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SENT VIA FEDERAL EXPRESS

TO: Mr. Bob Cambric
Mr. Bill Pable
Mr. Mark Woerner

FROM: Joseph G. Goldstein and Juan J. Mayol, Jr.

DATE: July 18, 2012

RE: The Hammocks Development of Regional Impact
Notification of a Proposed Change ("NOPC")

On behalf of Lucky Start at The Hammocks, LLC (the "Applicant"), enclosed is a Notice of Proposed Change ("NOPC") which seeks to modify the The Hammocks DRI Development Order. The Hammocks is generally located between SW 88 Street and SW 120 Street and between SW 147 Avenue and SW 162 Avenue in Miami-Dade County, Florida (the "Property"). The original DRI Development Order encompassed 1,096± acres and was implemented pursuant to that certain Covenant Governing Land Development dated the 12th day of February, 1974, and recorded in Official Record Book 8625, at Page 336, of the Public Records of Miami-Dade County, Florida (the "Development Order").

The Applicant is requesting a modification of the Development Order which will effectively allow a change of land use on 53.47± acres located in the southwestern portion of The Hammocks.¹ The proposed modified Development Order contemplates a simultaneous increase and decrease in the development program. The Applicant is seeking to increase the total number of dwelling units and business/retail uses and to decrease office uses. This change is a net increase of 609 residential units and +/-7.07 gross acres of business/retail use (384,960 square feet) in exchange for a net decrease of +/-53.47 acres of industrial/office use (2,908,179 square feet).

In connection with the simultaneous increase and decrease of uses, the Applicant will be proffering an amended DRI master plan - Map H. The amended DRI master plan - Map H - will

¹ An application to amend the Miami-Dade County Comprehensive Development Master Plan ("CDMP") Land Use Plan Map to change the use of these 53.47± acres from "Industrial and Office" to "Business and Office," "Low-Medium Density Residential," and "Medium Density Residential" is being filed concurrently with the Notice of Proposed Change pursuant to section 380.06(6), Florida Statutes.

reflect a reduction in the size of Parcel 42 from +/-111.87 acres to +/-58.41 gross acres and the establishment of two new parcels, Parcel 50 and Parcel 51. Parcel 50 will consist of +/-46.4 gross acres and will be designated for residential use of up to 609 dwelling units. Parcel 51 will consist of +/-7.07 gross acres designated for business/retail uses of up to 384,960 square feet. A revised DRI master plan will be submitted for review under separate cover.

A traffic analysis of the change in vehicular trips resulting from the proposed change shall be provided under separate cover. It is anticipated that the results of the traffic analysis will result in the conclusion that the proposed change is not a substantial deviation in accordance with Subparagraph 380.06(19)(e)2.k., Florida Statutes. This subparagraph states that a change that does not increase the number of external peak hour trips and does not reduce open space and conserved areas within the project except as otherwise permitted by "Subparagraph j" is not a substantial deviation.

To the extent that the traffic analysis demonstrating a net vehicular trip reduction has not yet been provided, the proposed change is presumed to be a substantial deviation pursuant to Section 380.06(19)(e)5c, Florida Statutes. Should the traffic analysis not demonstrate a net trip reduction, the Applicant further asserts that the simultaneous increases and decreases to The Hammocks DRI development program and other proposed changes that are included in this request are presumed to be substantial deviations which may be overcome by clear and convincing evidence to the contrary. In general, the proposed changes result in reductions of certain impacts and nominal increases, which will all be adequately mitigated. The Applicant intends to proffer clearing and convincing evidence to overcome the presumption set forth in statute.

Also, please find enclosed the South Florida Regional Planning Council's review fee of \$2,500. Thank you for your consideration of this request. Please do not hesitate to contact me or any of the consultants who have prepared background documentation contained in this NOPC if you have any questions.

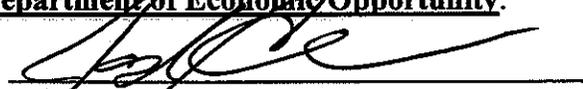
Cc: Mr. Jorge Fernandez
Mr. Eric Silva

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
Division of Community Development
Caldwell Building
107 East Madison, MSC 160
Tallahassee, Florida 32399-4120
850/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

1. We, Juan J. Mayol, Esq. and Joseph G. Goldstein, Esq., the undersigned owner/authorized representatives of Lucky Start At The Hammocks, LLC, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, we submit the following information concerning the Hammocks Development of Regional Impact development, which information is true and correct to the best of our knowledge. We have submitted today, under separate cover, copies of this completed notification to Miami-Dade County, Florida, to the South Florida Regional Planning Council, and to the Division of Community Planning, Department of Economic Opportunity.

7/18/12
Date


Signature

2. Applicant:

**Lucky Start At The Hammocks, LLC
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131**

3. Authorized Agent:

**Juan J. Mayol, Jr., Esq.
Joseph G. Goldstein, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 789-7787**

To the extent that the traffic analysis demonstrating a net vehicular trip reduction has not yet been provided, the proposed change is presumed to be a substantial deviation pursuant to Section 380.06(19)(e)5c, Florida Statutes. Should the traffic analysis not demonstrate a net trip reduction, the Applicant further asserts that the simultaneous increases and decreases to The Hammocks DRI development program and other proposed changes that are included in this request are presumed to be substantial deviations which may be overcome by clear and convincing evidence to the contrary. In general, the proposed changes result in reductions of certain impacts and nominal increases, which will all be adequately mitigated. The Applicant intends to proffer clear and convincing evidence to overcome the presumption set forth in statute, thereby proving that it is not a substantial deviation.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES NO

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

No, the proposed change will not impact any DRI development timeline. The project does not have any adopted buildout or phasing dates.

11. Will the proposed change require an amendment to the local government comprehensive plan?

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

The proposed change will require an amendment to the local government comprehensive plan.

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

The existing approved DRI master plan - Map H - is attached hereto as Exhibit D. An amended DRI master plan portraying and distinguishing the proposed changes will be provided under separate cover.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments

and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;
- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;
- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and
- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

The proposed change to the DRI modifies the DRI Development Order, as amended, as follows:

Condition 6, as last amended by Resolution No. Z-226-89:

FROM:

6. DISTRIBUTION OF UNITS

ZONE	ACRES	% OF TOTAL GROSS AREA	TOTAL UNITS	% OF TOTAL UNITS
RU-1	39.4	3.6%	229	2.8%
RU-3M	267.2	24.4%	2,925	35.2%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,356	4.04%
RU-4A	10.4	1.0%	248	3.0%
	504.1	46.0%	8,303	100.0%

TO:

6. DISTRIBUTION OF UNITS

ZONE	ACRES	% OF TOTAL GROSS AREA	TOTAL UNITS	% OF TOTAL UNITS
-------------	--------------	------------------------------	--------------------	-------------------------

RU-1	39.4	3.6%	229	2.57%
RU-1M(a)	16.02	1.5%	87	1.0%
RU-3M	279.9	25.5%	3,063	34.37%
RU-4L	87.3	7.96%	1,929	21.64%
RU-4M	117.5	10.7%	3,356	37.65%
RU-4A	10.4	0.94%	248	2.77%
	550.5	50.2%	8,912	100.0%

Condition 15, pursuant to Covenant Governing Land Development, recorded in Official Records Book 8625 at Page 336 of the Public Records of Miami-Dade County, Florida:

FROM:

"15. INDUSTRIAL PARK

A 111.87 gross acre parcel of land on the extreme southern edge of the property, already zoned for industrial use, will be held for a light industrial park. (See Exhibit C)

This piece of land is just north of the new Tamiami Airport, which was a factor in the decision to keep it industrial. It forms a buffer between the residential areas of The Hammocks and the airport.

A buffer will also be created between the industrial park and the residential areas by the placement of land use in each residential district, as well as providing a special landscaped zone in the industrial area.

Another advantage for the industrial use of this piece of land is its direct frontage on main arterial alignments at SW 147th Avenue and SW 120th Street."

TO:

"15. INDUSTRIAL PARK

A 58.41 gross acre parcel of land on the extreme southern edge of the property, already zoned for industrial use, will be held for a light industrial park. (See "The Hammocks Parcel Schedule" as prepared by _____, dated _____)

A buffer will be created between the industrial park and the residential areas by the placement of land use in each residential district, as well as providing a special landscaped zone in the industrial area.

Another advantage for the industrial use of this piece of land is its

direct frontage on main arterial alignments at SW 147th Avenue and SW 120th Street."

Condition 18, as last amended by Resolution No. Z-226-89:

FROM:

"18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated July, 1989. A ceiling on the number of permissible Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."

TO:

"18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by _____, dated _____. A ceiling on the number of permissible Residential dwellings has been fixed at 8,912 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."

A

EXHIBIT A

**Miami-Dade County Comprehensive Development Master Plan Land Use Element Text
Pages I-25 and I-26**

specifying that this area shall receive priority for future public and private investments in infrastructure, services, development and compatible redevelopment.

- LU-12D. The County shall consider developing strategies that promote infill development in specific areas.

Interpretation of The Land Use Plan Map: Policy of the Land Use Element

This text, which is adopted as County policy, describes each land use category shown on the Land Use Plan (LUP) map, and explains how each category and the Map are to be interpreted and used. Adherence to the LUP map and this text is a principal, but not the sole, vehicle through which many of the goals, objectives and policies of all elements of the CDMP are implemented. The LUP map illustrates where development of various types and densities, including agriculture, is encouraged and areas where natural resource-based development and environmental protection are encouraged.

The LUP map provides six Residential Communities categories organized by gross density ranges. The non-residential land use categories, notably industrial, office, business, institutional, public facilities and transportation terminals, are organized by the types of predominant uses allowed or encouraged on land so designated, and relative intensities of development authorized in these categories are expressed as allowable land uses, as contrasted with land uses allowed in other LUP map categories. The specific intensity of development which may be approved on a particular parcel designated in a non-residential category on the LUP map will be dependent on the particular land use, design, urban service, environmental, and social conditions on and around the subject parcel at the time of approval including consideration of applicable CDMP goals, objectives and policies, including provisions of this text chapter, and provisions of applicable land development regulations which serve to implement the comprehensive plan. At a maximum, unless otherwise provided in this Plan, as provided for example for Urban Centers, the following shall be the maximum intensities at which land designated on the LUP map in one or more non-residential categories may be developed. Actual intensities approvable on a given site may be significantly lower than the maximum where necessary to conform with an overriding Plan policy, or to ensure compatibility of the development with its surroundings. Moreover, notwithstanding adoption of these intensity ceilings in the CDMP, estimations of prospective urban service demands or impacts of proposed developments will be based on the actual approved uses and/or intensity of a particular development when applicable, and for purposes of long-range areawide service facility planning purposes, such estimations may be based on averages or trends of development types and intensities in localized areas when consistent with sound service/facility planning practice. The following allowable maximum intensities are expressed as the floor area ratio (FAR) of building square footage (not counting parking structures) divided by the net lot area of the development parcel.

Maximum Allowable Non-Residential Development Intensity	
Inside the UIA	2.0 FAR
Urbanizing Area, UIA to UDB	1.25 FAR
Outside UDB	0.5 FAR
[See Also Urban Centers]	

Consistent with the foregoing, certain land uses are subject to further intensity restrictions, as expressed by FAR. For the area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest, the maximum allowable intensity under the CDMP shall be a FAR of 0.45.

Residential Communities

The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.

Guidelines for Urban Form. The following guidelines establish a generalized pattern for location of different uses, their intensity and density, and the interconnecting network of vehicular and pedestrian movement. The general pattern of land use in residential communities should conform to the following guidelines to the maximum extent consistent with the land use patterns and densities authorized and encouraged by the Land Use Plan (LUP) map, and future amendments to the LUP map should endeavor to promote this localized form within the metropolitan pattern of urban centers and transit corridors. Exceptions may occur (a) for Developments of Regional Impact and Development of County Impact or (b) to conform the density, intensity, use, building, envelope, traffic generation and demand on services and infrastructure of a proposed new use to such contextual elements as the general pattern of use, intensity and infrastructure which exists in an established neighborhood. The general pattern promoted by these guidelines is schematically illustrated in Figure 2.

1. The section line roads should form the physical boundaries of neighborhoods.
2. The section line, half section line, and quarter-section line road system should form a continuous network, interrupted only when it would destroy the integrity of a neighborhood or development, or when there is a significant physical impediment. Pedestrian and vehicular traffic networks should serve as physical links between neighborhoods, with multiple points of access between neighborhoods.
3. Within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.

B

EXHIBIT B

Substantial Deviation Determination Chart

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	EXISTING APPROVED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Schools/ Community use	# Parking Spaces				
	Building (gsf)				
	Site locational changes				
	Acreage, including drainage, ROW, easements, etc.	65.89 acres	65.89 acres	65.89 acres	Covenant in ORB 8625, PG 336 of Miami-Dade Public Records
	External Vehicle Trips	No Change			
	D.O. Conditions				
	ADA Representations				
Industrial/ Office	Acreage, including drainage, ROW, easements, etc.	58.4	111.82	111.82	
	# Parking spaces				
	Building (gsf)	3,179,880 sf	6,088,599 sf	6,088,599 sf	Covenant in ORB 8625, PG 336 of Miami-Dade Public Records
	# Employees				
	chemical storage (barrels and pounds)				
	Site locational changes	Parcel 42			

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	EXISTING APPROVED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
	# External vehicle trips				
	D.O. Conditions				
	ADA representations				
Residential	# Dwelling units	8,912 d.u.	8,303 d.u.	8,504 d.u.	Resolution No. Z-226-89
	Type of dwelling units	Single- and Multi-Family	Single- and Multi-Family	Single- and Multi-Family	
	# of lots				
	Acreage, including drainage, ROW, easements, etc.	550.5 acres	504.1 acres	504.1 acres	
	Site locational changes	NEW Parcel 50			
	# External vehicle trips				
	D.O. Conditions				
Business / Retail	Acreage, including drainage, ROW, easements, etc.	53.6 acres	46.51 acres	46.51 acres	Covenant in ORB 8625, PG 336
	Floor Space (gsf)	2,917,431 sf	2,532,470 sf	2,532,470 sf	
	# Parking Spaces				
	# Employees				
	Site locational changes	NEW Parcel 51			
	# External vehicle trips				
	D.O. Conditions				
	ADA representations				

C

EXHIBIT C

Below is a complete list of all dates and ordinance numbers for all previously approved modifications and amendments to the originally approved DRI development order, which was approved pursuant to Resolution No. Z-25-74, passed and adopted by the Miami-Dade County Board of County Commissioners on February 12, 1974, and Covenant Governing Land Development recorded in Official Records Book 8625 at Page 336 in the Public Records of Miami-Dade County, Florida and was subsequently amended by the following resolutions and instruments. Copies of the approvals and recorded documents are attached hereto as indicated.

Resolution No. Z-25-74, passed and adopted by the Miami-Dade County Board of County Commissioners on February 12, 1974, and Covenant Governing Land Development recorded in Official Records Book 8625 at Page 336 in the Public Records of Miami-Dade County, Florida: Approved the Hammocks Development of Regional Impact, a 1,096 acre planned residential, business, and industrial community consisting of 8,504 dwelling units, 46.51 acre of business use, 111.82 acres of industrial/office use, and 65.89 acres of schools/community facilities.

Resolution No. Z-281-75, passed and adopted by the Miami-Dade County Board of County Commissioners on October 22, 1975, and Amendment to Covenant Governing Land Development recorded in Official Records Book 9254 at Page 1117 of the Public Records of Miami-Dade County, Florida: Reduced the residential density to 8,303 dwelling units, revised the location of the proposed public facilities for the Project, and modified the Master Plan for the Project.

Resolution No. Z-52-81, passed and adopted by the Miami-Dade County Board of County Commissioners on March 5, 1981, and Notice of Amendment recorded in Official Records Book 11111 at Page 857 and Notice of Amendment recorded in Official Records Book 11137 at Page 1847 both of the Public Records of Miami-Dade County, Florida: Provided for a revised process for approval of zoning use variances for the Project.

Resolution No. R-1825-81, passed and adopted by the Miami-Dade County Board of County Commissioners, and Amendment to Covenant Governing Land Development recorded in Official Records Book 12432 at Page 628 of the Public Records of Miami-Dade County, Florida: Modified the Master Plan and revised the terms of the low income housing provisions.

Resolution No. Z-281-84, passed and adopted by the Miami-Dade County Board of County Commissioners on December 20, 1984, and Amendment to Covenant Governing Land Development recorded in Official Records Book 12432 at Page 632 of the Public Records of Miami-Dade County, Florida: Modified the Master Plan, the distribution of dwelling units within the Project (no change in overall density), revised the terms of the low income housing provisions, provided for a revised amendment process for the Development Order, and a determination that the modifications to the Project were not a substantial deviation.

Resolution No. Z-65-86, passed and adopted by the Miami-Dade County Board of County Commissioners on March 6, 1986, and Modification of Covenant Governing Land Development

recorded in Official Records Book 12919 at Page 535 of the Public Records of Miami-Dade County, Florida: Modified the Master Plan, the distribution of dwelling units within the Project (no change in overall density), revised the terms of the low income housing provisions, and a determination that the modifications to the Project were not a substantial deviation.

Resolution No. Z-119-86, passed and adopted by the Miami-Dade County Board of County Commissioners on May 8, 1986, and Modification of Covenant Governing Land Development recorded in Official Records Book 13000 at Page 691 of the Public Records of Miami-Dade County, Florida: Modified the Master Plan, the distribution of dwelling units within the Project (no change in overall density), and a determination that the modifications to the Project were not a substantial deviation.

Resolution No. Z-183-86, passed and adopted by the Miami-Dade County Board of County Commissioners on July 17, 1986: Modified the Master Plan, the distribution of dwelling units within the Project (no change in overall density), and a determination that the modifications to the Project were not a substantial deviation.

Resolution No. Z-293-87, passed and adopted by the Miami-Dade County Board of County Commissioners on November 5, 1987: Modified the Master Plan, the distribution of dwelling units within the Project (no change in overall density), and a determination that the modifications to the Project were not a substantial deviation.

Resolution No. Z-341-87, passed and adopted by the Miami-Dade County Board of County Commissioners on December 10, 1987: Modified the Master Plan, the distribution of dwelling units within the Project (no change in overall density), and a determination that the modifications to the Project were not a substantial deviation.

Resolution No. Z-226-89, passed and adopted by the Miami-Dade County Board of County Commissioners on October 19, 1989: Modified the Master Plan, the distribution of dwelling units within the Project (no change in overall density), and a determination that the modifications to the Project were not a substantial deviation.

Resolution No. Z-36-92, passed and adopted by the Miami-Dade County Board of County Commissioners on April 9, 1992: Granted the authorization of the Board of County Commissioners to permit the completion of the initial 5,000 dwelling units without compliance with Section 38(b) of Covenant Governing Land Development recorded in Official Records Book 8625 at Page 336 in the Public Records of Miami-Dade County, Florida, which required certain roadway network improvements.

