWESTERLY BOUNDARY OF SAID TRACT "A", ALL LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THEREFRONT:

A PORTION OF THE AFOREDESCRIBED TRACT "A", LYING ABOVE ELEVATION 25.00 FEET IN REFERENCE TO CITY OF MIAMI, MEAN LOW WATER, BAY DATUM, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREDESCRIBED POINT "A" AND RUN NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR 35.00 FEET; THENCE SOUTH 6 DEGREES 08 MINUTES 00 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSE FOR 13.00 FEET; THENCE NORTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR 67.93 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 00 SECONDS EAST FOR 44.20 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 00 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 20.26 FEET; THENCE NORTH 6 DEGREES 08 MINUTES 00 SECONDS WEST FOR 188.02 FEET; THENCE SOUTH 83 DEGREES 52 MINUTES 00 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 40.00 FEET; THENCE NORTH 6 DEGREES 08 MINUTES 00 SECONDS WEST FOR 167.00 FEET; THENCE SOUTH 83 DEGREES 52 MINUTES 00 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 71.52 FEET; THENCE NORTH 6 DEGREES 08 MINUTES 00 SECONDS WEST FOR 15.21 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00

SECONDS FOR AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83 DEGREES 52 MINUTES 00 SECONDS WEST FOR 4.15 FEET; THENCE SOUTH 6 DEGREES 08 MINUTES 00 SECONDS EAST FOR 410.22 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



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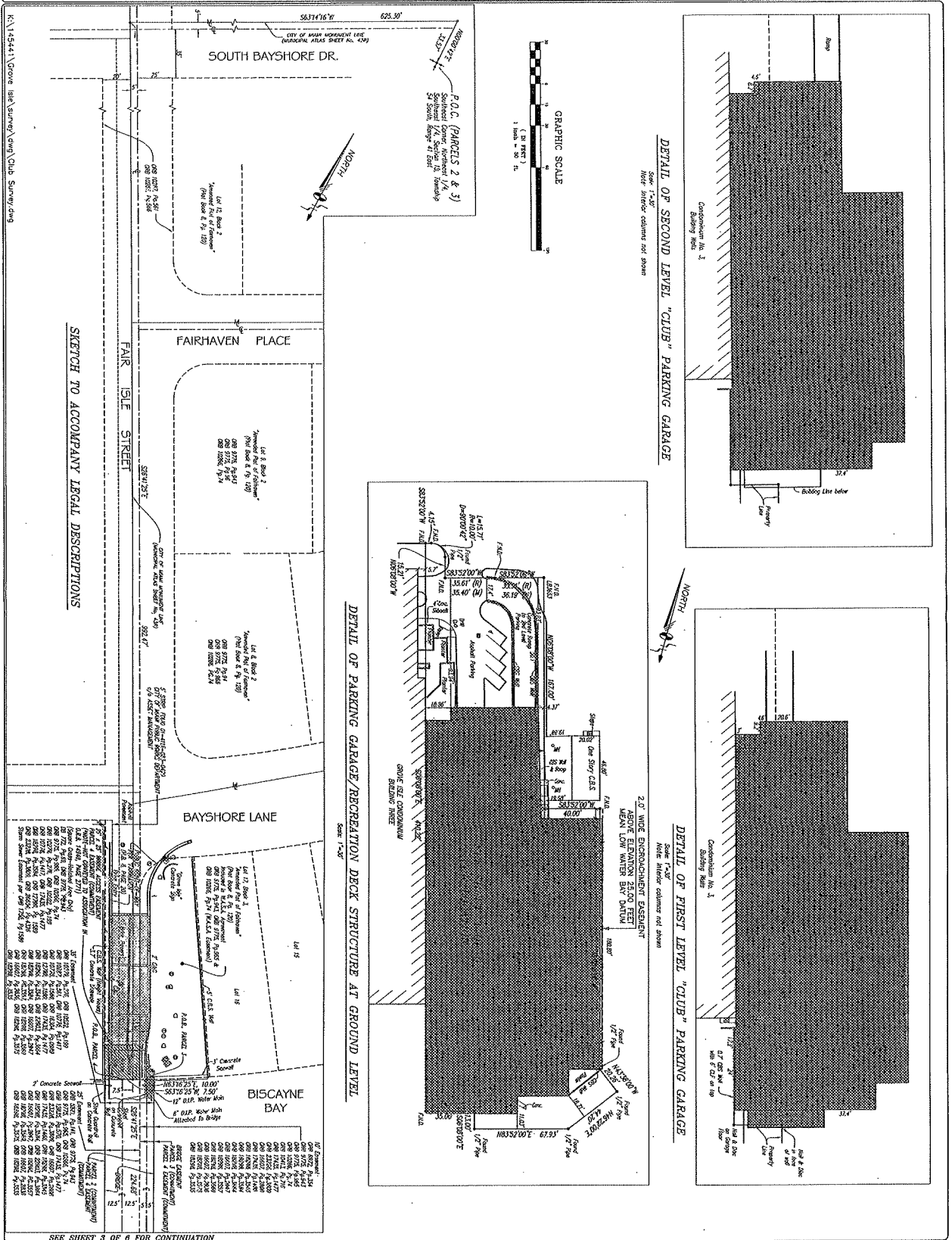
SPECIFIC PURPOSE SURVEY