RESOLUTION NO. 2-25-74

The following resolution was offered by Commissioner Harry P. Cain, seconded by Commissioner Edward C. Fogg III, and upon poll of members present,

the vote was as follows:

Harry P. Cain	aye	Beverly B. Phillips	aye
Mike Calhoun	aye	Harvey Ruvin	aye
Edward C. Fogg III	aye	Edward T. Stephenson	aye
Mrs. Stanley (Joyce) Goldberg	aye	John B. Orr, Jr.	aye
Edward T. Graham	aye		

WHEREAS, GNC Properties International, Inc., a Delaware Corporation, and DIM Corporation, a Florida Corporation, have filed an application for development approval of a Development of Regional Impact known as "The Hammocks", on certain property located and described as follows:

LOCATION: From SW 147 Avenue to SW 162 Avenue; between SW 88 Street (No. Kendall Drive) and SW 120 Street (Montgomery Drive)

SUBJECT PROPERTY: Section 9, Twp. 55 South, Range 39 East, Dade County, Florida less the SW $\frac{1}{4}$ thereof; and the NE $\frac{1}{4}$ of Section 8, Twp. 55 S., Rge. 39 E., Dade County, Florida, less the Black Creek Canal Right-of-Way; and the South 1/2 of Section 4, Twp. 55 S., Rge. 39 E., Dade County, Florida, less the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4; and the NE $\frac{1}{4}$ of said Section 4, less the North 3/4 of the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4 and also less the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, and all interested parties concerned in the matter were heard and upon due and proper consideration having been given to the matter the Zoning Appeals Board was of the opinion that the requested development approval should be denied; and

WHEREAS, pursuant to Section 380.06(7), Florida Statutes, F.S.A., the Board of County Commissioners for Metropolitan Dade County, Florida, has heard at public hearing on February 12, 1974 the application for development approval for the Hammocks; and

WHEREAS, GNC Properties International, Inc. and DIM Corporation have tendered to the Board of County Commissioners at the public hearing a "Covenant Governing Land Development" for the Hammocks, dated February 12, 1974, and have agreed to make amendments to said Covenant and to file the Covenant, as amended, in the public records of Dade County; and

WHEREAS, the Board of County Commissioners has accepted the Covenant with the amendments as agreed to by the property owners; and

WHEREAS, pursuant to Section 380.06, Florida Statutes, F.S.A. (1972), and after due consideration of the consistency of this development with local land development regulations and the recommendations of the South Florida Regional Planning Council, the Board of County Commissioners has approved the

development subject to the following conditions:

1. That the Covenant Governing Land Development, dated February 12, 1974, shall be amended forthwith and filed for public record;

2. That no development permit, as defined in Section 380.031(3), Florida Statutes, F.S.A. (1972), shall issue as to any parcel of the tract, or any portion of any parcel of the tract, referred to in the said Covenant until all conditions and obligations of the Covenant as pertains to any such parcel have been completely and fully performed and that such performance shall be a condition precedent to the issuance of any development permit, regardless if application is made therefore by the GNC Properties International, Inc., the DIM Corporation, their mortgagees, or any successor in title or interest.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested development approval is hereby granted, subject to the conditions above set forth and hereby made a part hereof.

Copies of this resolution are to be sent to the Division of State Planning, to the South Florida Regional Planning Counsel, and the GNC Properties International, Inc. and the DIM Corporation.

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

Richard P. Brinker, Clerk

By EDWARD D. PHELAN
Deputy Clerk

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 7-25-74, adopted by the said Board of County Commissioners at its meeting held on February 12, 19 74.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 26th day of March, A. D. 19 74.

RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By B. H. Valverde
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

March 12, 1974

GHC Properties International
& DIM Corporation
c/o Harpid Greene
Greene, Layne & Lamer
320 NE 18 St.
Miami, Fla. 33132

RE: 73-9-24
From SW 147 Ave. to SW 162 Ave.,
between SW 88 St. (No. Kendall Dr.
and SW 120 St. (Montgomery Dr.)

Dear Mr. Greene:

Enclosed herewith is a copy of Resolution Z-23-74 adopted by the Board of County Commissioners on the 12th day of February, 1974 which approved your requested district boundary changes on the above described property.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC:as
Enc.

February 28, 1974

South Florida Regional Planning
Council
1515 NW 167 St. - Suite 429
Miami, Fla.

ATTENTION: N. Barry Peterson, Director

Dear Mr. Peterson:

In compliance with Section 380 Florida Statutes F.S.A. (1972) we are enclosing herewith a copy of Resolution Z-25-74 adopted by the Board of County Commissioners, Dade County, Florida, approving a development of Regional Impact known as "The Hammocks".

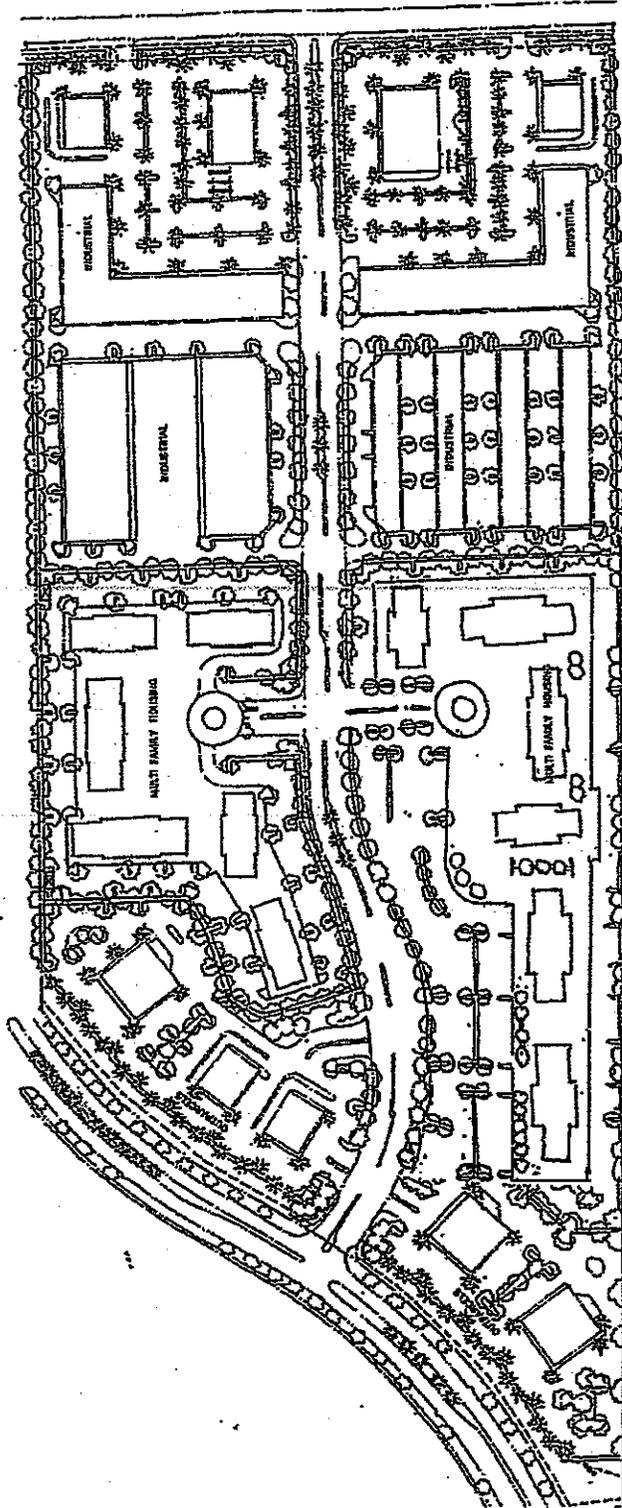
Very truly yours,

Chester C. Czabrinski
Assistant Director

CCC:as
Enc. Certified Copy of Resolution

cc: Department of Administration Division
of State Planning

Cook
CC



LUCKY STREET AT THE HAMPSTEADS
APPROX 6 ACRES COMMERCIAL HAMPSTEAD TWP.
APPROX 20 ACRES MULTIFAMILY
APPROX 22 ACRES INDUSTRIAL/OFFICE

74R 81717 '74 MAR 19 AM 10:55

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COVENANT GOVERNING LAND DEVELOPMENT

This Covenant made this 12th day of February, 1974, between GNC PROPERTIES INTERNATIONAL, INC., a Delaware corporation, hereinafter referred to as GNC, and DLM CORPORATION, a Florida corporation, hereinafter referred to as DLM, both jointly hereinafter referred to as the "Owner", in favor of Dade County, a political subdivision of the State of Florida, hereinafter referred to as "County";

WITNESSETH:

WHEREAS, the Owner is the fee simple owner and record title holder of a tract of land consisting of 1.096 Acres, more or less, located in Dade County, Florida. The legal description of this entire tract of land is set forth in "Exhibit A" attached hereto and made a part hereof (hereinafter referred to as the "said Tract"); and

WHEREAS, DLM Corporation is a corporation in good standing and registered with the Secretary of State of the State of Florida and the GNC PROPERTIES INTERNATIONAL, INC., is a Delaware corporation in good standing and registered with the Secretary of State of the State of Delaware; and

WHEREAS, in order to facilitate the appropriate use and the orderly development of said tract of land, it has been divided into forty-nine (49) parcels, which said parcels have been fully described in the legal descriptions as set forth in "Composite Exhibit B" attached hereto, and made a part hereof, and

WHEREAS, the Owner proposes to utilize its said land for development of a planned residential, business and industrial community created around a system of interior waterways, parkways, interconnected parks, school sites, public park sites and a tennis center. The Owner will donate to Dade County, for public use, park sites and to the Dade County School Board public school sites totaling approximately 65.89 Acres. The meandering pedestrian walks and waterways will provide easy access to schools, parks and neighborhood convenience centers, and mini-parks will be placed thereon. Additional areas for educational, cultural and health facilities will be clustered around school-park areas. To insure the proper planning of this area, a nationally known firm of planners, Sasaki, Dawson, DeMay Associates, Inc., have been utilized so that the community could be designed to meet the overall concept of the approved general land use master plan; and

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WHEREAS, the Owner has submitted extensive documentation showing the proposed development of said lands under a planned development concept, including a zoning map, development concept plan, specifications, land use plan, park and school system plan, collector systems, roadway details, waterways, lakes, pathways and a Development of Regional Impact Study, all of which documentation is on file with the Dade County Planning and Building and Zoning Departments; and

WHEREAS, the Owner is additionally desirous of fulfilling the recommendations of the South Florida Regional Planning Council for a Development of Regional Impact and providing to the County assurance that it will donate to Dade County a parcel or parcels of land in each of the village centers on the proposed plan, as well as a parcel of land in the proposed town center on the proposed plan, all of which are shown on the plans submitted by the land planning consultants and engineers as a part of the zoning application entitled "Illustrative Plan" (Exhibit G) so that there shall be made available to Dade County sufficient land for the construction of five hundred (500) units of housing for low and moderate income residents in a configuration acceptable to the Department of Housing and Urban Development of Dade County and to the Owners, in such a way as to provide low income housing for families in each of the three village centers, and low income housing for the elderly within the town center area, such housing to be integrated into the development so as to provide a similarity of architectural design. Upon said land it is intended that the Dade County Department of Housing and Urban Development construct, or contract for, or plan for the construction of the various types of housing units required, or, enter into a contract with the Owners or other qualified contractors for the construction of said housing on a turn-key basis; and

WHEREAS, the Owner desires to give assurance in making a commitment to the County that development will proceed in a responsible and reasonable manner to assure the residents of the area the availability of sufficient governmental services and sufficient road right-of-way or transportation facilities to them at all times to assure reasonable ingress and egress to the development and to provide the necessary service facilities in a timely manner for the benefit of the residents of the development and other adjoining areas in Dade County; and

WHEREAS, the Owner is desirous of giving assurance and making a binding commitment that the lands herein described, and each parcel thereof, shall be developed in accordance with the controlling provisions of the proposed plan of development as shown by the aforementioned documentation, all of which has been attached to the zoning application of the Owner, in a manner acceptable to Dade County.

NOW THEREFORE, the said Owner hereby voluntarily delivers this, its Covenant, to Dade County, Florida and agrees that the real property herein aforescribed shall be subject to the following restrictions which are intended and shall be deemed to be covenants running with the land, and binding upon the Owner, its successors and assigns, as follows:

1. INTRODUCTION

The Hammocks is a 1,096-Acre site proposed for a total recreation-oriented community on Kendall Drive across from Kendale Lakes.

The project will include minimum density apartments, garden apartments and mid-rise apartment buildings with a maximum height of six residential stories, and single family. It will be developed in phases over a long term.

Of the residential units, two-thirds of the land will be devoted to minimum density units. Garden apartments and mid-rise units will be centered around a Town Center, oriented to services, recreation and commercial use.

The community of The Hammocks is divided into three basic sections called villages, with each village focusing on a linear park and lake system. Each village has its own recreational facilities, plus a convenience center for immediate sundry needs. Each village is subdivided into three neighborhoods of about 950 units each. In every neighborhood there are play areas and a mini park.

A high percentage of The Hammocks is preserved in open space, including a system of inter-connected linear parks and lakes directly related to residential sites. This system winds throughout the community forming a coordinating link between the various elements.

This system also ties the open space within the residential parcels to the community and school parks.

A network of environmental paths has been provided in the land plan to serve both as a recreational amenity and a safe and efficient route for pedestrians, joggers, bicyclists and lowspeed electric golf carts.

Sixty-five and 89/100 (65.89) Acres have been set aside for Public Use, Fifty (50) Acres for the Dade County School Board for three elementary schools and parks, one within each village; and a junior high or middle school and park, and the balance for Dade County for Park Sites.

The Hammocks will be, as much as possible within the personality of the Miami metropolitan area, a self-contained community. A 111.87 gross acre industrial park on the southern portion will provide employment potential for the residents.

Recreational amenities within The Hammocks will include: tennis, boating, swimming, bicycling, jogging and fishing.

The lakes and the green areas around them will be open to all residents of the development, not just those adjacent to the water.

2. LOCATION

The Hammocks is a 1,096 (+-) acre tract of land on the south side of North Kendall Drive and directly north of the Tamiami Airport in southwest Dade County, Florida.

Its principal boundaries are North Kendall Drive (SW 88th Street) on the north; SW 147th Avenue on the east; SW 120th Street on the south; and theoretical SW 152nd Avenue, SW 157th Avenue and theoretical SW 162nd Avenue on the west. SW 104th Street runs East and West through the middle of the property and SW 157th Avenue extends through the westerly portion of the tract. The Black Creek Canal borders the tract on the south from approximately SW 162nd Avenue, to theoretical SW 157th Avenue.

3. THE PLAN

The land use plan for The Hammocks was developed by a team of planners, site planners, and engineers in close cooperation with the Planning Department of Dade County, and includes the internationally known planning firm of Sasaki, Dawson, DeMay Associates, Inc. of Watertown, Massachusetts; Carr Smith Associates and Ray L. Hart Associates, both of Coral Gables, Florida.

The plan calls for a total recreation-oriented community for a broad range of housing types.

The Hammocks has been designed to be as much a self-contained community as possible, with a community shopping center, recreational facilities, parks, schools and an industrial park contained within the project.

4. VILLAGES

The complete community of The Hammocks will consist of three villages. The Town Center will be the nucleus of the composite open space system of the three villages.

The central focus of each village will be a central park and lake. Each village will consist of three neighborhoods of about 2,850 housing units per village, and offer a variety of the housing types, developed in clusters for security and access control: Minimum Density Apartments (RU-3M); Garden Apartments (RU-4L); Medium Density Apartments (RU-4M); and Single Family (RU-1).

No high-rise, heavy density dwelling uses will be permitted in the area by the developer.

Each village will contain a village center, including: an elementary school; a swimming pool; tennis courts; children's playground; clubhouse; meeting rooms; and convenience center.

5. NEIGHBORHOODS

The basic residential component within the Village is a neighborhood of approximately 950 housing units. Each Village will have three neighborhoods.

A recreational area will be provided for each neighborhood and will include a mini-park with children's playground, an open play area and picnic sites.

The recreation area will be a part of the landscaped open space system around which each neighborhood will be organized.

6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Area Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	100	9.1%	348	4.10
RU-3M	232	21.2%	2993	35.20
RU-4L	72	6.6%	1663	19.55
RU-4M	98	8.9%	3500	41.15
TOTAL	502	45.8%	8504	100.0%

The living units of The Hammocks have been distributed so that garden apartment and midrise housing districts will be clustered in the community's interior, and will focus on the Town Center. These units will be no more than a 10-minute walk from the commercial and community facilities and the Tennis Club.

This establishes a higher complementary relationship between the higher densities and the principal area of public facilities and services.

Single Family and minimum density residential districts fall near the periphery of the community and focus upon the Village Centers. This also prevents a walled-in appearance from the exterior of the community.

Approximately two-thirds of the land devoted to residential use will be placed in minimum density residential and single family districts. A high proportion of minimum density units will permit more land to be placed in the open space system. Only 502 acres of the 1,096 + - acre property is devoted to residential development.

Residents of minimum density housing districts will be no more than a 10-minute walk from the village centers and elementary schools.

7. LAKES

More than 100 acres of the Hammocks' 1,096 + - acres have been set aside for a continuous chain of lakes throughout the overall community.

This will allow small boats such as sailboats, canoes and rowboats access to all lakes.

The lake system is another transitional element establishing community unity at The Hammocks. These water areas will be for all the residents who have dwelling units in The Hammocks, and not just for those adjacent to the water. A common green belt around the lakes and an internal path system leading to the green belt will open the lakes and the linear parks around them for the use and enjoyment of all residents of The Hammocks.

8. OPEN SPACE

Over 42 per cent of The Hammocks will be preserved in open space, a linear park system and lakes:

- a. community, village and school parks 86 acres (see 3, 4 & 5 below)
- b. linear park system adjacent to lakes and canals 114 acres
- c. total (open space used for calculating density) 200 acres
- d. lakes (In addition to above) 113 acres

The open space network of parks and lakes within The Hammocks will provide a coordinating link among all the elements of the overall community.

OPEN SPACE - TOTAL PROJECT ANALYSIS

<u>DESCRIPTION</u>	<u>NET ACREAGE</u>	<u>% OF GROSS PROJECT AREA</u>
1. Lakes*	113.01	10.3%
2. Linear Park System**	114.22	10.4%
3. Village and Community Parks***	20.83	
4. Community Park	15.87	
5. School Parks	50.02	<u>7.9%</u>
Subtotal	313.95	28.6%

Continued.....

<u>UNDEFINED OPEN SPACE:</u> (Cont.)	<u>NET ACREAGE</u>	<u>% OF GROSS PROJECT AREA</u>
6. Open Space - Landscape requirements within residential zones (Minimum zoning requirement)		
RU-1 40% of gross area (130.2 acres)	52.08	
RU-Apartment 25% of net area (401.92 Acres)	<u>100.48</u>	
Subtotal	152.56	13.9%
TOTAL ITEMS 1-6	<u>466.51</u>	<u>42.5%</u>

Defined Open Space in Linear Parks and Lakes
TOTAL OF ITEMS 1, 2 = 227.23 acres (20.7% of the entire development)

Defined Open Space in Land
TOTAL OF ITEMS 2 thru 5 = 200.94 acres (18.3% of the entire development)

TOTAL NET OPEN SPACE (42.5% of the entire development)

* Includes 4.7 acres of canal reserve

** Includes mini-parks

***includes tennis center

9. ENVIRONMENTAL PATHS

A system of environmental paths is included within the linear parks in the Plan (Exhibit C) for The Hammocks to:

- a. reduce significantly internal automobile traffic flow and its attendant air pollution problems;
- b. provide scenic and safe routes for: golf carts, joggers, bicyclists and pedestrians;
- c. provide another method of transition among the elements of The Hammocks, making it a truly unified community.

The Hammocks has been designed to put the resident within walking distance of most of his needs. Residents of each neighborhood will be no more than a few hundred feet from the linear park system. They will be able to reach all community facilities, including schools and shopping, over this environmental path system, without being required to cross major streets.

10. PARKS

In keeping with today's more sophisticated planning concepts, to preserve the ecology and give the feeling of open, green space, the plan for The Hammocks establishes a continuous linear park system throughout the community.

This system discreetly blends mini-parks with the open common areas and green areas around the lakes, rather than spotting isolated small pockets of green parks throughout the community.

The school sites, with contiguous parks, would serve as open areas for students, as well as recreational areas for the community at large. Six to seven acres of each of the eleven to twelve acre elementary school sites have been reserved for parks.

The 15-Acre junior high school site will contain a 5-Acre recreation area and will also have an adjacent 15.87 Acre community park.

All such park space will be provided by the developer for the benefit of the community.

11. TOWN CENTER

The Town Center will consist of four major elements:

- a. A shopping center to serve the shopping and service needs of The Hammocks;
- b. A community service center developed around a plaza, which may contain community facilities including churches, medical facilities and offices;
- c. 10-Acre tennis centre;
- d. A 30.87 Acre adjacent parcel dedicated for a middle school campus and a larger community park.

Two pedestrian underpasses will tie the Town Center to the environmental path system and the linear park for safety and convenience.

The Town Center is in no way intended to be a regional service in competition with others, either existing or under construction. It is designed to serve only residents of The Hammocks.

12. SCHOOLS

Proper educational facilities are an essential part of any community of people. To be certain that this need is met, the owner-developers of The Hammocks have made provisions for school locations within the property.

12. SCHOOLS (cont.)

A gift of land has been made to the School Board of Dade County and/or Dade County for construction of elementary schools, a junior high school or middle school and related school parks. Special Warranty Deeds for such land have been delivered to the proper representatives.

Further discussion with the School Board indicated that a regional high school within The Hammocks is not necessary because of other high schools existing or planned in the area. However, a 16-Acre community park site adjacent to the junior high site could be utilized to develop a junior-senior high campus.

13. RECREATIONAL AMENITIES

In addition to the linear parks and lakes, The Hammocks will provide tennis, swimming, boating and garden plots.

A major tennis complex within The Town Center is provided to all residents of the community and, in addition, each village will have its own group of tennis courts.

A network of swimming pools will serve community dwellers during warm weather.

Small boating will be a key recreational amenity. For the preservation of the purity of the water and also for safety, gas powered motor boats are banned from the lake system of The Hammocks.

The growing sports of bicycling and jogging will be provided for through the extensive system of environmental paths.

14. OTHER PUBLIC FACILITIES

The owner of The Hammocks is prepared to donate a site to the County for both police and fire public safety facilities, totaling one and one-half (1 1/2) Acres. At the request of the County, which said request shall be made within four weeks of the issuance of excavation permits, the owner shall bring the site to flood criteria grade established for the area at no cost to the County. The said four week period shall not commence until the County Manager and the Director of the Public Safety Department for Metropolitan Dade County has received written notification from the owner that the excavation permits have been issued. The written notification shall also specify that the County must notify the owner within the said four week period of any request to bring the site up to flood criteria grade. The owner shall in any case bring water, sewers and streets to the site, at no cost to the County.

Such land will be provided for the needed fire sub-station with an additional portion thereof set aside for future expansion or use as a police sub-station on the NE corner of parcel 42 within the development. A Special Warranty Deed will be delivered to the County following plat approval of the portion of The Hammocks in which it lies.

14. OTHER PUBLIC FACILITIES (Cont.)

The Community Service area of the town center presents opportunities for a full complement of community facilities including: public library branch; churches; synagogues; and other municipal service branches.

15. INDUSTRIAL PARK

A 111,87 Gross acre parcel of land on the extreme southern edge of the property, already zoned for industrial use, will be held for a light industrial park. (See Exhibit C)

This piece of land is just north of the new Tamiami Airport, which was a factor in the decision to keep it industrial. It forms a buffer between the residential areas of The Hammocks and the airport.

A buffer also will be created between the industrial park and the residential areas by the placement of land use in each residential district, as well as providing a special landscaped zone in the industrial area.

Another advantage for the industrial use of this piece of land is its direct frontage on the main arterial alignments at SW 147th Avenue and SW 120th Street.

16. INTERNAL VEHICULAR FLOW

Major vehicular traffic will be confined to the periphery of the villages and neighborhoods in The Hammocks. The concept of internal circulation consists of a major access spine in both the east-west and north-south directions, providing entry to a series of connector stems into each of the development parcels on the property.

The system of roads for The Hammocks is a result of joint sessions between the planning staff of the developer and the Dade County Public Works Department.

A proposed internal connection between North Kendall Drive and 120th Street and the use of 104th Street will serve as the principal internal circulation spines connection The Hammocks to the frame of arterial highways.

16. INTERNAL VEHICULAR FLOW (Cont.)

The residential district will be served by internal collector stems designed not only to meet the functional requirements of the neighborhood, but to discourage through traffic from passing through the neighborhoods and villages.

Both the collector stems and the open space system will be laid out to assure a minimum of street crossings for pedestrians.

Pedestrian underpasses will be provided where principal arterials cross the linear park system.

17. SEWAGE TREATMENT FACILITIES AND WATER SUPPLY

(a) Ultimately The Hammocks will be serviced by the Miami-Dade Water and Sewer Authority. An on-site Sewage plant located within the land set aside for the industrial park will provide treatment until the Authority has extended service to the Area. All such facilities, maintenance and services, including conversion to extended services when available shall be in accordance with the requirements of the Water and Sewer Authority. The owner covenants that conversion to extended services and the removal of the temporary on-site sewage plant shall be at no cost to the County.

(b) Water supply services will be supplied to The Hammocks as required by the Water and Sewer Authority.

18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS" parcel plan prepared by Carr Smith and Associates, dated May 11, 1973, Revised August 6, 1973 and January 30, 1974 (Exhibit C). A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,504 units for the total community, including the low income housing land, each neighborhood to be kept to a reasonable percentage of the whole.

Land for 500 dwelling units shall be donated to Dade County for low income housing, which shall be included in the above total.

19. LANDSCAPING, ROADWAYS AND WATERWAYS

To insure a high level of landscape development, Owner agrees to construct and install water courses and roadways in basic conformity with the typical sections as indicated on "THE HAMMOCKS-LAKE PLAN" (Exhibit F), as prepared by Carr Smith Associates, dated May 15, 1973, on file with the Dade County Building and Zoning Department.

20. IMPLEMENTATION OF THE PLAN

To insure a maximum flexibility in the planning of each area as the construction progresses in order that the planning shall respond to all factors, technological advances and improved environmental standards, the plan has been designed so as to provide continuous up-dating capability. It is therefore essential that until the construction is completed the County retains full powers of review, regulation and administrative control, provided that the Owner shall not have requirements imposed upon it which are not required of other like developers. The following shall therefore apply:

(a) That the Zoning Application and Exhibits be considered in their entirety as a generalized master plan for the new development. All specific restrictions and agreements included shall be recorded as legal instruments.

(b) A detailed site use plan of each parcel or part thereof shall be approved by Owner, its successors, or assigns, before being submitted for review and approval by the County in accordance with applicable County procedures for special exemption site use plan approval. It shall be subject, at the time of submission, to all County regulations and requirements then in force. No building shall be started without final approval. RU-1 is excepted from this special exceptions procedure, provided, however, that if cluster housing is requested in said RU-1 zone, then the applicable county procedures shall be required.

(c) Any requested variance to the County regulations and requirements shall be subject to the approval of the Board of County Commissioners of Metropolitan Dade County, notwithstanding anything to the contrary in the County regulations.

20. IMPLEMENTATION OF THE PLAN (con'd.)

(d) It is to be emphasized that under the procedure herein described, and within the limits of use allocation and density limitations established, the County retains full review control of all future development.

21. PROJECT PLANNING

The services of a firm of Planning Consultants, Sasaki, Dawson, DeMay Associates, Inc., with offices in Watertown, Massachusetts, have been engaged to provide the comprehensive land plan. The owner, or its successors and assigns, shall continue to utilize the services of qualified firms or personnel competent to provide land planning, landscape architecture, engineering, architecture, traffic planning and other professional services necessary to accomplish the full development of this new community in accordance with the provisions of this covenant.

22. Mini-Parks

To supplement the public park and recreation system, the Owner, its successors or assigns, shall provide and cause to be maintained within each village a wide variety of private recreation facilities for the use of the residents, substantially in accordance with the "Illustrative Plan" (Exhibit "E"), prepared by Sasaki, Dawson, DeMay Associates, Inc., dated May 20, 1973, and other plans referred to herein, on file with the Dade County Building and Zoning Department. These shall include such features as swimming pools, court games, recreation areas, children's playlots, lakes and waterways, and display gardens, all properly landscaped.

23. NEIGHBORHOOD CONVENIENCE CENTERS.

Neighborhood convenience centers may be provided in the detailed site use plan for each of the three villages, substantially in accordance with the "Illustrative Land Use Plan" hereinabove described and as may be approved under applicable county procedures.

24. WATER EDGES

(a) All water edges shall be developed substantially in accordance with one of the sections shown on the Lake Plan, prepared by Carr Smith and Associates, dated May 15, 1973, filed with the Dade County Building and Zoning Department, depending upon the intensity of the adjacent development and the type of boating activities.

(b) Full consideration shall be given to the problem of storm water and other surface water runoff by the use of berm and/or other methods.

25. UTILITIES DISTRIBUTION SYSTEMS

Utility distribution and communications systems shall be underground in strict compliance with the County's subdivision regulations. In addition, there shall be no overhead wires within any arterial way. The location of all at grade and above ground facilities must be approved by the developer's land planners and the County Department responsible therefor.

26. LANDSCAPING AND STREET FURNITURE

A high level of landscape development for the entire community shall be assured by the adoption of typical and mandatory standard details for street and area lighting, coordinated signing and other site and landscape construction, in accordance with County requirements.

27. COORDINATED SYSTEMS

All systems, including vehicular, pedestrian, waterway, utility and communications systems, shall be master planned to insure the integrity of the systems throughout the community development. Detailed site use plans for each development unit must maintain the integrity of the master plan.

28. DESIGN CRITERIA

The building and structures within the RU-4M areas shall be no higher than six (6) residential stories. The buildings and structures within RU-4L areas shall have a low profile character, and range to no more than four (4) residential stories. The developer agrees to make every reasonable effort to preserve and maintain natural landscaping areas, where such exist, in developing the lands within the entire parcel.

29. LAND CONTOUR GUIDELINE

The developer will cause ground areas around the various dwelling unit structures and buildings to be developed in a manner designed to produce a rolling contour effect, by variation of the elevations, commensurate with sound landscaping principles.

30. DEVELOPMENT SPECIFICATIONS

This new community shall be developed in accordance with the "Illustrative Plan" (Exhibit E) previously referred to herein, on file with the Dade County Building and Zoning Department.

31. PARK AND SCHOOL SITE DEDICATIONS

The Owner covenants to donate, dedicate and convey to the County and to the School Board of Dade County for school and public park purposes the lands described in Exhibit D attached hereto. Such lands shall be conveyed in their existing natural condition. However, the Owner shall, at the County's request with respect to park sites, or at the School Board's request with regard to school sites, during the course of the development of the surrounding lands, have the lands brought to the flood criteria grade established for the area, at no cost to the County or to the School Board. Said request from the County or School Board shall be made with four (4) weeks from the date of issuance of lake excavation permits by the County to the owner. The four (4) week period shall not commence, however, until the County, through its County Manager and the Director of the Parks Department, or the School Board through its Superintendent, has received notification in writing from the owner that the lake excavation permits have been issued and that the County or the School Board must notify the owner within the said four (4) week period of any request to bring the lands for park or school sites up to flood criteria grade as provided for herein. The owner shall protect and preserve said lands in their natural state during the development of the surrounding areas, however, in the event the County or School Board does not make the request for the land to be brought up to flood criteria grade as set forth in this paragraph. In any case, the owner shall bring water lines, sewer lines and streets to the sites, at no cost to the County or School Board. The Owner reserves the right to enter into a subsequent agreement with the County that may provide for the development of a portion of or all of the lands donated by the Owner to the County and the School Board of Dade County for parks, school and/or recreation purposes only. The said lands shall be donated upon final approval and acceptance of the PLAT of the area in which the site or sites are located or at a prior time mutually agreed upon by the Owner and the County and the School Board of Dade County. The County shall not be required to develop the said parks land and the School Board of Dade County shall not be required to develop the school land within any particular time period, but shall be permitted to develop said sites only in accordance with the need therefor from time to time as they become capable of such development.

32. DEDICATION OF RIGHTS OF WAY

The Owner further covenants to dedicate to the County rights of ways for the arterials, as shown on the Master Subdivision Plan (Exhibit G), prepared by Carr Smith and Associates, dated May 14, 1973, filed with the Dade County Building and Zoning Department. All such rights of ways for such arterials shall be in accordance with recognized Dade County standards. The number of lanes for each right of way shall be as required by the County at the time of construction by the Owner, with a maximum of six (6) lanes.

32.. DEDICATION OF RIGHTS OF WAYS (Cont.)

The Owner shall construct on said rights of way, at its own cost and expense, in accordance with the standard street construction requirements of Dade County, the arterials, in the manner required, as shown on the Master Subdivision plans prepared by Carr Smith and Associates, dated May 14, 1973, on file with the Dade County Building and Zoning Department. If there is a need for connections of arterials, and other streets within The Hammocks in order to provide a continuity for movement of traffic to or from "The Hammocks", the developer will provide such a connection at the request of the County, within the said Tract.

33. LANDSCAPE MAINTENANCE

The Owner shall develop, construct and provide the arterials, waterways, bridges, neighborhood and mini-parks, and pedestrian walks as shown on the Plans referred to herein, in accordance with the County's standard specifications. The maintenance of the landscaping provided by the Owner for all such public facilities shall be ultimately accomplished by means of special taxing district under and pursuant to the provision of the Code of Metropolitan-Dade County or through a property owner's association, in order to insure the continued maintenance of landscaping for the benefit and enjoyment of the public and residents of this new community.

34. GOVERNMENTAL SERVICE NEEDS

The Owner recognizes the possible need for other various governmental service facilities to serve the residents of this new community when it is fully developed in addition to those sites being donated herein, such as libraries. Accordingly, where additional land is deemed necessary for such public purposes, the Owner will make available, at its then fair market value, such required lands to the appropriate public entity for five years after approval hereof. Such lands shall be agreed upon by the Owner and the County, after approval of the Development of Regional Impact and Zoning, but before completion of The Hammocks.

35. UNITY OF OWNERSHIP

The said tract or any portion of said tract shall not be sold, transferred or leased by the Owner, except if the Purchaser, transferee, or lessee covenants in writing, in recordable form, which covenant shall be recorded at time of sale, transfer or lease, to comply with the terms and conditions hereof as herein provided in Paragraph 20 (b), or except upon the prior written approval of the Directors of the Dade County Building and Zoning Department, provided, however, that no part of anyone of the parcels herein shall be sold unless a parcel plan which defines the vehicular and pedestrian circulation has been approved by the Directors of the Building and Zoning and Planning Departments of the County; which approval shall not be unreasonably withheld.

36. ENVIRONMENTAL PROTECTION

The Owner covenants that construction of the waterways shall be accomplished by means commensurate with sound engineering practices and all County and State environmental requirements, in order to maintain and preserve the existing environmental integrity of the development area.

37. SEQUENTIAL DEVELOPMENT

The Owner covenants that it will commence the development of the site within twelve (12) months from the date of final approval of the Zoning and Development of Regional Impact applications by the Dade County Commission, contingent upon issuance of required permits; that said development will be continued in an expeditious manner but that no request shall be made by the Owner to the Dade County Building Department for a building permit and no building construction shall commence prior to eighteen (18) months from the date of the approval of zoning and Order of Approval of Development of Regional Impact.

The Owner further covenants that no more than 5,000 permits for residential units to be constructed will be requested from the County Building Department from the commencement of construction to seven (7) years from date hereof. That further, said five thousand (5,000) units shall be constructed in a sequential manner so as to allow the development to proceed over the entire development period in accordance with the housing needs of the community and the pattern of development required by the Owner.

The balance of the number of units approved shall have building permits applied for and shall be constructed from the end of the seven (7) years through the twelfth year of the development at a rate, proportionate with the number of units based on the number of years remaining in the development term, so that the development may be entirely completed within twelve (12) years from approval, subject to the provisions of Paragraph 39 hereof.

The Owner is proposing this sequential development plan in order to effectively anticipate the proper provision of services for the residents of "THE HAMMOCKS" as well as residents of other developments in the vicinity thereof.

38. TRANSPORTATION MODES AND REQUIREMENTS

(a) The Owner covenants that all of the roads within the development will be matched to and have intersection improvements in accordance with the requirements of the Public Works and Traffic and Transportation Departments of Dade County, provided however, that the County shall establish through the aforementioned department its requirements for the network of roads and encourage developers in the area south of Kendall Drive to develop the roadways in accordance with the planned roadway network of the County, so that all of the roads shall be aligned in accordance with the proposed County road network.

(b) The Owner agrees that upon the completion of the initial five thousand (5,000) units in the development (at the end of seven (7) years) no further request shall be made for building permits until the following road network improvements have been made in accordance with the County standards for section line roads:

1. Southwest 104th Street east from the intersection at 147th Avenue to the SW 104th Street overpass of the turnpike extension;
2. Southwest 120th Street east from the location of the development at 147th Avenue to SW 137th Avenue;
3. Southwest 147th Avenue from the intersection of Southwest 120th Street to a continuity north of North Kendall Drive.

(c) However, in the event that alternate routes or transportation modes are provided to the vicinity of the development which would

obviate the necessity for the completion of all or any part of the aforementioned roadway improvements, then, in such an event, upon the request of the Owner with review and approval by the Metropolitan Dade County Commission the balance of the development may be completed.

39. DONATION OF LAND FOR LOW INCOME HOUSING

Owner agrees to donate to Metropolitan Dade County and its Department of Housing and Urban Development the following:

(a) Two or more tracts in each of the village locations in a density of 12.9 units per acre, so as to provide adequate area for 120 units in each such village which will provide for a total of 360 housing units of low-income family housing.

(b) One site in the immediate vicinity of the town center in a density location of 35.9 units per acre, which will hold a total of 140 units to be utilized by the County for low-income housing for senior citizens.

(c) Each of the aforementioned sites shall be developed by the appropriate authority of Dade County concurrently with the development of other dwelling units in the area; that is, the County shall develop its low income housing at the same time as the development in the sections of the village complex in which said housing is located are commenced.

(d) In the event the County fails to commence the development of said low-income housing within five (5) years from the date of the beginning of commencement of development of other housing units in the immediate vicinity and village location of said housing units or in the immediate vicinity of the town center, then and in such circumstances the land hereby set aside for the aforementioned low-income housing units shall be kept permanently as open space for the use of the residents of the development. The said five (5) year period shall not commence with respect to any tract or site referred to in subparts (a) and (b), until the County Manager and the Director of the Department of Housing and Urban Development for Metropolitan Dade County has received written notification from the owner of the commencement of development of other housing in the immediate vicinity and village location of said housing units or in the immediate vicinity of the town center. However, in the event the County cannot commence the development of said low-income housing within the time period herein provided by reason of unavailability of funds, or material shortages

or other justifiable circumstances beyond the control of the County, and the owner is so notified by the County, with justification therefor, no less than 180 days prior to the end of the time period herein, then and in such event, the time period for said commencement of the units so affected shall be extended by the owner at the request of the County from year to year until the causal circumstances beyond the control of the County shall have been eliminated, but in no event shall such time period extend beyond eight (8) years from the date of beginning of commencement of development of the area.

(e) The County may construct directly, contract for the construction of, or contract for a turn-key project on any or all of the aforementioned low-income housing with either the Owner or with any other qualified builder or contractor for such apartment projects.

In any event, the architectural design of such low-income housing shall be in accord with the architectural design of the housing with the village or town center in which it is located, and shall be approved by the Owner, it being further understood that the County may design its own plans and deliver same for Owner's approval, which shall not be unreasonable withheld.

(f) At the County's request, during the course of development of the surrounding lands, the owner shall have the land brought up to the flood criteria grade, at no cost to the County. Said request shall be made within four (4) weeks from the date of issuance of lake excavation permits by the County to the owner. The said four (4) week period shall not commence until the County Manager and the Director of the Department of Housing and Urban Development for Metropolitan Dade County has received written notification from the owner that the lake excavation permits have been issued and that the County must notify the owner within the said four (4) week period if it is desired to bring the site up to flood criteria grade. The owner shall in any case bring water, sewers and streets to the site, at no cost to the County.

(g) All residents of the low-income housing shall have the same rights and privileges as the other residents of "The Hammocks" to use the privately owned but commonly used defined open spaces, environmental paths, neighborhood recreation areas, lakes, waterways and other recreational facilities.