A portion of Tract "A", "REVISED PLAY OF FAIR ISLE", according to the plat thereof, as recorded in Plat Book 34 at Page 70 of the Public Records of Miami-Dade County, Florida, being an island in Biscayne Bay, City of Miami, Miami-Dade County, Florida.

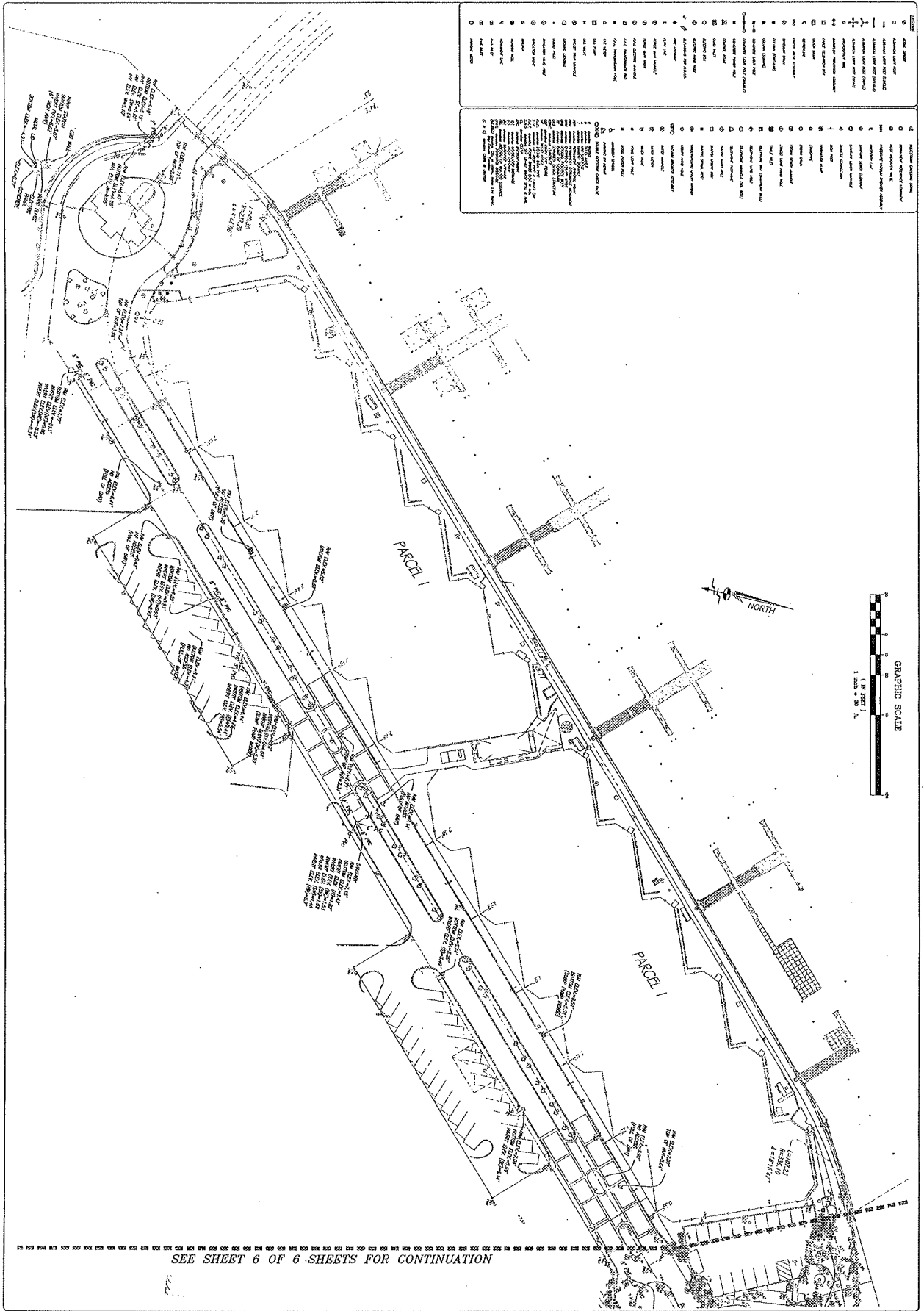
Section 14, Township 54 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Schwabke-Sharkin & Associates, Inc.		GRADUATE if APPROVED BY REG. No. 18-88287	
LAND PLANNERS • ENGINEERS • LAND SURVEYORS			
NOTE: This sketch is not valid unless it bears the signature and the original red wax seal of a Florida licensed surveyor and mapper.			
Drawn by: JMS	Scale: 1" = 50'-0"	Checked by: JMS	Date: 11/15/74
Book No. 14827	Page No. 14	State: FL	City: MIAMI
PLAT NO. AJ-1537A			