40. BUILDING PERMIT APPLICATIONS

Owner further covenants that it will not apply for building permits within any individual platted section of the development until all of its commitments, conditions and covenants as set forth herein shall have been fulfilled within the individual platted section sought to be developed by the Owner. The County shall have the right to reasonably withhold the granting of such building permits in the individual platted section in the event the Owner shall have failed to meet its commitments in said section until such time as the aforementioned commitments are fulfilled.

41. DEEDS FOR LAND DONATIONS

All conveyances of land donated by Owner to County and Dade County School Board as set forth herein shall be by Special Warranty Deed in the form usually acceptable by the County for such conveyances.

42. TERM OF COVENANT

This voluntary covenant on the part of the owner shall remain in full force and effect and shall be binding upon the owner, its successors and assigns, for a period of no less than thirty years from the date hereof and shall be automatically extended for additional periods of ten years for a total term of no longer than ninety-nine years.

Upon petition of the majority of the then property owners of the entire tract, the covenant may be released at the discretion of the Board of County Commissioners of Metropolitan Dade County, Florida, following public hearing, at any time following the completion of the development contemplated hereunder.

This covenant shall not preclude the Owner, its successors and assigns, from applying to the County through its Building and Zoning or Planning Departments, or their successors, for various minor modifications from time to time, or for plot use approvals, large scale development approval, lake excavation permits, and other special exceptions and variances as may be required from time to time as the development proceeds, provided that such minor modifications shall be submitted to the proper department or departments of the County for review and approval as may be required by then existing County procedures, and that such changes or modifications shall comply with the spirit and intent of the plans submitted herewith.

43. AMENDMENT TO THE COVENANT

This covenant shall not be amended without the prior approval of the Board of County Commissioners for Metropolitan Dade County, Florida.

44. RECORDING

This covenant shall be filed for record among the Public Records of Dade County, Florida, at the cost of the Owner, for the purpose of subjecting the lands described in "EXHIBIT A" attached hereto to the restrictions, conditions and limitations herein set forth which are intended to and shall have the force and effect of deed restrictions, and shall be deemed to be covenants running with the land and binding upon the Owner and its successors and assigns.

IN WITNESS WHEREOF, the Owners have caused this covenant to be executed by their proper authorized officers, the day and year first above written.

(CORPORATE SEAL)
Actual
Frank Tuohy Secretary

GNC PROPERTIES INTERNATIONAL, INC.
A Delaware Corporation
By: Raymond S. Tower, Vice President

(CORPORATE SEAL)
Secretary

DLM CORPORATION
A Florida Corporation
By: President

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX) SS

The foregoing COVENANT GOVERNING LAND DEVELOPMENT was acknowledged before me this 20th day of February, 1974 by Raymond S. Tower and Frank Tuohy as Vice President and ASST. Secretary, respectively of GNC PROPERTIES INTERNATIONAL, INC., a Delaware Corporation, having been so authorized by the said corporation, on behalf of the corporation.



[Signature]

Notary Public, State of New Jersey

My Commission Expires:
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 04.14.1974

NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES 04.14.1974
BONDED THROUGH GENERAL INSURANCE UNDERWRITERS

STATE OF FLORIDA)
COUNTY OF DADE) SS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 10, 1977
BONDED THROUGH GENERAL INSURANCE UNDERWRITERS

The foregoing COVENANT GOVERNING LAND DEVELOPMENT was acknowledged before me this 15th day of February, 1974 by MARK VITALE and DONALD LOFRANCO as President and Secretary, respectively of DLM CORPORATION, a Florida Corporation, having been so authorized by the said corporation, on behalf of the corporation.

[Signature]

Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 10, 1977
BONDED THROUGH GENERAL INSURANCE UNDERWRITERS

Transmitted By
GREENE, LAYNE AND INNER, P.A.
320 N.E. 18th Street
Miami, Florida 33132

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INDEX OF EXHIBITS

- EXHIBIT A Legal Description of entire tract known as "THE HAMMOCKS"
- EXHIBIT B. Legal descriptions of individual parcels
- EXHIBIT C Parcel Plan, prepared by Carr Smith and Associates, Inc. dated May 11, 1973, file #72234
- EXHIBIT D School and Park site - Legal descriptions
- EXHIBIT E Illustrative Plan
- EXHIBIT F Lake Plan
- EXHIBIT G Master Subdivision Plan

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9863

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

THE HAMMOCKS PARCEL

Section 9, Township 55 South, Range 39 East, Dade County, Florida
Less the S. W. $\frac{1}{4}$ thereof; and the N. E. $\frac{1}{4}$ of Section 8, Township 55 South,
Range 39 East, Dade County, Florida, less the Black Creek Canal Right of
Way; and the South $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade
County, Florida less the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 4; and the
N.E. $\frac{1}{4}$ of said Section 4, less the North $\frac{3}{4}$ of the East $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
of said Section 4 and also less the South $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$
of the N.E. $\frac{1}{4}$ of said Section 4.

RECEIVED

JAN 31 1974

DADE CO. BLDG. & ZONING
DEPT.

By _____

EXHIBIT "A"

GNC PROPERTIES INTERNATIONAL - DIM CORPORATION

LEGAL DESCRIPTIONS

for

ZONING PARCELS

for

THE HAMMOCKS

Carr Smith
Bechamps
Khoury

architects
engineers
planners

123
Almeria Avenue
Coral Gables
Florida, 33134

EXHIBIT B

74R 61717

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 125 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 1

Begin at the N.W. corner of the N.E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-41-24 E along the North line of said Section 4 for 410.16 feet; thence run S 02-18-36 E for 116.16 feet; thence run S 00-39-31 W for 522.03 feet; thence run S 40-03-39 E for 517.40 feet; thence run S 22-52-25 E for 625.16 feet; thence run S 00-00-00 E for 99.00 feet; thence run S 48-59-27 W for 91.44 feet; thence run S 89-02-43 W for 180.02 feet; thence West for 28.03 feet; thence N 01-14-43 W for 130.74 feet; thence S 87-39-37 W for 678.86 feet; thence N 00-54-50 W for 1652.75 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE: 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 1A

Commence at the N.W. corner of the N.E. 1/4 of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-41-24 E along the north line at said section and for 410.16 feet; thence run S 02-18-36 E for 116.16 feet to the Point of Beginning; thence run S 00-39-31 W for 522.03 feet; thence run S 40-03-39 E for 517.40 feet; thence run S 22-52-25 E for 625.16 feet; thence run S 00-00-00 E for 99.00 feet; thence run S 48-59-27 W for 91.44 feet; thence run S 89-02-43 W for 180.02 feet; thence run S 90-00-00 W for 28.03 feet; thence run S 01-14-43 E for 25.78 feet; thence run N 86-25-25 E for 26.96 feet; thence run N 88-40-04 E for 258.07 feet; thence run S 71-33-54 E for 113.84 feet; thence run N 07-39-02 E for 202.81 feet; thence run N 36-45-33 W for 310.80 feet; thence run N 11-38-01 W for 312.42 feet; thence run N 44-20-47 W for 557.94 feet; thence run N 04-45-49 W for 72.25 feet; thence run N 02-30-12 W for 601.56 feet; thence run S 87-41-24 W for 47.44 feet; thence run S 02-18-36 E for 116.16 feet; to a point; said point being the Point of Beginning.

June 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 2

Commence at the N. W. corner of N. E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-41-24 E along the North line of said Section 4 for 1309.44 feet to the Point of Beginning; thence run S 02-18-36 E for 150 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Southerly along the arc of said circular curve having a radius of 1150.00 feet and a central angle of 26-46-32 for an arc distance of 537.42; thence run S 60-54-54 W for 60.00 feet to a point on a circular curve concave to the northeast, having a radius of 1210.00 feet, said point bears S 60-54-54 W from the center; thence run northerly through a central angle of 4-00-00 for 84.47 feet; thence run N 90-00-00 W for 250.00 feet; thence run S 45-2-44 W for 272.88 feet; thence run N 57-27-54 W for 412.78 feet; thence run N 26-33-54 W for 114.04 feet; thence run N 05-45-45 W for 328.66 feet; thence run N 02-18-36 W for 125.30 feet to the North line of said Section 5; thence run N 87-41-24 E along the North line of said Section 4 for 821.59 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

Parcel 2A

Commence at the N. W. corner of the N. E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-41-24 E for 487.85 feet along the North line of said Section 4; thence run S 02-18-36 E for 125.30 feet to the Point of Beginning; thence run S 05-45-45 E for 328.66 feet; thence run S 26-33-54 E for 114.04 feet; thence run S 57-27-54 E for 412.78 feet; thence run N 45-2-44 E for 272.88 feet; thence run N 90-00-00 E for 250.00 feet to a point on a circular curve concave to the northeast, having a radius of 1210 feet, said point bears S 64-54-54 W from the center; thence run southerly through a central angle of 4-00-00 for 84.47 feet; thence run S 60-54-54 W for 118.50 feet; thence run S 63-12-46 W for 346.15 feet; thence run N 59-44-37 W for 541.81 feet; thence run S 85-54-52 W for 42.11 feet; thence run N 02-30-12 W for 601.56 feet; thence run N 87-41-24 E for 30.25 feet; thence run S 02-18-36 E for 125.30 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 3

Commence at the N. W. corner of the N. E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-41-24 E along the North line of said Section 4 for 1309.44 feet to the Point of Beginning; thence run S 02-18-36 E for 150 feet to a point of curvature of a circular curve, concave to the Northeast; thence run Southerly along the arc of said curve, having a radius of 1150 feet and a central angle of 37-53-34 for an arc distance of 760.56 feet to a Point of Tangency; thence run S 40-12-10 E for 232.49 feet to a Point of Curvature of a circular curve concave to the Southwest; thence run Southerly along the arc of said curve having a radius of 1150 feet and a central angle of 38-17-41 for an arc distance of 768.62 feet; thence run N 88-05-31 E for 60.00 feet to a point on the West line of the East $\frac{1}{4}$ of said Section 4; thence run N 01-54-29 W along the West line of the East $\frac{1}{4}$ of said Section 4 for 1754.63 feet to the North line of said Section 4; thence run S 87-41-24 W along the North line of said Section 4 for 700 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 129 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 4

Begin at the S. W. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-47-57 E for 776.93 feet along the South line of the S. W. 1/4 of said Section 4; thence run N 02-12-03 W for 54.90 feet; thence run N 12-43-28 W for 381.37 feet; thence run S 76-42-54 W for 221.94 feet; thence run N 76-36-27 W for 64.76 feet; thence run N 01-19-56 W for 129.03 feet; thence run N 0-0-0 E for 66.00 feet; thence run N 37-32-05 E for 310.22 feet; thence run N 77-47-58 E for 113.56 feet; thence run N 56-41-22 E for 251.28 feet; thence run N 9-37-42 E for 340.03 feet to the North line of the S. W. 1/4 of said Section 9; thence run S 87-46-34 W along the North line of said Section 9 for 974.46 feet to the West line of the S. W. 1/4 of said Section 4; thence run S 00-03-33 W along the West line of the S. W. 1/4 of said Section 4 for 1321.12 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 129 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 4A

Commence at the Northwest Corner of the Southwest quarter of the Southwest quarter of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-46-34 E for 1030.81 feet along the North line of the Southwest quarter of the Southwest quarter of said Section 4; thence run S 10-07-29 W for 421.99 feet; to the Point of Beginning; thence run S 62-43-24 W for 216.02 feet; thence run S 60-15-18 W for 145.12 feet; thence run S 77-11-45 W for 67.68 feet; thence run S 21-48-05 W for 274.64 feet; thence run S 64-39-14 E for 63.07 feet; thence run N 80-08-03 E for 210.11 feet; thence run S 12-47-12 E for 433.76 feet; thence run S 02-12-03 E for 58.71 feet; thence run S 87-47-57 W for 57.16 feet; thence run N 02-12-03 W for 54.90 feet; thence run N 12-43-28 W for 381.37 feet; thence run S 76-42-54 W for 221.94 feet; thence run N 76-36-27 W for 64.76 feet; thence run N 01-19-56 W for 129.03 feet; thence run N 00-00-00 E for 66.00 feet; thence run N 37-32-05 E for 310.22 feet; thence run N 77-47-58 E for 113.56 feet; thence run N 56-41.22 E for 251.28 feet; thence run N 09-37-42 E for 340.03 feet; thence run N 87-46-34 E for 56.35 feet; thence run S 10-07-29 W for 421.99 feet to a point; said point being the Point of Beginning.

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8863

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 5

Commence at the S.E. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 28-24-56 W for 3811.52 feet to the Point of Beginning; said point being on a circular curve, concave to the Southwest, having a radius of 1150.00 feet, said point bears N 34-44-46 E from the center of said curve; thence run Southeasterly along the arc of said curve, through a central angle of 17-29-14 for 350.99 feet to a point of tangency; thence run S 37-46-00 E for 120.06 feet to the point of curvature of a circular curve, concave to the Northeast; thence run Southeasterly along the arc of said curve, having a radius of 1150.00 feet, through a central angle of 37-38-17 for 755.44 feet; thence run N 14-35-43 E, radial to the last described curve for 405.15 feet; thence run S 88-38-10 W for 123.37 feet; thence run N 14-35-43 E for 360.00 feet; thence run N 56-55-46 W for 153.94 feet; thence run N 44-34-54 W for 290.63 feet; thence run N 60-01-06 W for 180.10 feet; thence run S 62-16-53 W for 399.89 feet; thence run S 45-00-00 W for 195.16 feet; thence run S 34-44-46 W radial to the first mentioned curve for 61.35 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8663

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 5A

Commence at the N. W. corner of the S. E. $\frac{1}{4}$ of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 60-10-53 E for 964.65 feet to the Point of Beginning; thence run N 41-31-54 E for 140.26 feet; thence run N 49-28-02 E for 272.36 feet; thence run N 72-10-52 E for 88.23 feet; thence run N 61-02-56 E for 161.14 feet; thence run N 83-39-35 E for 54.33 feet; thence run S 51-14-43 E for 565.51 feet; thence run S 72-20-60 E for 138.52 feet; thence run N 56-18-36 E for 14.69 feet; thence run S 14-35-43 W for 442.88 feet; thence run S 88-38-10 W for 123.37 feet; thence run N 14-35-43 E for 360.00 feet; thence run N 56-55-46 W for 153.94 feet; thence run N 44-34-54 W for 290.63 feet; thence run N 60-01-06 W for 180.10 feet; thence run N 30-00-00 W for 250.00 feet; thence run S 73-40-29 W for 382.42 feet; thence run S 34-44-46 W for 61.35 feet to a point on a circular curve concave to the southwest, having a radius of 1150.00 feet, said point bears N 34-44-46 E from the center; thence run northwesterly along the arc of said curve through a central angle of 2-05-22 for 41.94 feet; thence run N 32-39-34 E radial to the last described curve for 57.18 feet to a point, said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 6

Commence at the S.W. corner of the N.W. $\frac{1}{4}$ of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-45-07W along the south line of the N.W. $\frac{1}{4}$ of said Section 9 for 21.28 feet to the Point of Beginning; said point being on a circular curve, concave to the Southwest, having a radius of 370.00 feet, said point also bears N 33-34-27 E from the center of said curve; thence run Northwestly along the arc of said curve, through a central angle of 35-49-20 for 231.33 feet; thence run S 87-45-07 W for 159.72 feet; thence run N 02-14-53 W for 630.00 feet; thence run N 87-45-07 E for 80.00 feet to the Point of Curvature of a circular curve, concave to the Southwest, having a radius of 1150.00 feet; thence run Southeastly along the arc of said curve, through a central angle of 41-00-00 for 822.92 feet to a Point of Tangency; thence run S 51-14-53 E for 200.51 feet to a Point of Curvature of a circular curve, concave to the Northeast having a radius of 1150; thence run Southeastly along the arc of said curve, through a central angle of 41-10-36 for 826.47 feet to the Point of Tangency with the South line of N.W. $\frac{1}{4}$ of said Section 9; thence run S 87-34-31 W along the South line of the N.W. $\frac{1}{4}$ of said Section 9 for 1367.54 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS · 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 7

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55-South, Range 39 East, Dade County, Florida; thence run N 02-33-01 W along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 70.00 feet; thence ru N 87-45-07 E parallel to the South line of the N.E. $\frac{1}{4}$ of said Section 8 for 1315.89 feet to the Point of Beginning; thence run N 09-51-57 W for 74.92 feet; thence run N 4-50-20 E for 569.03 feet; thence run N 18-26-06 E for 92.84 feet; thence run S 76-53-00 E for 78.27 feet to the Point of Curvature of a circular curve, concave to the Northeast, having a radius of 2100.00 feet; thence run easterly along the arc of said curve through a central angle 15-21-53 for 563.15 feet to the Point of Tangency; thence run N 87-45-07 E for 61.73 feet; thence run S 02-14-53 E for 630.00 feet; thence run S 87-45-07 W, parallel to the South line of the N.E. $\frac{1}{4}$ of Section 8 for 786.67 feet to the Point of Beginning.



June, 1973

REC 8625 PG 377

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS · 123 ALMERIA AVENUE · CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 7A

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 2-33-01 W along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 70.00 feet to a point; thence run N 87-45-07 E parallel to the South line of the N.E. $\frac{1}{4}$ of said Section 8 for 1272.56 feet to the Point of Beginning; thence run N 2-32-30 E for 704.97 feet; thence run N 13-07-00 E for 43.00 feet; thence run S 76-53-00 E for 68.61 feet; thence run S 18-26-06 W for 92.84 feet; thence run S 04-50-20 W for 569.03 feet; thence run S 09-51-57 E for 74.92 feet; thence run S 87-45-07 W for 43.33 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 8

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 02-33-01 W along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 70.00 feet to the Point of Beginning; thence run N 87-45-07 E parallel to the South line of the N.E. $\frac{1}{4}$ of said Section 8 for 1045.28 feet; thence run N 00-17-01 E for 742.07 feet to a point on a circular curve concave to the south, having a radius of 1107.00 feet, said point bears N 00-10-45 W from the center; thence run easterly along the arc of said curve through a central angle of 10-52-08 for 210.00 feet; thence run N 10-41-23 E for 43.00 feet to a point on a curve, concave to the South, having a radius of 1150.00 feet, said point also bears N 10-41-23 E from the center of said curve; thence run Westerly along the arc of said curve, through a central angle of 32-36-23 for 654.45 feet to a Point of Tangency; thence run S 68-05-00 W for 126.84 feet to a Point of Curvature of a circular curve, concave to the North-west, having a radius of 1150.00 feet; thence run Westerly along the arc of said curve, through a central angle of 19-21-59 for 388.71 feet to a Point of Tangency; thence run S 87-26-59 W for 153.77 feet to the West line of the N.E. $\frac{1}{4}$ of said Section 8; thence run S 02-33-01 E along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 607.40 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 8A

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 02-33-01 W along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 70.00 feet to a point; thence run N 87-45-07 E parallel to the South line of the N.E. $\frac{1}{4}$ of said Section 8 for 1045.28 feet to the Point of Beginning; thence run N 00-17-01 E for 742.07 feet to a point on a circular curve concave to the south, having a radius of 1107.00 feet, said point bears N 00-10-45 W from the center; thence run easterly along the arc of said curve through a central angle of 10-52-08 for 210.00 feet; thence run N 10-41-23 E for 43.00 feet to a point on a circular curve, concave to the south and having a radius of 1150.00 feet, said point bears N 10-41-23 E from the center; thence run southeasterly along the arc of said curve through a central angle of 2-25-37 for 48.71 feet; thence run S 13-07-00 W for 43.00 feet; thence run S 02-32-30 W for 704.97 feet; thence run S 87-45-07 W for 237.28 feet to a point; said point being the Point of Beginning.

June, 1973

CARR, SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 9

Begin at the S. E. corner of the N. E. 1/4 of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 01-52-25 W along the East line of said Section 4 for 559.27 feet to a point on a circular curve concave to the East, having a radius of 1200.93 feet; said point bears N 74-27-58 E from the center; thence run southerly along the arc of said curve through a central angle of 17-24-26 for 364.86 feet to a Point of Tangency; thence run S 01-52-25 E for 157.00 feet; thence run S 88-07-35 W for 25.00 feet to a Point of Curvature of a circular curve concave to the north, having a radius of 1413.13 feet; thence run westerly along the arc of said curve through a central angle of 1-37-17 for 39.99 feet; thence run N 01-52-25 W for 156.44 feet to a Point of Curvature at a circular curve concave to the east, having a radius of 1265.93 feet; thence run northerly along the arc of said curve through a central angle of 16-39-18 for 367.99 feet; thence run N 01-52-25 W for 22.67 feet; thence run S 87-44-09 W for 601.93 feet; thence run N 01-54-29 W for 304.77 feet; thence run S 88-05-31 W for 60.00 feet to a point on a circular curve, concave to the west, having a radius of 1150.00 feet, said point bears N 88-05-31 E from the center; thence run southerly along the arc of said curve, through a central angle of 29-49-29 for 598.62 feet to a Point of Tangency; thence run S 27-55-00 W for 68.00 feet; thence run S 62-05-00 E for 128.16 feet to a Point of Curvature of a circular curve concave to the Northeast, Having a radius of 1456.12 feet; thence run southeasterly along the arc of said curve, through a central angle of 29-47-25 for 757.09 feet; thence run N 88-07-35 E for 80.00 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 9A

Commence at the S.E. corner of the N.E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 01-52-25 W along the East line of said Section 4 for 559.27 feet to the Point of Beginning; thence run N 01-52-25 W for 102.71 feet; thence run S 87-44-09 W for 668.78 feet; thence run S 01-54-29 E for 75.00 feet; thence run N 87-44-09 E for 601.93 feet; thence run S 01-52-25 E for 22.67 feet to a point on a circular curve concave to the East, having a radius of 1265.93 feet, said point bears N 75-13-06 W from the center; thence run southerly along the arc of said curve through a central angle of 16-39-18 for 367.99 feet to a Point of Tangency; thence run S 01-52-25 E for 156.44 feet to a point on a circular curve concave to the north, having a radius of 1413.13 feet, said point bears S 03-29-42 W from the center; thence run easterly along the arc of said curve through a central angle of 1-37-17 for 39.99 feet to a Point of Tangency; thence run N 88-07-35 E for 25.00 feet; thence run N 01-52-25 W for 157.00 feet to a Point of Curvature of a circular curve concave to the East, having a radius of 1200.93 feet; thence run northerly along the arc of said curve through a central angle of 17-24-26 for 364.86 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS - 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 10

Commence at the S.E. corner of the N.E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 52-30-09 W for 980.27 feet to the Point of Beginning; said point being on a curve concave to the Northwest and having a radius of 1150 feet; thence run N 78-59-12 W, radial to said curve for 63.38 feet; thence run N 83-22-45 W for 338.26 feet; thence run S 57-24-27 W for 217.20 feet; thence run S 34-18-28 W for 308.71 feet; thence run S 15-21-58 E for 407.57 feet; thence run S 41-22-43 E for 167.92 feet; thence run S 42-38-00 E for 68.56 feet to a point on a circular curve, concave to the Northwest, having a radius of 1150.00 feet, said point bears S 42-38-00 E from the center of said curve; thence run Northeasterly along the arc of said curve, through a central angle of 19-27-00 for 390.39 feet to a point of tangency; thence run N 27-55-00 E for 298.73 feet to a point of curvature of a circular curve, concave to the Northwest, having a radius of 1150.00 feet; thence run Northerly along the arc of said curve through a central angle of 16-54-12 for 339.27 feet to the point of beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. / DLM CORPORATION

PARCEL 10A

Commence at the S.E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 21-51-47 W for 3629.02 feet to the Point of Beginning; thence run S 81-00-00 E for 500 feet to a point on a circular curve concave to the West, having a radius of 1150 feet, said point bears S 81-00-00 E from the center; thence run Southwesterly along the arc at said curve through a central angle at 2-00-48 for 40.41 feet; thence run N 78-59-12 W radial to the curve for 63.38 feet; thence run N 83-22-45 W for 338.26 feet; thence run S 57-24-27 W for 217.20 feet; thence run S 34-18-28 W for 308.71 feet; thence S 15-21-58 E for 407.57 feet; thence run S 41-22-43 E for 167.92 feet; thence run S 42-38-00 E for 68.56 feet to a point on a circular curve concave to the Northwest, having a radius of 1150 feet, said point bears S 42-38-00 E from the center; thence run Southwesterly along the arc at said curve through a central angle at 2-22-50 for 47.78 feet; thence run N 40-15-10 W radial to the last described curve for 72.14 feet; thence run N 35-53-51 W for 388.86 feet; thence run N 21-09-41 W for 199.45 feet; thence run N 32-20-51 E for 319.60 feet; thence run N 45-03-54 E for 302.85 to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS - 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL II

Begin at the center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 00-54-50 W along the West line of the N.E. $\frac{1}{4}$ of said Section 4 for 662.89 feet; thence run N 87-44-09 E for 681.28 feet; thence run N 01-14-43 W for 153.65 feet; thence S 87-47-51 E for 104.54 feet; thence run S 88-24-32 E for 108.04 feet; thence run S 40-06-03 E for 74.52 feet; thence run S 08-50-31 E for 136.62 feet; thence run S 42-59-26 W for 725.94 feet; thence run S 56-18-36 E for 216.33 feet; thence run N 87-08-15 E for 240.30 feet; thence run S 44-21-23 E for 188.81 feet; thence run S 68-05-06 E for 281.33 feet; thence run S 33-12-26 E for 70.02 feet to a point on a curve, said point bearing S 33-12-26 E from the center of said curve; thence run Westerly along the arc of said curve, being concave to the Northwest, having a radius of 1150 feet, through a central angle of 31-37-26 for 634.73 feet to a point of tangency; thence run S 88-25-00 W for 609.33 feet to a point of curvature of a circular curve, concave to the Southeast, having a radius of 1150.00 feet; thence run Westerly along the arc of said curve, through a central angle of 04-28-08 for 89.70 feet; thence run N 00-54-50 W for 503.50 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE - CORAL GABLES, FLORIDA 33134
PHONE 444-9885

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL IIA

Commence at the S. E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 33-48-42 W for 2770.71 feet to the Point of Beginning; thence run N 68-05-06 W for 281.33 feet; thence run N 44-21-23 W for 188.81 feet; thence run S 87-08-15 W for 240.30 feet; thence run N 56-18-36 W for 216.33 feet; thence run N 42-59-26 E for 725.94 feet; thence run N 08-50-31 W for 136.62 feet; thence run N 40-06-03 W for 74.52 feet; thence run N 88-24-32 W for 108.04 feet; thence run N 87-47-51 W for 104.54 feet; thence run N 01-14-43 W for 21.22 feet; thence run N 86-25-25 E for 26.96 feet; thence run N 88-40-04 E for 258.07 feet; thence run S 71-33-54 E for 113.84 feet; thence run S 00-56-21 W for 183.02 feet; thence run S 41-21-20 W for 667.44 feet; thence run S 03-00-46 W for 57.08 feet; thence run S 86-25-25 E for 288.56 feet; thence run S 52-16-12 E for 519.66 feet; thence run S 36-04-30 E for 69.12 feet to a point on a circular curve concave to the Northwest, having a radius of 1150 feet, said point bears S 36-04-30 E from the center; thence run Southwesterly along the arc at said curve through a central angle of 2-52-04 for 57.56 feet; thence run N 33-12-26 W radial to the last described curve for 70.02 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 129 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 12

Begin at the N.E. corner of the S.E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 01-52-25 W along the East line of the S.E. $\frac{1}{4}$ of said Section 4 for 1034.87 feet; thence run S 88-07-35 W for 55.00 feet; thence run N 01-52-25 W for 55.00 feet; thence run S 87-44-09 W for 360.00 feet; thence run S 37-46-32 W for 177.81 feet; thence run N 53-19-13 W for 542.40 feet; thence run N 21-32-28 W for 245.12 feet; thence run N 56-03-23 W for 188.05 feet; thence run N 46-06-21 W for 53.78 feet to a point on a circular curve, concave to the Northwest, having a radius of 1150.00 feet; thence run Northerly along the arc of said curve, through a central angle of 15-58-39 for 320.69 feet to a point of tangency; thence run N 27-55-00 E for 230.73 feet; thence run S 62-05-00 E for 128.16 feet to a point of curvature of a circular curve concave to the Northeast, having a radius of 1456.12 feet; thence run along the arc of said curve through a central angle of 29-47-25 for 757.09 feet; thence run N 88-07-35 E for 80.00 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS · 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 12A

Commence at the Southeast corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 28-05-43 W for 2687.82 feet to the Point of Beginning; thence run S 56-03-23 E for 188.05 feet; thence run S 21-32-28 E for 245.12 feet; thence run S 53-19-13 E for 542.40 feet; thence run N 37-46-32 E for 177.81 feet; thence run N 87-44-09 E for 360.00 feet; thence run S 01-52-25 E for 260 feet; thence run N 88-07-35 E for 55.00 feet; thence run S 01-52-25 E for 8.71 feet; thence run S 88-07-35 W for 61.42 feet; thence run N 84-48-20 W for 563.31 feet; thence run N 52-07-30 W for 239.44 feet; thence run N 39-12-46 W for 631.13 feet; thence run N 43-27-30 W for 115.53 feet to a point on a circular curve concave to the northwest, having a radius of 1150.00 feet, said point bears S 43-27-30 E from the center; thence run Northeasterly along the arc of said curve through a central angle of 2-38-51 for 53.14 feet; thence run S 46-06-21 E radial to the last described curve for 53.78 feet to the Point of Beginning.

June, 1973

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CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 13

Begin at the S. E. corner of Section 4, Township 55-South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W along the South line of said Section 4 for 555.85 feet; thence run N 02-12-03 W for 55.00 feet; thence run N 87-47-57 E for 100.00 feet; thence run N 00-00-00 E for 600.00 feet; thence run N 56-21-29 E for 134.74 feet; thence run N 21-37-51 W for 374.36 feet; thence run N 12-31-44 E for 525.51 feet; thence run N 89-17-02 E for 480.04 feet; thence run N 88-07-35 E for 62.11 feet to a point on the East line of said Section 4; thence run S 01-52-25 E along the East line of said Section 4 for 1581.98 feet to the Point of Beginning.

June, 1973

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CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 13A

Commence at the S.E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 22-13-47 W for 1783.67 feet to the Point of Beginning; thence run S 84-48-20 E for 563.31 feet; thence run N 88-07-35 E for 61.42 feet; thence run S 01-52-25 E for 20.98 feet; thence run S 88-07-35 W for 62.11 feet; thence run S 89-17-02 W for 480.04 feet; thence run S 12-31-44 W for 525.51 feet; thence run S 21-37-51 E for 374.36 feet; thence run S 56-21-29 E for 134.74 feet; thence run S 00-00-00 E for 600.00 feet; thence run S 87-47-57 W for 100.00 feet; thence run S 02-12-03 E for 55.00 feet; thence run S 87-47-57 W for 26.87 feet; thence run N 02-12-03 W for 65.53 feet; thence run N 06-32-47 W for 368.40 feet; thence run N 14-12-24 W for 733.43 feet; thence run N 01-01-23 E for 168.03 feet; thence run N 19-33-50 E for 385.24 feet to a point; said point being the Point of Beginning.

June, 1973

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CONSULTING ENGINEERS - 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 14

Begin at the N.E. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 02-17-12 E along the East line of said Section 9 for 1714.63 feet; thence run S 87-42-48 W for 55.00 feet; thence run N 02-17-12 W for 90.00 feet; thence run N 90-00-00 W for 400.00 feet; thence run N 70-20-11 W for 563.51 feet; thence run N 22-55-56 W for 84.69 feet; thence run N 00-00-00 E for 210.00 feet; thence run N 33-16-30 E for 114.83 feet; thence run N 32-55-20 E for 496.78 feet; thence run N 11-18-36 E for 91.78 feet; thence run N 27-38-46 E for 284.48 feet; thence run N 13-51-40 W for 237.93 feet; thence run N 02-12-03 W for 41.59 feet to the North line of said Section 9; thence run N 87-47-57 E along the North line of said Section 9 for 529.79 feet to the Point of Beginning.

June, 1973

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CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 14A

Commence at the N.E. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W for 516.53 feet; thence run S 02-12-03 E for 87.13 feet to the Point of Beginning; thence run S 13-51-40 E for 237.93 feet; thence run S 27-38-46 W for 284.48 feet; thence run S 11-18-36 W for 91.78 feet; thence run S 32-55-80 W for 496.78 feet; thence run S 33-16-30 W for 114.83 feet; thence run S 00-00-00 W for 210.00 feet; thence run S 22-55-56 E for 84.69 feet; thence run S 70-20-11 E for 563.51 feet; thence run N 90-00-00 E for 400.00 feet; thence run S 02-17-12 E for 90.00 feet; thence run N 87-42-48 E for 55.00 feet; thence run S 02-17-12 E for 35.36 feet; thence run S 87-42-48 W for 57.67 feet; thence run S 89-26-28 W for 615.03 feet; thence run N 73-08-30 W for 206.89 feet; thence run N 56-51-10 W for 175.57 feet; thence run N 18-44-29 W for 354.81 feet; thence run N 18-26-06 E for 85.38 feet; thence run N 29-53-03 E for 764.68 feet; thence run N 00-00-00 E for 21.00 feet; thence run N 27-45-31 E for 257.65 feet; thence run N 04-42-28 W for 251.44 feet; thence run N 87-47-57 E for 25.06 feet; thence run S 02-12-03 E for 41.59 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8863

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 15

Begin at the S. E. corner of the N. E. $\frac{1}{4}$ of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 02-17-12. W along the East line of said Section 9 for 913.28 feet; thence run S 87-42-48 W for 58.75 feet; thence run S 87-08-15 W for 660.82 feet; thence run S 71-04-01 W for 545.51 feet; thence run S 37-44-49 W for 117.61 feet; thence run S 07-55-37 W for 239.29 feet; thence run S 47-04-57 E for 233.50 feet; thence run S 15-36-40 E for 211.81 feet; thence run S 77-41-31 E for 168.88 feet; thence run S 54-27-44 E for 335.49 feet; thence run S 23-37-46 E for 261.96 feet; thence run S 19-51-19 W for 113.68 feet; thence run N 87-43-03 E for 665.96 feet to the East line of said Section 9; thence run N 02-16-57 W along the East line of said Section 9 for 544.62 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9863

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 15A

Commence at the S.E. corner of the N.E. $\frac{1}{4}$ of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 02-17-12 W along the East line of said Section 9 for 913.28 feet; thence run S 87-42-48 W for 58.75 feet to the Point of Beginning; thence run S 87-08-15 W for 660.82 feet; thence run S 71-04-01 W for 545.51 feet; thence run S 37-44-49 W for 117.61 feet; thence run S 07-55-37 W for 239.29 feet; thence run S 47-04-57 E for 233.50 feet; thence run S 15-36-40 E for 211.81 feet; thence run S 77-41-31 E for 168.88 feet; thence run S 54-27-44 E for 335.49 feet; thence run S 23-37-46 E for 261.96 feet; thence run S 19-51-19 W for 113.68 feet; thence run S 54-52-05 W for 168.81 feet; thence run N 14-35-43 E for 82.88 feet; thence run N 56-18-36 E for 50.21 feet; thence run N 20-33-22 E for 102.53 feet; thence run N 48-14-23 W for 450.44 feet; thence run N 71-12-00 W for 148.95 feet; thence run N 47-29-22 W for 97.67 feet; thence run N 45-00-00 W for 55.15 feet; thence run N 21-56-55 W for 433.41 feet; thence run N 02-51-45 E for 120.15 feet; thence run N 27-41-58 E for 271.06 feet; thence run N 62-36-45 E for 280.43 feet; thence run N 85-33-09 E for 270.82 feet; thence run N 67-22-48 E for 78.00 feet; thence run N 89-26-28 E for 615.03 feet; thence run N 87-42-48 E for 57.67 feet; thence run S 02-17-12 E for 26.98 feet; thence run S 87-42-48 W for 58.75 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 16

Commence at the center of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-34-31 W along the South line of the N.W. $\frac{1}{4}$ of said Section 9 for 353.58 feet to a point of curvature of a circular curve, concave to the Northwest and having a radius of 1283.26 feet; thence run Northeasterly along the arc of said curve, through a central angle of 20-17-05, for 454.32 feet to a point of tangency; thence run N 67-17-26 E for 83.13 feet to the Point of Beginning, said point being on a circular curve, concave to the Northeast and having a radius of 1150.00 feet; thence run Southeasterly along the arc of said curve, through a central angle of 37-17-26 for 748.47 feet to a point of curvature of a circular curve, concave to the Southwest, having a radius of 1150.00 feet; thence run along the arc of said curve, through a central angle of 00-55-21 for 18.52 feet; thence run N 30-55-21 E radial to the last described curve for 60.00 feet to a point on a circular curve concave to the southwest, having a radius of 1210.00 feet, said point bears N 30-55-21 E from the center of said curve; thence run northeasterly along the arc of said curve through a central angle of 00-55-21 for 19.48 feet; thence run N 60-00-00 W for 70.00 feet; thence run N-19-35-44 E for 295.45 feet; thence run N-75-00-00 E for 325.00 feet; thence run N 10-23-20 E for 183.00 feet; thence run N 41-41-53 W for 441.97 feet; thence run S 61-46-10 W for 438.58 feet; thence run N 10-00-00 W for 210.00 feet; thence run N 75-00-00 E for 385.00 feet; thence run N 16-17-39 E for 406.32 feet; thence run N 05-31-39 E for 93.43 feet; thence run N 28-55-35 W for 130.25 feet; thence run N 64-47-56 W for 169.09 feet; thence run N 86-27-04 W for 486.93 feet; thence run S 70-57-12 W for 266.60 feet; thence run S 46-23-50 W for 87.00 feet; thence run S 85-54-52 W for 109.05 feet; thence run S 56-34-42 W for 60.00 feet to a point on a circular curve concave to the Southwest, having a radius of 2000.00 feet, said point bears N 56-34-42 E from the center of said curve; thence run Southeasterly along the arc of said curve, through a central angle of 15-53-18 for 554.61 feet to a point of tangency; thence run S 17-32-00 E for 374.87 feet to a point of curvature of a circular curve, concave to the Northeast and having a radius of 1150.00 feet; thence run along the arc of said curve, through a central angle of 5-10-34 for 103.89 feet to the Point of Beginning.