- 1. Surveyor's Name
- 2. Date of Survey
- 3. Name of Property
- 4. Location of Property
- 5. Purpose of Survey
- 6. Name of Client
- 7. Name of Engineer
- 8. Name of Surveyor
- 9. Name of Witness
- 10. Name of Notary
- 11. Name of Recorder
- 12. Name of Clerk
- 13. Name of Draftsman
- 14. Name of Checker
- 15. Name of Approver
- 16. Name of Signer
- 17. Name of Seal
- 18. Name of Stamp
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- 20. Name of Line
- 21. Name of Point
- 22. Name of Station
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- 26. Name of Area
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- 46. Name of Heat
- 47. Name of Cold
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- 50. Name of Smell
- 51. Name of Taste
- 52. Name of Touch
- 53. Name of Sight
- 54. Name of Hearing
- 55. Name of Feeling
- 56. Name of Thought
- 57. Name of Emotion
- 58. Name of Action
- 59. Name of Reaction
- 60. Name of Response



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>As Shown</td> <td>11/15/27</td> </tr> </table>	No.	Description	Date	1	As Shown	11/15/27	<p>SPECIFIC PURPOSE SURVEY</p> <p>A portion of Tract "A", "REVISED PLAT OF FAIR ISLE", according to the plat thereof, as recorded in Plat Book 34 of Page 70 of the Public Records of Miami-Dade County, Florida, being an island in Biscayne Bay, City of Miami, Miami-Dade County, Florida.</p> <p>Section 14, Township 54 South, Range 41 East, City of Miami, Miami-Dade County, Florida.</p>	<p>Schwabe-Shaker & Associates, Inc. LAND PLANNERS • ENGINEERS • LAND SURVEYORS</p> <p>NOTE: This sketch is not valid unless it bears the signature and the correct round seal of a Florida Licensed Surveyor.</p> <p>Drawn by: J. J. J. Date: 11-15-27 Checked by: J. J. J. Date: 11-15-27 AS SHOWN</p> <p>JOB NO. AJ-1537A</p>
No.	Description	Date						
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SEE SHEET 6 OF 6 SHEETS FOR CONTINUATION

NO.	DATE	REVISIONS
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SPECIFIC PURPOSE SURVEY

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Section 14, Township 54 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

Schwabe Shiskin & Associates, Inc.
 LAND PLANNERS • ENGINEERS • LAND SURVEYORS
 1000 BAYVIEW BLVD., SUITE 200, MIAMI, FLORIDA 33134
 (305) 371-1111

DATE: 11-15-78
 DRAWN BY: JACB
 CHECKED BY: AS
 SCALE: AS SHOWN

PROJECT NO. 41002 (A-11)
 SHEET 5 OF 6 SHEETS

FOR THE CITY OF MIAMI
 DIVISION OF PLANNING AND DEVELOPMENT

PSR # 318257



**MIAMI-DADE COUNTY
PROPERTY APPRAISER
EXEMPTION FILING RECEIPT**

14071747471

Application Date: 7/17/2014 2:30:04 PM

Year Filing For: 2014

Applicant's Name: JOSE RIVERO

Folio Number: 01-4114-002-0010

Address: 4 grove isle DR
MIAMI, FL 33133

Receipt for:

Please mail all correspondence to:

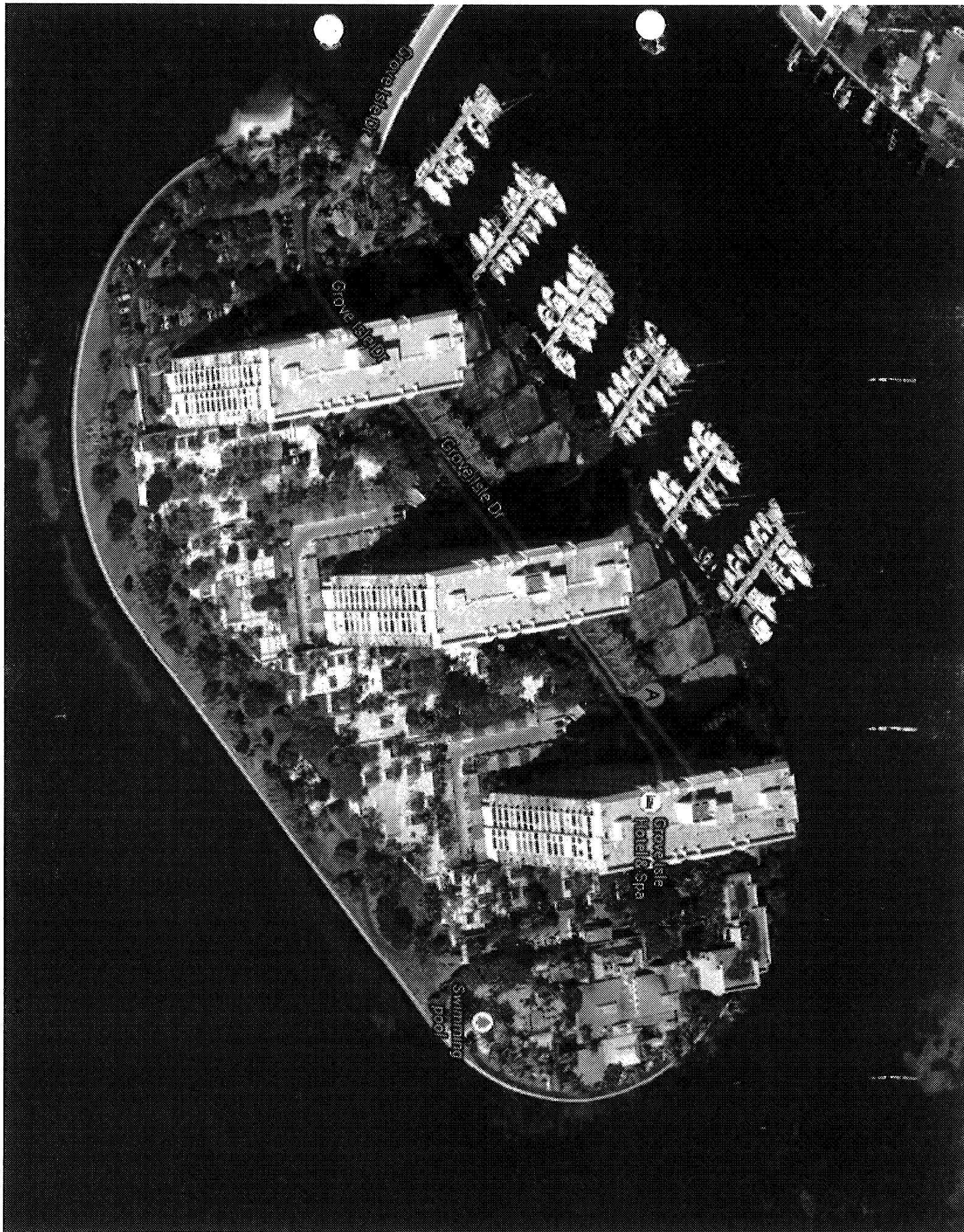
Miami-Dade County
Property Appraiser's Office
P. O. Box 013140
Miami, FL 33101-3140

Phone: 305 375 4712

Property Appraiser Representative: YAIRA CAMPBELL, CPL@miamidade.gov

<p>Property Tax Exemption Town Hall Meetings</p> <p>Hosted by Lazaro Solis, Miami-Dade County's new Property Appraiser</p> <p>Wednesday, January 29th - 7 PM Kendall Library 9101 SW 97th Avenue • Miami, FL 33176</p> <p>Thursday, February 27th - 6 PM North Central Library 9590 NW 27th Avenue • Miami, FL 33147</p>	<p>Reuniones Públicas de Exenciones de Impuestos Sobre Su Propiedad</p> <p>Presentado por Lazaro Solis, el nuevo Tasador de Propiedades del Condado Miami-Dade</p> <p>miércoles, 29 de enero - 7 PM Biblioteca de Kendall 9101 SW 97 Avenida • Miami, FL 33176</p> <p>jueves, 27 de febrero - 6 PM Biblioteca del Norte Central 9590 NW 27 Avenida • Miami, FL 33147</p>
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Groveland Dr

Groveland Dr

Groveland
Hotel Spa

Swimming
Pool