June, 1973

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CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 16A

Commence at the Southeast corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 45-23-18 W for 2939.65 feet to the Point of Beginning; said point being on a circular curve concave to the Southwest, having a radius of 1150.00 feet, said point bears N 30-55-21 E from the center; thence run N 30-55-21 E radial to the last described curve for 60.00 feet to a point on a circular curve concave to the southwest, having a radius of 1210 feet, said point bears N 30-55-21 E from the center; thence run Northeasterly along the arc of said curve through a central angle of 00-55-21 for 19.48 feet; thence run N 60-00-00 W for 70.00 feet; thence run N 19-35-44 E for 295.45 feet; thence run N 75-00-00 E for 325.00 feet; thence run N 10-23-20 E for 183.00 feet; thence run N 41-41-53 W for 441.97 feet; thence run S 61-46-10 W for 438.58 feet; thence run N 10-00-00 W for 210.00 feet; thence run N 75-00-00 E for 385.00 feet; thence run N 16-17-39 E for 406.32 feet; thence run N 05-31-39 E for 93.43 feet; thence run N 28-55-35 W for 130.25 feet; thence run N 64-47-56 W for 169.09 feet; thence run N 86-28-04 W for 486.93 feet; thence run S 70-57-12 W for 266.60 feet; thence run S 46-23-50 W for 87.00 feet; thence run S 85-54-52 W for 109.05 feet; thence run S 56-34-42 W for 60.00 feet to a point on a circular curve concave to the southwest and having a radius of 2000 feet, said point bears N 56-34-42 E from the center; thence run northwesterly along the arc of said curve through a central angle of 8-23-29 for 292.91 feet; thence run N 48-11-13 E radial to the last described curve for 60.00 feet; thence run N 90-00-00 E for 40.77 feet; thence run S 48-48-51 E for 191.34 feet; thence run S 90-00-00 E for 81.00 feet; thence run N 60-56-43 E for 42.66 feet; thence run N 59-37-15 E for 100.85 feet; thence run N 82-34-07 E for 278.34 feet; thence run S 84-03-11 E for 579.12 feet; thence run S 40-27-44 E for 134.06 feet; thence run S 09-37-11 E for 179.52 feet; thence run S 11-18-36 W for 428.32 feet; thence run S 09-27-44 E for 127.74 feet; thence run S 28-36-38 E for 150.36 feet; thence run S 51-14-04 E for 253.94 feet; thence run S 04-19-56 E for 198.57 feet; thence run S 49-23-55 W for 165.95 feet; thence run S 05-26-25 W for 63.29 feet; thence run S 49-28-02 W for 272.36 feet; thence run S 41-31-54 W for 140.26 feet; thence run S 32-39-24 W for 57.18 feet to a point on a circular curve concave to the southwest and having a radius of 1150.00 feet; said point bears N 32-39-24 E from the center; thence run northwesterly along the arc of said curve through a central angle of 1-44-03 for 34.81 feet to a point; said point being the Point of Beginning.

June, 1973

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CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 17

Commence at the S.E. corner of the N.W. $\frac{1}{4}$ of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-34-31 W along the South line of the N.W. $\frac{1}{4}$ of said Section 9 for 1006.82 feet to the Point of Beginning; thence run N 4-23-55 W for 419.15 feet; thence run N 21-07-29 W for 424.53 feet; thence run N 30-36-23 E for 247.48 feet; thence run N 82-17-04 E for 469.25 feet; thence run N 45-00-00 E for 131.52 feet; thence run N 49-14-11 E for 114.87 feet; thence run N 49-42-17 E for 71.19 feet to a point on a circular curve, concave to the Southwest, having a radius of 2000.00 feet, said point also bears N 49-42-17 E from the center of said curve; thence run Southeasterly along the arc of said curve, through a central angle of 22-45-43 for 794.54 feet to a Point of Tangency; thence run S 17-32-00 E for 374.86 feet to a Point of Curvature of a circular curve, concave to the Northeast, having a radius of 1150.00 feet; thence run Southeasterly along the arc of said curve, through a central angle of 5-10-34 for 103.89 feet; thence run S 67-17-26 W, radial to the last described curve, for 83.13 feet to a Point of Curvature of a circular curve, concave to the Northwest, having a radius of 1283.26 feet; thence run Southwesterly along the arc of said curve, through a central angle of 20-17-05 for 454.32 feet to a Point of Tangency with the South line of the N.W. $\frac{1}{4}$ of said Section 9; thence run S 87-34-31 W along the South line of the N.W. $\frac{1}{4}$ of said Section 9 for 653.24 feet to the Point of Beginning.

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GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 17A

Commence at the Center of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 19-38-03 W for 1312.64 feet to the Point of Beginning; thence run S 59-22-12 W for 264.97 feet; thence run S 88-58-04 W for 333.05 feet; thence run S 61-29-20 W for 276.54 feet; thence run S 19-29-10 W for 206.85 feet; thence run S 39-35-46 E for 315.36 feet; thence run S 09-47-59 E for 334.89 feet; thence run S 04-49-15 E for 240.03 feet; thence run N 87-34-31 E for 29.99 feet; thence run N 04-23-55 W for 419.15 feet; thence run N 21-07-29 W for 424.53 feet; thence run N 30-36-23 E for 247.48 feet; thence run N 82-17-04 E for 469.25 feet; thence run N 45-00-00 E for 131.52 feet; thence run N 49-14-11 E for 114.87 feet; thence run N 49-42-17 E for 71.19 feet to a point on a circular curve concave to the Southwest and having a radius of 2000 feet, said point bears N 49-42-17 E from the center of said curve; thence run Northwesterly along the arc of said curve through a central angle of 00-52-49 for 30.73 feet; thence run S 48-49-28 W radial to the last described curve for 73.40 feet to a point; said point being the Point of Beginning.

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CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 18

Commence at the S. W. corner of the N. W. $\frac{1}{4}$ of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-34-31 E along the South line of the N. W. $\frac{1}{4}$ of said Section 9 for 1388.82 feet to the Point of Beginning; thence run N 87-34-31 E for 290.98 feet; thence run N 03-34-35 W for 43.00 feet; thence run S 87-34-31 W for 90.00 feet; thence run N 05-02-21 W for 641.49 feet; thence run N 59-18-01 W for 334.94 feet; thence run S 71-57-08 W for 561.63 feet; thence run S 42-50-49 W for 282.33 feet; thence run S 19-05-37 E for 83.02 feet; thence run S 38-45-07 W for 43.00 feet; thence run S 51-14-53 E for 110.20 feet to a Point of Curvature of a circular curve, concave to the Northeast, having a radius of 1150.00 feet; thence run Southeasterly along the arc of said curve, through a central angle of 41-10-36 for 826.47 feet to the Point of Tangency with the South line of the N. W. $\frac{1}{4}$ of said Section 9, said point also being the Point of Beginning.

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CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9683

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 18A.

Commence at the Center of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 78-41-49 W for 2343.52 feet to the Point of Beginning; thence run N 01-32-53 E for 111.04 feet; thence run N 80-32-16 E for 54.74 feet; thence run N 41-29-00 E for 380.43 feet; thence run S 85-47-41 E for 204.55 feet; thence run N 66-32-28 E for 173.33 feet; thence run S 64-19-28 E for 346.18 feet; thence run S 39-35-46 E for 315.36 feet; thence run S 09-47-59 E for 334.89 feet; thence run S 04-49-15 E for 240.03 feet; thence run S 87-34-31 W for 44.72 feet; thence run N 03-34-35 W for 43.00 feet; thence run S 87-34-31 W for 90.00 feet; thence run N 05-02-21 W for 641.49 feet; thence run N 59-18-01 W for 334.94 feet; thence run S 71-57-08 W for 361.63 feet; thence run S 42-50-49 W for 282.33 feet; thence run S 19-05-37 E for 83.32 feet; thence run S 38-45-07 W for 43.00 feet; thence run N 51-14-53 W for 90.31 feet to a point of curvature of a circular curve concave to the South and having a radius of 1150.00 feet; thence run Northwesterly along the arc at said curve through a central angle of 01-45-14 for 35.20 feet; thence run N 36-59-53 E radial to the last described curve for 43.00 feet; thence run N 00-00-00 E for 83.79 feet to a point; said point being the Point of Beginning.

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GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 19

Commence at the S.E. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-45-07 W along the South line of the N.E. $\frac{1}{4}$ of said Section 8 for 355.00 feet; thence run N 02-14-53 W for 700.00 feet to the Point of Beginning; thence continue N 02-14-53 W for 68.00 feet to a Point of Tangency of a circular curve, concave to the Southeast, having a radius of 2968.40 feet; thence run Northerly along the arc of said curve, through a central angle of 17-50-46 for 924.58 feet; said point also bears N 74-24-07 W from the center of said curve; thence run S 74-41-43 E for 55.00 feet to a point on a circular curve concave to the east, having a radius of 2913.40 feet, said point bears N 74-41-43 W from the center; thence run southwesterly along the arc of said curve through a central angle of 03-00-00 for 152.55 feet; thence run S 75-36-26 E for 866.17 feet; thence run S 26-33-54 E for 60.37 feet; thence run S 12-10-17 W for 156.52 feet; thence run S 32-47-58 W for 321.21 feet; thence run S 08-54-06 W for 252.04 feet; thence run S 38-9-26 W for 2.51 feet; thence run S 31-01-37 W for 43.00 feet to a point on a circular curve, concave to the Southwest, having a radius of 1150.00 feet, said point bears N 30-59-48 E from the center of said curve; thence run Northwesterly along the arc of said curve, through a central angle of 33-14-41 for 667.26 feet to a Point of Tangency; thence run S 87-45-07 W for 80.00 feet to the Point of Beginning.

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GNC-PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 19A

Commence at the Center of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 60-33-08 W for 2966.30 feet to the Point of Beginning; thence run S 38-39-35 E for 57.63 feet; thence run S 64-38-08 E for 448.21 feet; thence run S 27-35-50 E for 148.95 feet; thence run S 26-16-53 W for 542.03 feet; thence run S 28-36-38 E for 37.59 feet; thence run S 01-32-53 W for 111.04 feet; thence run S 00-00-00 E for 83.79 feet; thence run S 36-59-53 W for 43.00 feet to a point on a circular curve concave to the South and having a radius of 1150.00 feet, said point bears N 36-59-53 E from the center of said curve; thence run North westerly along the arc at said curve through a central angle of 05-58-16 for 119.85 feet; thence run N 31-01-37 E radial to the last described curve for 43.00 feet; thence run N 38-09-26 E for 2.51 feet; thence run N 08-54-06 E for 252.04 feet; thence run N 32-47-58 E for 321.21 feet; thence run N 12-10-17 E for 156.52 feet; thence run N 26-33-54 W for 60.37 feet; thence run N 75-36-26 W for 866.17 feet to a point on a circular curve concave to the east having a radius of 2913.40 feet, said point bears N 77-24-07 W from the center; thence run northeasterly along the arc at said curve through a central angle of 03-00-00 for 152.55 feet; thence run N 74-41-43 W for 55.00 feet to a point on a circular curve concave to the East and having a radius of 2968.40 feet, said point bears N 74-24-07 W from the center of said curve; thence run Northeasterly along the arc of said curve through a central angle of 00-02-07 for 1.83 feet to a point of tangency; thence run N 15-38-00 E for 30.91 feet; thence run S 74-22-00 E for 461.87 feet to a point; said point being the Point of Beginning.

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CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
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GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 20

Begin at the N.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run S 02-33-01 E along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 910.47 feet; thence run East for 148.98 feet; thence run N 70-37-33 E for 289.39 feet; thence run N 36-12-34 E for 208.21 feet; thence run S 78-18-38 E for 177.69 feet; thence run N 02-33-01 W for 215.00 feet; thence run N 87-47-07 E for 290.00 feet; thence run S 05-49-49 E for 371.92 feet; thence run S 67-45-04 E for 213.93 feet; thence run N 86-54-55 E for 501.73 feet; thence run N 60-54-22 E for 11.14 feet; thence run N 29-05-38 W for 451.29 feet; thence run N 02-12-53 W for 540.00 feet to the North line of the N.E. $\frac{1}{4}$ of said Section 8; thence run S 87-47-07 W along the North line of the N.E. $\frac{1}{4}$ of said Section 8 for 1547.05 feet to the Point of Beginning.

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CONSULTING ENGINEERS 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134
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GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 21

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 02-33-01 W along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 667.40 feet to the Point of Beginning; thence run N 87-26-59 E for 153.77 feet to a point of curvature of a circular curve, concave to the Northwest, having a radius of 1150.00 feet; thence run Easterly along the arc of said curve, through a central angle of 19-21-59 for 388.71 feet to a point of tangency; thence run N 68-05-00 E for 126.84 feet to a point of curvature of a circular curve, concave to the South, having a radius of 1150.00 feet; thence run easterly along the arc of said curve through a central angle of 32-13-04 for 646.65 feet; thence run N 10-18-04 E radial to the last mentioned curve for 43.00 feet; said point being on a circular curve concave to the south, having a radius of 1210.00 feet, said point bears N 10-18-04 E from the center; thence run northwesterly along the arc of said curve through a central angle of 03-00-00 for 63.36 feet; thence run N 08-28-37 W for 382.43 feet; thence run N 80-00-00 W for 540.00 feet; thence run N 62-27-28 W for 629.32 feet; thence run S 87-30-38 W for 129.17 feet to the West line of the N.E. $\frac{1}{4}$ of said Section 8; thence run S 02-33-01 E along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 1011.02 feet to the Point of Beginning.

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CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-0883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 21A

Commence at the S. W. corner of the N. E. 1/4 of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 53-54-38 E for 1561.47 feet to the Point of Beginning, said point being on a circular curve concave to the south, having a radius of 1193.00 feet, said point bears N 10-18-04 E from the center; thence run northwesterly along the arc of said curve through a central angle of 03-00-00 for 63.36 feet; thence run N 08-28-37 W for 382.43 feet; thence run N 80-00-00 W for 540.00 feet; thence run N 62-27-28 W for 629.32 feet; thence run S 87-30-38 W for 129.17 feet; thence run N 02-33-01 W for 77.68 feet; thence run N 90-00-00 E for 102.51 feet; thence run S 54-46-57 E for 62.43 feet; thence run S 86-59-14 E for 57.08 feet; thence run S 15-31-27 E for 56.04 feet; thence run S 82-42-40 E for 260.10 feet; thence run S 49-29-50 E for 189.38 feet; thence run S 82-32-45 E for 323.74 feet; thence run N 52-48-55 E for 109.20 feet; thence run S 63-47-19 E for 217.40 feet; thence run S 35-23-28 E for 288.85 feet; thence run S 00-00-00 E for 300.00 feet; thence run S 13-07-00 W for 43.00 feet to a point on a circular curve, concave to the South and having a radius of 1150.00 feet, said point bears N 13-07-00 E from the center of said curve; thence run Northwesterly along the arc of said curve through a central angle of 02-48-56 for 56.51 feet; thence run N 10-18-04 E radial to the last described curve for 43.00 feet to a point; said point being the Point of Beginning.

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GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL-22

Begin at the center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-44-42 W along the North line of the S.W. $\frac{1}{4}$ of said Section 4 for 1361.65 feet to the West line of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 4; thence run S 02-25-42 W along the West line of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 4 for 43.02 feet; thence run N 87-44-42 E for 68.00 feet; thence run S 00-22-34 E for 1293.39 feet; thence run S 79-35-06 E for 286.79 feet to a point on a circular curve, concave to the Southeast, having a radius of 1150.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 73-31-58 for 1475.90 feet; thence run N 00-54-50 W along the Southerly extension of the West line of the N.E. $\frac{1}{4}$ of said Section 4 for 503.50 feet to the Point of Beginning.

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GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 22A

Begin at the N.W. corner of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 00-25-42 W along the West line of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 4 for 1278.43 feet; thence run N 87-44-42 E for 65.00 feet; thence run S 00-22-34 E for 1293.39 feet; thence run N 79-35-06 W for 68.00 feet to the Point of Beginning.

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GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 23

Commence at the N.E. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W along the North line of said Section 9 for 578.56 feet to the Point of Beginning; thence run S 02-12-03 E for 60.73 feet; thence run S 08-01-38 W for 236.32 feet; thence run S 44-44-51 W for 481.54 feet; thence run S 23-29-55 W for 225.72 feet; thence run S 47-12-09 W for 220.78 feet; thence run N 87-23-51 W for 66.07 feet; thence run N 66-05-16 W for 347.86 feet; thence run N 07-43-19 E for 178.62 feet; thence run N 19-30-09 W for 611.06 feet; thence run N 02-12-03 W for 51.08 feet to the North line of said Section 9; thence run N 87-47-57 E along the North line of said section 9 for 1188.50 feet to the Point of Beginning.

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CARR SMITH AND ASSOCIATES, INC.CONSULTING ENGINEERS 125 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883**GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION****PARCEL 23A**

Commence at the Northeast corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W for 1767.06 feet; thence run S 02-12-03 E for 51.08 feet to the Point of Beginning; thence run S 19-30-09 E for 611.06 feet; thence run S 7-43-19 W for 178.62 feet; thence run S 66-05-16 E for 347.86 feet; thence run S 87-23-51 E for 66.07 feet; thence run N 47-12-09 E for 220.78 feet; thence run N 23-29-55 E for 225.72 feet; thence run N 44-44-51 E for 481.54 feet; thence run N 08-01-38 E for 236.32 feet; thence run N 02-12-03 W for 60.73 feet; thence run N 87-47-57 E for 23.71 feet; thence run S 04-42-28 E for 251.44 feet; thence run S 27-45-31 W for 257.65 feet; thence run N 85-36-05 W for 39.12 feet; thence run S 44-17-02 W for 339.44 feet; thence run S 29-48-33 W for 331.92 feet; thence run S 52-07-30 W for 136.82 feet; thence run N 68-07-26 W for 426.73 feet; thence run N 17-25-48 W for 270.42 feet; thence run N 08-58-22 W for 115.41 feet; thence run N 11-57-54 W for 463.06 feet; thence run N 02-12-03 W for 58.92 feet; thence run N 87-47-57 E for 30.32 feet; thence run S 02-12-03 E for 51.08 feet to a point; said point being the Point of Beginning.

June 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS - 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 24

Begin at the N. W. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-47-57 E along the North line of said Section 9 for 808.50 feet; thence run S 02-12-03 E for 60.39 feet; thence run S 5-41-06 E for 666.28 feet; thence run S 0-34-02 E for 303.01 feet; thence run S 36-52-12 W for 75.00 feet; thence run N 88-09-35 W for 747.39 feet; thence run N 77-34-27 W for 236.22 feet; thence run N 15-38-00 E for 161.38 feet to a point of curvature of a circular curve, concave to the Northwest, having a radius of 2700.00 feet; thence run Northerly along the arc of said curve, through a central angle of 15-34-27, for 733.92 feet to a point of tangency; thence run N 00-03-33 E for 100.27 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 24A

Commence at the N. W. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 04-50-02 W for 1034.98 feet to the Point of Beginning; thence run S 88-09-35 E for 747.39 feet; thence run N 36-52-12 E for 75.00 feet; thence run N 00-34-02 W for 303.01 feet; thence run N 05-41-06 W for 666.28 feet; thence run N 02-12-03 W for 60.39 feet; thence run N 87-47-57 E for 63.06 feet; thence run S 02-12-03 E for 59.82 feet; thence run S 14-02-10 E for 333.97 feet; thence run S 83-07-48 W for 250.80 feet; thence run N 79-30-31 W for 329.51 feet; thence run S 63-26-06 W for 60.37 feet; thence run N 74-22-00 W for 461.87 feet; thence run N 15-38-00 E for 26.33 feet; thence run S 77-39-27 E for 236.22 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS - 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 25

Begin at the N. E. corner of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-07 W along the North line of the N. E. $\frac{1}{4}$ of said Section 8 for 1067.23 feet; thence run S 02-12-53 E for 504.52 feet; thence run S 29-05-38 E for 465.17 feet; thence run N 71-10-31 E for 125.69 feet; thence run S 83-32-51 E for 507.21 feet; thence run S 74-22-00 E for 55.58 feet; thence run N 15-38-00 E for 164.29 feet to a point of curvature of a circular curve, concave to the Northwest, having a radius of 2700 feet; thence run Northerly along the arc of said curve, through a central angle of 15-34-27 for 733.92 feet to a point of tangency; thence run N 00-03-33 E for 100.27 feet to the Point of Beginning.

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 25A

Commence at the N. E. corner of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run S 37-35-58 W for 1150.20 feet to the Point of Beginning; thence run S 83-32-51 E for 507.21 feet; thence run S 74-22-00 E for 55.58 feet; thence run S 15-38-00 W for 54.33 feet to a point of curvature of a circular curve concave to the East and having a radius of 2968.40 feet; thence run Southeasterly along the arc of said curve through a central angle of 00-06-09 for 5.31 feet; thence run N 74-28-09 W for 57.56 feet; thence run N 84-55-40 W for 508.99 feet; thence run S 74-34-40 W for 73.87 feet; thence run N 29-05-38 W for 55.03 feet; thence run N 71-10-31 E for 125.69 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS. 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 26

Commence at the S. E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 44-08-18 W for 2874.94 feet to the Point of Beginning, said point being on a circular curve, concave to the Northwest, bearing S 06-33-00 E from the center of said curve and having a radius of 1150.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 29-34-02 for 593.45 feet; thence run S 36-07-02 E, radial to said curve for 128.29 feet; thence run S 43-15-51 E for 280.14 feet; thence run S 08-16-33 W for 166.74 feet; thence run S 40-16-19 W for 566.20 feet; thence run S 20-22-35 W for 112.01 feet; thence run S 85-22-48 W for 765.04 feet; thence run N 06-33-00 W for 292.13 feet, radial to the forementioned curve to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

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PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 26A

Commence at the Southeast corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 57-35-19 W for 2255.32 feet to the Point of Beginning; thence run N 06-33-00 W for 34.96 feet; thence run N 85-22-48 E for 292.13 feet; thence run N 20-22-35 E for 112.01 feet; thence run N 40-16-19 E for 566.20 feet; thence run N 8-16-33 E for 166.74 feet; thence run N 43-15-51 W for 280.14 feet; thence run N 36-07-02 W for 128-29 feet to a point on a circular curve concave to the Northwest, having a radius of 1150 feet, said point bears S 36-07-02 E from the center; thence run Northeasterly along the arc of said curve through a central angle of 1-41-07 for 33.83 feet; thence run S 37-48-09 E radial to the last described curve for 103.74 feet; thence run S 43-27-07 E for 314.07 feet; thence run S 12-31-44 E for 138.29 feet; thence run S 31-02-44 W for 360.66 feet; thence run S 58-51-40 W for 168.24 feet; thence run S 24-06-08 W for 249.78 feet; thence run S 45-00-00 W for 186.68 feet; thence run N 62-59-34 W for 248.26 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9863

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 27

Commence at the S.E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W along the South line of said Section 4 for 618.80 feet to the Point of Beginning; thence run N 02-12-03 W for 63.91 feet; thence run N 02-26-12 E for 141.13 feet; thence run N 27-17-58 W for 523.28 feet; thence run N 81-29-59 W for 321.60 feet; thence run S 76-49-39 W for 434.43 feet; thence run S 00-00-00 W for 318.00 feet; thence run S 31-40-32 W for 331.36; thence run S 02-12-03 E for 68.07 feet to a point on the South line of said Section 4; thence run N 87-47-57 E along the South line of said Section 4 for 1149.89 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 125 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 27A

Commence at the S. E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 89-44-56 W for 1802.82 feet to the Point of Beginning; thence run N 23-26-53 E for 271.41 feet; thence run N 2-45-33 E for 249.29 feet; thence run N 16-48-31 E for 300.85 feet; thence run N 81-52-12 E for 551.54 feet; thence run S 55-27-36 E for 280.43 feet; thence run S 33-41-24 E for 346.13 feet; thence run S 06-32-47 E for 368.40 feet; thence run S 02-12-03 E for 65.53 feet; thence run S 87-47-57 W for 36.08 feet; thence run N 02-12-03 W for 63.91 feet; thence run N 02-26-12 E for 141.13 feet; thence run N 27-17-58 W for 523.28 feet; thence run N 81-24-59 W for 321.60 feet; thence run S 76-49-39 W for 434.43 feet; thence run S 00-00-00 W for 318.00 feet; thence run S 31-40-32 W for 331.36 feet; thence run S 02-12-03 E for 63.07 feet; thence run S 87-47-57 W for 33.09 feet; thence run N 02-12-03 W for 61.34 feet to a point; said point being the Point of Beginning.

June 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 28

Commence at the N. E. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W along the North line of said Section 9 for 1924.22 feet to the Point of Beginning; thence run S 02-12-03 E for 78.06 feet; thence run S 19-32-12 W for 98.68 feet; thence run S 10-28-47 E for 527.80 feet; thence run S 17-42-57 W for 226.73 feet; thence run S 50-16-52 W for 253.51 feet; thence run N 44-37-41 W for 316.03 feet; thence run S 87-47-57 W for 240.00 feet; thence run S 02-21-42 E for 360.00 feet; thence run N 73-57-04 W for 227.80 feet; thence run S 85-08-49 W for 319.14 feet; thence run S 43-40-04 W for 77.63 feet; thence run S 45-34-00 W for 60.00 feet; thence run N 44-26-00 W for 263.30 feet to the point of curvature of a circular curve, concave to the Northeast, having a radius of 1150.00 feet; thence run Northwesterly along the arc of said curve, through a central angle of 42-14-27 for 847.83 feet to a point of tangency; thence run N 02-11-33 W for 256.04 feet to the North line of said Section 9; thence run N 87-47-57 E along the North line of said Section 9 for 1801.88 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9863

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 28A

Commence at the Center of Section 9, Township 55, South, Range 39 East, Dade County, Florida; thence run N 16-10-42 W for 1615.29 feet to the Point of Beginning; thence run N 85-08-49 E for 319.14 feet; thence run S 73-57-04 E for 227.88 feet; thence run N 02-21-42 W for 360.00 feet; thence run N 87-47-57 E for 240.00 feet; thence run S 44-37-41 E for 316.03 feet; thence run N 50-16-52 E for 253.51 feet; thence run N 17-42-57 E for 226.73 feet; thence run N 10-28-47 W for 527.80 feet; thence run N 19-32-12 E for 98.68 feet; thence run N 02-12-03 W for 78.06 feet; thence run N 87-47-57 E for 28.72 feet; thence run S 02-12-03 E for 112.19 feet; thence run S 10-43-13 E for 628.98 feet; thence run S 19-56-33 W for 360.62 feet; thence run S 64-32-12 W for 488.45 feet; thence run S 83-03-56 W for 223.64 feet; thence run N 60-27-40 W for 103.45 feet; thence run S 87-49-51 W for 396.28 feet; thence run S 49-05-02 W for 55.42 feet; thence run S 45-34-00 W for 60.00 feet; thence run N 44-26-00 W for 102.44 feet; thence run N 45-34-00 E for 60.00 feet; thence run N 43-40-04 E for 77.63 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 29

Commence at the N. W. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-47-57 E along the North line of said Section 9, for 1810.00 feet to the Point of Beginning; thence run S 02-11-33 E for 256.04 feet to a point of curvature of a circular curve, concave to the Northeast, having a radius of 1150.00 feet; thence run Southeasterly along the arc of said curve, through a central angle of 42-14-27 for 847.83 feet to a point of tangency; thence run S 44-36-00 E for 354.01 feet; thence run S 45-34-00 W for 71.51 feet; thence run S 70-30-50 W for 206.85 feet; thence run S 87-35-20 W for 285.25 feet; thence run N 73-06-48 W for 175.57 feet; thence run N 30-26-03 W for 278.35 feet; thence run N 81-37-34 W for 315.23 feet; thence run N 49-45-49 W for 102.18 feet; thence run N 13-50-27 W for 426.38 feet; thence run N 12-42-49 W for 504.37 feet; thence run N 02-12-03 W for 59.81 feet to a point on the North line of said Section 9; thence run N 87-47-57 E, along the North line of said Section 9, for 860.38 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9683

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 29A

Commence at the center of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 21-05-18 W for 1392.59 feet to the Point of Beginning; thence run S 73-02-02 W for 370.11 feet to a point; thence run S 85-50-25 W for 330.87 feet to a point; thence run N 39-45-38 W for 487.82 feet to a point; thence run S 76-32-05 W for 219.02 feet to a point; thence run N 58-34-14 W for 63.29 feet to a point; thence run N 30-15-23 W for 41.68 feet to a point; thence run N 19-17-24 W for 190.71 feet to a point; thence run N 8-16-33 W for 833.68 feet to a point; thence run N 02-12-03 W for 58.20 feet to a point; thence run N 87-47-57 E for 41.97 feet to a point; thence run S 02-12-03 E for 59.81 feet to a point; thence run S 12-42-49 E for 504.37 feet to a point; thence run S 13-50-27 E for 426.38 feet to a point; thence run S 49-45-49 E for 102.18 feet to a point; thence run S 81-47-34 E for 315.23 feet to a point; thence run S 30-26-03 E for 278.35 feet to a point; thence run S 73-06-48 E for 175.57 feet to a point; thence run N 87-35-20 E for 285.25 feet to a point; thence run N 70-30-50 E for 206.85 feet to a point; thence run N 45-34-00 E for 71.51 feet; thence run S 44-26-00 E for 28.46 feet to a point of curvature of a circular curve concave to the Southwest and having a radius of 2000 feet; thence run Southeasterly along the arc of said curve through a central angle at 00-40-11 for 23.38 feet; thence run S 46-14-11 W radial to the last described circular curve for 75.12 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS - 123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 30

Commence at the S.W. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-48-27 E for 924.14 feet along the South line of said Section 4 to the Point of Beginning; thence run N 02-12-03 W for 58.25 feet; thence run N 2-31-34 E for 204.20 feet; thence run N 4-41-55 E for 219.74 feet; thence run N 30-11-30 E for 190.90 feet; thence run N 2-38-12 W for 456.48 feet; thence run N 27-50-51 E for 179.82 feet; thence run S 87-23-51 E for 264.27 feet; thence run N 50-54-22 E for 116.47 feet; thence run S 79-35-06 E for 264.90 feet to a point on a circular curve, concave to the Southeast, having a radius of 1150.00 feet, said point bears N 79-35-06 W from the center of said curve; thence run Southerly along the arc of said curve, through a central angle of 21-59-54 for 441.53 feet to a point of tangency; thence run S 11-35-00 E for 100.87 feet to a point of curvature of a circular curve, concave to the Southwest, having a radius of 2600.00 feet; thence run Southerly along the arc of said curve, through a central angle of 09-23-27 for 426.14 feet to a point of tangency; thence run S 02-11-33 E for 280.74 feet to the South line of said Section 4; thence run S 87-47-57 W along the South line of said Section 4 for 885.86 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33154
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 30A

Commence at the Southwest corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 46-51-57 E for 1879.01 feet to the Point of Beginning; thence run N 87-23-51 W for 264.27 feet; thence run S 27-50-51 W for 179.82 feet; thence run S 02-38-12 E for 456.48 feet; thence run S 30-11-30 W for 190.90 feet; thence run S 04-41-55 W for 219.74 feet; thence run S 02-31-34 W for 204.20 feet; thence run S 02-12-03 E for 58.25 feet; thence run S 87-47-57 W for 24.10 feet; thence run N 02-12-03 W for 56.18 feet; thence run N 12-00-08 W for 389.52 feet; thence run N 37-39-56 E for 216.02 feet; thence run N 08-41-11 E for 218.51 feet; thence run N 15-25-20 W for 90.25 feet; thence run N 10-07-29 E for 421.99 feet; thence run N 87-46-34 E for 342.06 feet; thence run S 79-35-06 E for 83.96 feet; thence run S 50-54-22 W for 116.47 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 31

Commence at the S. E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W along the South line of said Section 4 for 1885.72 feet to the Point of Beginning; thence run N 02-12-03 W for 64.56 feet; thence run N 21-39-57 E for 235.65 feet; thence run N 01-09-26 W for 297.06 feet; thence run N 19-58-59 W for 210.68 feet; thence run N 77-56-57 W for 273.02 feet; thence run S 57-55-34 W for 265.53 feet; thence run S 54-49-24 W for 97.56 feet; thence run S 02-11-33 E for 659.54 feet to a point on the South line of said Section 4; thence run N 87-47-57 E along the South line of said Section 4 for 540.38 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-0863

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 32

Commence at the Center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 00-54-50 E along the southerly extension of the West line of the N.E. $\frac{1}{4}$ of said Section 4 for 503.90 feet to a point on a circular curve, concave to the Southeast, said point bearing N 06-03-08 W from the center of said curve and having a radius of 1150.00 feet; said point being the Point of Beginning; thence run easterly along the arc of said curve, through a central angle of 04-28-08 for 89.70 feet to a point of tangency; thence run N 88-25-00 E for 609.33 feet to a point of curvature of a circular curve, concave to the north, having a radius of 1150.00 feet; thence run Easterly along the arc of said curve, through a central angle of 04-58-00 for 99.69 feet; thence run S 06-33-00 E radial to the last mentioned curve for 860.00 feet; thence run S 27-19-04 W for 302.47 feet; thence run S 67-40-50 W for 308.08 feet; thence run N 24-51-49 W for 135.57 feet; thence run S 86-59-14 W for 114.16 feet; thence run S 87-48-27 W for 45.09 feet; thence run N 02-11-33 W for 284.19 feet; thence run S 87-48-27 W for 1239.07 feet to a point on the first mentioned curve, said point bearing N 75-38-30 W from the Center of said curve; thence run Northeasterly along the arc of said curve through a central angle of 69-35-22 for 1396.75 feet to the Point of Beginning.

June, 1973

CARR. SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS - 123 ALMIRA AVENUE, CORAL GABLES, FLORIDA 33134

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 33

Commence at the N. W. corner of the N. E. $\frac{1}{4}$ of Section 4, Township 44 South, Range 39 East, Dade County, Florida; thence run S 67-18-40 E for 1580.84 feet to the Point of Beginning; thence run S 60-54-54 W for 178.50 feet; thence run S 14-37-15 E for 71.31 feet; thence run S 54-53-38 W for 370.38 feet; thence run S 05-42-38 E for 361.80 feet; thence run S 48-57-37 E for 552.86 feet; thence run S 16-41-57 E for 93.96 feet; thence run S 03-26-15 E for 23.14 feet; thence run S 81-00-00 E for 130.00 feet; thence run N 0-22-30 E for 233.95 feet; thence run N 81-45-00 E for 370.00 feet to a point on a curve, said point bearing N 81-45-00 E from the center of said curve; thence run Northerly along the arc of said curve, having a radius of 1150 feet, through a central angle of 31-57-10 for 641.33 feet to a point of tangency; thence run N 40-12-10 W for 232.49 feet to the point of curvature of a circular curve concave to the Northeast; thence run Northerly along the arc of said curve, having a radius of 1150 feet, through a central angle of 11-07-02 for 223.14 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 125 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 34

Commence at the N. E. corner of the S. E. 1/4 of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 02-16-57 E along the East line of said Section 9 for 544.62 feet to the Point of Beginning; thence run S 87-43-03 W for 665.96 feet; thence run S 54-52-05 W for 168.81 feet; thence run S 14-35-43 W for 765.15 feet to a point on a circular curve, concave to the North, having a radius of 1150.00 feet, said point bearing S 14-35-43 W from the center of said curve; thence run Easterly along the arc of said curve, through a central angle of 28-51-43 for 579.30 feet to a point of tangency; thence run N 75-44-00 E for 111.51 feet to a point of curvature of a circular curve, concave to the South and having a radius of 1150.00 feet; thence run Easterly along the arc of said curve through a central angle of 01-49-45 for 36.71 feet; thence run N 12-26-15 W radial to the last described curve for 378.95 feet; thence run N 87-43-03 E for 378.97 feet to the East line of said section 9; thence run N 02-16-57 W along the East line of said Section 9 for 445.00 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 35

Commence at the S. W. corner of the N. E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 62-50-06 E for 2248.57 feet to the Point of Beginning; said point being on a circular curve, concave to the Northeast, having a radius of 2100.00 feet, said point also bears S 04-39-07 W from the center of said curve; thence run N 04-39-07 W radial to said curve for 343.00 feet; thence run S 89-34-39 E for 273.11 feet; thence run N 29-05-38 W for 768.39 feet; thence run S 60-54-22 W for 3.57 feet; thence run S 80-13-03 W for 264.85 feet; thence run S 28-44-23 W for 318.20 feet; thence run S 10-56-46 E for 267.25 feet; thence run South for 300.00 feet; thence run S 13-17-00 W for 43.00 feet; thence run S 76-53-00 E for 146.88 feet to a Point of Curvature of the previously described circular curve; thence run Easterly along the arc of said curve, through a central angle of 88-27-53 for 310.25 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 129 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 36

Commence at the S. E. corner of the N. E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-45-07 W along the South line of the N. E. $\frac{1}{4}$ of said Section 8 for 355.00 feet; thence run N 02-14-53 W for 700.00 feet to the Point of Beginning; thence continue N 02-14-53 W for 68.00 feet to the Point of Curvature of a circular curve, concave to the Southeast, having a radius of 2968.40 feet; thence run Northerly along the arc of said curve, through a central angle of 17-46-44 for 921.10 feet; thence run N 74-28-09 W radial to the last described curve for 57.56 feet; thence run N 84-55-40 W for 508.99 feet; thence run S 74-34-40 W for 73.87 feet; thence run S 29-05-38 E for 741.40 feet; thence run S 02-14-53 E for 378.43 feet; thence run N 87-45-07 E for 155.00 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

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PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 37

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 02-33-01 W along the West line of the N.E. $\frac{1}{4}$ of said Section 8 for 70.00 feet; thence run N 87-45-07 E, parallel to the South line of the N.E. $\frac{1}{4}$ of said Section 8 for 2173.02 feet to the Point of Beginning; thence continue N 87-45-07 E along the last described line for 155.00 feet; thence run N 02-14-53 W for 630.00 feet; thence run S 87-45-07 W for 155.00 feet; thence run S 02-14-53 E for 630.00 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 38

Commence at the S.E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-57 W along the South line of said Section 4 for 3726.10 feet to the Point of Beginning; thence run N 02-11-33 W for 280.74 feet to a point of curvature of a circular curve, concave to the West, having a radius of 2660.00 feet; thence run Northerly along the arc of said curve, through a central angle of 9-23-27 for 426.14 feet to a point of tangency; thence run N 11-35-00 W for 100.87 feet to a point of curvature of a circular curve concave to the Southeast, having a radius of 1150.00 feet; thence run Northerly along the arc of said curve through a central angle of 25-56-30 for 520.68 feet; thence run N 87-48-27 E for 1239.07 feet; thence run S 02-11-33 E for 660.00 feet; thence run N 87-48-27 E for 80.00 feet; thence run S 02-11-33 E for 659.51 feet to a point on the South line of said Section 4; thence run S 87-47-57 W along the South line of said Section 4 for 1300.00 feet to the Point of Beginning.

June, 1973

OFF REC 8625 PG 431

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 39

Commence at the N. W. corner of the N. E. $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 50-18-27 E for 2606.84 feet to the Point of Beginning; said point being on the arc of a curve concave to the West and having a radius of 1150 feet; thence run S 81-45-00 W radial to said curve for 370.00 feet; thence run S 00-22-30 W for 233.95 feet; thence run S 81-00-00 E for 370.00 feet to a point on the aforescribed curve; thence run Northerly along said curve through a central angle of 17-15-00 for 346.23 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 125 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 40

Commence at the S.E. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 02-16-57.5 W along the East line of said Section 9 for 1344.61 feet to the Point of Beginning; thence continue N 02-16-57 W along the East line of said Section 9 for 355.00 feet; thence run S 87-43-03 W for 378.97 feet; thence run S 12-26-15 E for 378.95 feet to a point on a circular curve, concave to the South, having a radius of 1150.00 feet; thence run Easterly along the arc of said curve, through a central angle of 10-09-18 for 203.82 feet to a Point of Tangency; thence run N 87-43-03 E for 109.40 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS, 125 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 41

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 65-57-08 E for 1925.90 feet to the Point of Beginning; said point being on a circular curve, concave to the Northeast, having a radius of 2100.00 feet, said point also bears S 4-39-07 W from the center of said curve; thence run Easterly along the arc of said curve, through a central angle of 6-54-00 for 252.90 feet to a Point of Tangency; thence run N 87-45-07 E for 61.73 feet; thence run N 02-14-53 W for 343.00 feet; thence run N 89-34-39 W for 273.11 feet; thence run S 4-39-07 W radial to the aforementioned curve for 343.00 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 42

Begin at the S.E. corner of Section 9, Township 55 South, Range 39-East, Dade County, Florida; thence run S 87-26-25.5 W along the South line of said Section 9 for 2760.70 feet to the S.W. corner of the S.E. $\frac{1}{4}$ of said Section 9; thence run N 02-21-42 W along the West line of the S.E. $\frac{1}{4}$ of said Section 9 to the N.W. corner of the S.E. $\frac{1}{4}$ of said Section 9; thence run S 87-34-31 W along the South line of the N.W. $\frac{1}{4}$ of said Section 9 for 353.58 feet to the Point of Curvature of a circular curve concave to the Northwest, having a radius of 1283.26 feet; thence run Northeasterly along the arc of said curve through a central angle of 20-17-05 for 454.32 feet to a Point of Tangency; thence run N 67-17-26 E for 83.13 feet to a point on a circular curve, concave to the Northeast, having a radius of 1150.00 feet, said point bearing S 67-17-26 W from the center of said curve; thence run Southeasterly along the arc of said curve through a central angle of 37-17-26 for 748.47 feet to a Point of Tangency; thence run S 60-00-00 E for 127.20 feet to a Point of Curvature of a circular curve, concave to the Southwest, having a radius of 1150.00 feet; thence run Southeasterly along the arc of said curve, through a central angle of 22-14-00 for 446.25 feet to a Point of Tangency; thence run S 37-46-00 E for 120.06 feet to a Point of Curvature of a circular curve, concave to the Northeast and having a radius of 1150.00 feet; thence run Easterly along the arc of said curve, through a central angle of 66-30-00 for 1334.74 feet to a Point of Tangency; thence run N 75-44-00 E for 111.51 feet to a Point of Curvature of a circular curve concave to the South and having a radius of 1150.00 feet; thence run Easterly along the arc of said curve, through a central angle of 11-59-03 for 240.54 feet to a Point of Tangency; thence run N 87-43-03 E for 109.40 feet to a point on the East line of said Section 9; thence run S 02-16-57 E along the East line of said Section 9 for 1344.61 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 43

Commence at the S.E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 32-41-36 W for 2771.12 feet to the Point of Beginning; thence run N 52-16-12 W for 519.66 feet; thence run S 86-25-25 W for 288.56 feet; thence run N 03-00-46 E for 57.08 feet; thence run N 41-21-20 E for 667.44 feet; thence run N 00-56-21 E for 183.02 feet; thence run N 07-39-02 E for 202.81 feet; thence run N 36-45-33 W for 310.80 feet; thence run N 11-38-01 W for 312.42 feet; thence run N 44-20-47 W for 557.94 feet; thence run N 04-45-49 W for 72.25 feet; thence run N 85-54-52 E for 42.11 feet; thence run S 59-44-37E for 541.81 feet; thence run N 63-12-46 E for 346.15 feet; thence run S 14-37-15 E for 71.31 feet; thence run S 54-53-38 W for 370.38 feet; thence run S 05-42-38 E for 361.80 feet; thence run S 48-57-37 E for 552.86 feet; thence run S 16-41-57 E for 93.96 feet; thence run S 03-26-15 E for 23.14 feet; thence run S 45-03-54 W for 302.85 feet; thence run S 32-20-51 W for 319.60 feet; thence run S 21-09-91 E for 199.45 feet; thence run S 35-53-51 E for 388.86 feet; thence run S 40-15-10 E for 72.14 feet to a point on a circular curve concave to the Northwest having a radius of 1150 feet, said point bears S 40-15-10 E for 72.14 feet to a point on a circular curve concave to the Northwest, having a radius of 1150 feet, said point bears S 40-15-10 E from the center; thence run Southwesterly along the arc of said curve through a central angle of 4-10-40 for 83.85 feet; thence run N 36-04-30 W radial to the last described curve for 69.12 feet to the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 44

Commence at the S.E. corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 69-09-13 W for 2641.73 feet to the Point of Beginning; thence run N 86-59-14 E for 114.16 feet; thence run S 24-51-49 E for 135.57 feet; thence run N 67-40-50 E for 308.08 feet; thence run N 27-19-04 E for 302.47 feet; thence run S 62-59-34 E for 248.26 feet; thence run N 45-00-00 E for 186.68 feet; thence run N 24-06-08 E for 249.78 feet; thence run N 58-51-40 E for 168.24 feet; thence run N 31-02-44 E for 360.66 feet; thence run N 12-31-44 W for 138.29 feet; thence run N 43-27-07 W for 314.07 feet; thence run N 37-48-09 W for 103.74 feet to a point on a circular curve concave to the Northwest, having a radius of 1150 feet, said point bears S 37-48-09 E from the center; thence run Northeasterly along the arc of said curve through a central angle of 5-39-21 for 113.52 feet; thence run S 43-27-30 E radial to the last described curve for 115.53 feet; thence run S 39-12-46 E for 631.13 feet; thence run S 52-07-30 E for 239.44 feet; thence run S 19-33-50 W for 385.24 feet; thence run S 01-01-23 W for 168.03 feet; thence run S 14-12-24 E for 733.43 feet; thence run N 33-41-24 W for 346.13 feet; thence run N 55-27-36 W for 280.43 feet; thence run S 81-52-12 W for 551.54 feet; thence run S 16-48-31 W for 300.85 feet; thence run S 02-45-33 W for 249.29 feet; thence run S 23-26-53 W for 271.41 feet; thence run S 02-12-03 E for 61.34 feet; thence run S 87-47-57 W for 83.94 feet; thence run N 02-12-03 W for 64.56 feet; thence run N 21-39-57 E for 235.65 feet; thence run N 01-09-26 W for 297.06 feet; thence run N 19-58-59 W for 210.68 feet; thence run N 77-56-57 W for 273.02 feet; thence run S 57-55-34 W for 265.53 feet; thence run S 54-49-24 W for 97.56 feet; thence run S 87-48-27 W for 80.00 feet; thence run N 02-11-33 W for 375.81 feet; thence run N 87-48-27 E for 45.09 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 45

Commence at the Center of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 14-58-29 W for 1509.59 feet to the Point of Beginning; thence run N 87-49-51 E for 396.28 feet; thence run S 60-27-40 E for 103.45 feet; thence run N 83-02-56 E for 223.64 feet; thence run N 64-32-12 E for 488.45 feet; thence run N 19-56-33 E for 360.62 feet; thence run N 10-43-13 W for 628.98 feet; thence run N 02-12-03 W for 112.19 feet; thence run N 87-47-57 E for 98.12 feet; thence run S 02-12-03 E for 58.92 feet; thence run S 11-57-54 E for 463.06 feet; thence run S 08-58-22 E for 115.41 feet; thence run S 17-25-48 E for 270.42 feet; thence run S 68-07-26 E for 426.73 feet; thence run N 52-07-30 E for 136.82 feet; thence run N 29-48-33 E for 331.92 feet; thence run N 44-17-02 E for 339.44 feet; thence run S 85-36-05 E for 39.12 feet; thence run S 00-00-00 W for 21.00 feet; thence run S 29-53-03 W for 764.68 feet; thence run S 18-26-06 W for 83.38 feet; thence run S 18-44-29 E for 354.81 feet; thence run S 56-51-10 E for 175.57 feet; thence run S 73-08-30 E for 206.98 feet; thence run S 67-22-48 W for 78.00 feet; thence run S 85-33-09 W for 270.82 feet; thence run S 62-36-45 W for 280.43 feet; thence run S 27-41-58 W for 271.06 feet; thence run S 02-51-45 W for 120.15 feet; thence run S 21-56-55 E for 433.41 feet; thence run S 45-00-00 E for 55.15 feet; thence run S 47-29-22 E for 96.67 feet; thence run S 71-12-00 E for 148.95 feet; thence run S 48-14-23 E for 450.44 feet; thence run S 20-33-22 W for 102.53 feet; thence run S 56-18-36 W for 50.21 feet; thence run S 56-18-36 W for 14.69 feet; thence run N 72-20-60 W for 138.52 feet; thence run N 51-14-43 W for 565.51 feet; thence run S 83-39-35 W for 54.33 feet; thence run S 61-02-56 W for 161.14 feet; thence run S 72-10-52 W for 88.23 feet; thence run N 05-26-25 E for 63.29 feet; thence run N 49-23-55 E for 165.95 feet; thence run N 04-19-56 W for 198.57 feet; thence run N 51-14-04 W for 253.94 feet; thence run N 28-36-38 W for 150.36 feet; thence run N 09-27-44 W for 127.74 feet; thence run N 11-18-36 E for 428.32 feet; thence run N 09-37-11 W for 179.52 feet; thence run N 40-27-44 W for 134.06 feet; thence run N 84-03-11 W for 579.12 feet; thence run S 82-34-07 W for 278.34 feet; thence run S 58-37-15 W for 100.85 feet; thence run S 60-56-43 W for 92.66 feet; thence run N 90-00-00 W for 81.00 feet; thence run N 48-48-51 W for 191.34 feet; thence run S 90-00-00 W for 40.77 feet; thence run S 48-11-13 W for 60.00 feet to a point on a circular curve concave to the southwest and having a radius of 2000 feet, said point bears N 48-11-13 E from the center; thence run northwesterly along the arc of said curve through a central angle at 2-37-13 for 91.46 feet to a point of tangency; thence run N 44-26-00 W for 16.73 feet; thence run N 45-34-00 E for 60.00 feet; thence run N 49-05-02 E for 55.42 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 46

Commence at the Southwest corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N 87-47-57 E for 834.09 feet to a point; thence run N 02-12-03 W for 58.71 feet to the Point of Beginning; thence run N 12-47-12 W for 433.76 feet; thence run S 80-08-03 W for 210.11 feet; thence run N 64-39-14 W for 63.07 feet; thence run N 21-48-05 E for 274.64 feet; N 77-11-45 E for 67.68 feet; thence run N 60-15-18 E for 145.12 feet; thence run N 62-43-24 E for 216.02 feet; thence run S 15-25-20 E for 90.25 feet; thence run S 08-41-01 W for 218.51 feet; thence run S 37-39-56 W for 216.02 feet; thence run S 12-00-08 E for 389.52 feet; thence run S 02-12-03 E for 56.18 feet; thence run S 87-47-57 W for 65.95 feet; thence run N 02-12-03 W for 58.71 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA, 33134
PHONE 444-8888

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 47

Commence at the N.W. corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run S 14-35-25 E for 1167.97 feet to the Point of Beginning; thence run N 63-26-06 E for 60.37 feet; thence run S 79-30-31 E for 329.51 feet, thence run N 83 -07-48 E for 250.80 feet; thence run N 45-00-00 E for 106.07 feet; thence run N 14-02-10 W for 33.97 feet; thence run N 03-23-42 W for 709.24 feet; thence run N 02-12-03 W for 59.82 feet; thence run N 87-47-57 E for 36.09 feet; thence run S 02-12-03 E for 58.20 feet; thence run S 08-16-33 E for 833.68 feet; thence run S 19-17-24 E for 190.71 feet; thence run S 30-15-23 E for 41.68 feet; thence run S 58-34-14 E for 63.29 feet; thence run N 76-32-05 E for 219.02 feet; thence run S 39-45-38 E for 487.82 feet; thence run N 85-5-25 E for 330.87 feet; thence run N 73-02-02 E for 370.11 feet; thence run N 46-14-11 E for 75.12 feet to a point on a circular curve concave to the southwest and having a radius of 2,000 feet, said point bears N 46-14-11 E from the center of said curve; thence run southeasterly along the arc of said curve through a central angle of 2-35-17 for 90.34 feet; thence run S 48-49-28 W radial to the last described curve for 73.40 feet; thence run S 59-22-12 W for 264.97 feet; thence run S 88-58-04 W for 333.05 feet; thence run S 61-29-20 W for 264.97 feet; thence run S 19-29-10 W for 206.85 feet; thence run N 64-19-23 W for 346.18 feet; thence run S 66-32-28 W for 173.33 feet; thence run N 85-47-21 W for 204.55 feet; thence run S 41-29-00 W for 380.43 feet; thence run S 80-32-16 W for 54.74 feet; thence run N 28-36-38 W for 37.59 feet; thence run N 26-16-53 E for 542.03 feet; thence run N 27-35-59 W for 148.95 feet; thence run N 64-38-08 W for 448.02 feet; thence run N 28-39-35 W for 57.63 feet to a point; said point being the Point of Beginning.

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 125 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 48

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 04-22-21 E for 1730.39 feet to the Point of Beginning; thence run N 48-21-59 E for 72.25 feet; thence run S 86-49-13 E for 108.17 feet; thence run N 51-34-55 E for 333.12 feet; thence run S 63-26-06 E for 556.78 feet; thence run N 78-26-24 E for 269.47 feet; thence run S 74-03-17 E for 109.20 feet; thence run S 28-44-23 W for 318.20 feet; thence run S 10-50-46 E for 267.25 feet; thence run N 35-23-28 W for 288.85 feet; thence run N 63-47-19 W for 217.40 feet; thence run S 52-48-55 W for 109.20 feet; thence run N 82-32-45 W for 323.74 feet; thence run N 49-29-50 W for 189.38 feet; thence run N 82-42-40 W for 260.10 feet; thence run N 15-31-27 W for 56.04 feet to a point; said point being the Point of Beginning.

June, 1973

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS · 129 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARCEL 49

Commence at the N.E. corner of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run S 87-47-07 W along the North line of said Section 8 for 1135.00 feet to the Point of Beginning; thence run S 02-12-53 E for 540.00 feet; thence run S 29-05-38 E for 1261.65 feet; thence run S 02-14-53 E for 973.00 feet; thence run N 87-45-07 E for 70.00 feet; thence run N 02-14-53 W for 1008.43 feet; thence run N 29-05-38 W for 1261.60 feet; thence run N 02-12-53 W for 504.52 feet; thence run S 87-47-07 W for 70.00 feet to a point, said point being the Point of Beginning.

June, 1973

PL 8623 PG 442

GNC PROPERTIES INTERNATIONAL - DLM CORPORATION

LEGAL DESCRIPTIONS
for
PARK AND SCHOOL PARK SITES
in
THE HAMMOCKS

Carr Smith
Bechamps
Khoury

architects
engineers
planners

E X H I B I T D

74R 61717

123
Almeria Avenue
Coral Gables
Florida, 33134

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9893

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

SCHOOL SITE OUT OF PARCEL #32

Commence at the Center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 34-08-56 W for 1642.66 feet to the Point of Beginning; said point lies on a circular curve, concave to the Southeast, having a radius of 1090 feet, said point bears N 74-42-06 W from the center; thence run northeasterly along the arc of said curve through a central angle of 65-00-00 for 1236.57 feet to a point which bears N 09-42-06 W from its center; thence run S 05-18-31 W for 759.55 feet; thence run S 87-48-27 W for 798.00 feet to the Point of Beginning.

EXHIBIT "D"

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

PARK SITE OUT OF PARCEL #32

Commence at the center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 08-38-31 W for 1331.59 feet to the Point of Beginning; thence run S 87-48-27 W for 325.00 feet; thence run N 05-18-31 E for 759.55 feet to a point on a circular curve concave to the Southeast, having a radius of 1090.00 feet, said point bears N 09-42-06 W from the center; thence run along the arc of said curve through a central angle of 8-07-06 for 154.44 feet to a point of tangency; thence run N 88-25-00 E for 95.00 feet; thence run S 00-26-55 E for 761.68 feet to the Point of Beginning.

EXHIBIT "D"

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - DLN CORPORATION

COMMUNITY PARK OUT OF PARCEL #32

Commence at the Center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 10-54-37 E for 1338.63 feet to the Point of Beginning; thence run S 87-48-27 W for 53.32 feet; thence run N 00-26-55 W for 761.68 feet; thence run N 88-25-00 E for 514.33 feet to a point of curvature of a circular curve concave to the Northwest, having a radius of 1210.00 feet; thence run along the arc of said curve through a central angle of 4-58-00 for 104.89 feet; thence run S 06-33-00 E radial to the last described curve for 800.00 feet; thence run S 27-19-04 W for 302.47 feet; thence run S 67-40-50 W for 308.08 feet; thence run N 24-51-49 W for 135.57 feet; thence run S 86-59-14 W for 114.16 feet; thence run S 87-48-27 W for 45.09 feet; thence run N 02-11-33 W for 284.19 feet to the Point of Beginning.

EXHIBIT "D"

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8863

GNC PROPERTIES INTERNATIONAL, INC. - DIM CORPORATION

SCHOOL AND PARK SITE OUT OF PARCEL #33

Commence at the N.W. Corner of the N.E. 1/4 of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S 67-18-40 E for 1580.84 feet; thence run S 60-54-54 W for 60.00 feet to the Point of Beginning, said point being on a circular curve concave to the East, having a radius of 1210.00 feet, said point bears S 67-18-40 E from its center; thence run Southerly along the arc of said curve through a central angle of 11-07-02 for 234.78 feet to a Point of Tangency; thence run S 40-12-10 E for 232.49 feet to a Point of Curvature of a circular curve concave to the West and having a radius of 1090.00 feet; thence run Southerly along the arc of said curve through a central angle of 20-34-48 for 391.52 feet; thence run S 81-45-00 W for 310.00 feet; thence run S 13-56-10 E for 216.02 feet; thence run S 00-22-30 W for 233.95 feet; thence run N 81-00-00 W for 130.00 feet; thence run N 03-26-15 W for 23.14 feet; thence run N 16-41-57 W for 93.96 feet; thence run N 48-57-37 W for 552.86 feet; thence run N 05-42-38 W for 361.80 feet; thence run N 54-53-38 E for 370.38 feet; thence run N 14-37-15 W for 71.31 feet; thence run N 60-54-54 E for 118.50 feet to the Point of Beginning.

EXHIBIT "D"

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-9883

GNC PROPERTIES INTERNATIONAL, INC. - IIM CORPORATION

PARCEL #34 & #5A (SCHOOL AND PARK SITE)

Commence at the S.E. Corner of Section 9, Township 55 South, Range 39 East, Dade County, Florida; thence run N 39-52-13 W for 1751.84 feet to the Point of Beginning; said point being on a circular curve concave to the North, having a radius of 1090.00 feet, said point bears S 14-35-43 W from its center; thence run Easterly along the arc of said curve through a central angle of 28-51-43 for 549.07 feet to a Point of Tangency; thence run N 75-44-00 E for 111.51 feet to a Point of Curvature of a circular curve concave to the South, having a radius of 1210.00 feet; thence run Easterly along the arc of said curve through a central angle of 1-49-45 for 38.63 feet; thence run N 12-26-15 W radial to the last described curve for 318.95 feet; thence run N 87-43-03 E for 132.09 feet; thence run N 02-16-58 W for 445.00 feet; thence run S 87-43-03 W for 419.08 feet; thence run S 54-52-05 W for 168.81 feet; thence run N 88-38-10 W for 123.37 feet; thence run S 14-35-43 W for 360.00 feet; thence run S 88-38-10 E for 123.37 feet; thence run S 14-35-43 W for 345.15 feet to the Point of Beginning.

EXHIBIT "D"

CARR SMITH AND ASSOCIATES, INC.

CONSULTING ENGINEERS 123 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134
PHONE 444-8883

GNC PROPERTIES INTERNATIONAL, INC. - DLM CORPORATION

SCHOOL AND PARK SITE OUT OF PARCEL #35

Commence at the S. W. Corner of the N. E. 1/4 of Section 8, Township 55 South, Range 39 East, Dade County, Florida; thence run N 62-50-06 E for 2248.57 feet; thence run N 04-39-07 E for 43.00 feet to the Point of Beginning; said point being on a circular curve concave to the Northeast, having a radius of 2057.00 feet, said point bears S 04-39-07 W from its center; thence run N 04-39-07 E radial to the last described curve for 300.00 feet; thence run S 89-34-39 E for 273.11 feet; thence run N 29-05-38 W for 768.39 feet; thence run S 60-54-22 W for 3.57 feet; thence run S 80-13-03 W for 264.85 feet; thence run S 28-44-23 W for 318.20 feet; thence run S 10-50-46 E for 267.25 feet; thence run South for 300.00 feet; thence run S 76-53-00 E for 146.88 feet to a Point of Curvature of the previously described circular curve; thence run Easterly along the arc of said curve through a central angle of 8-27-53 for 303.90 feet to the Point of Beginning.

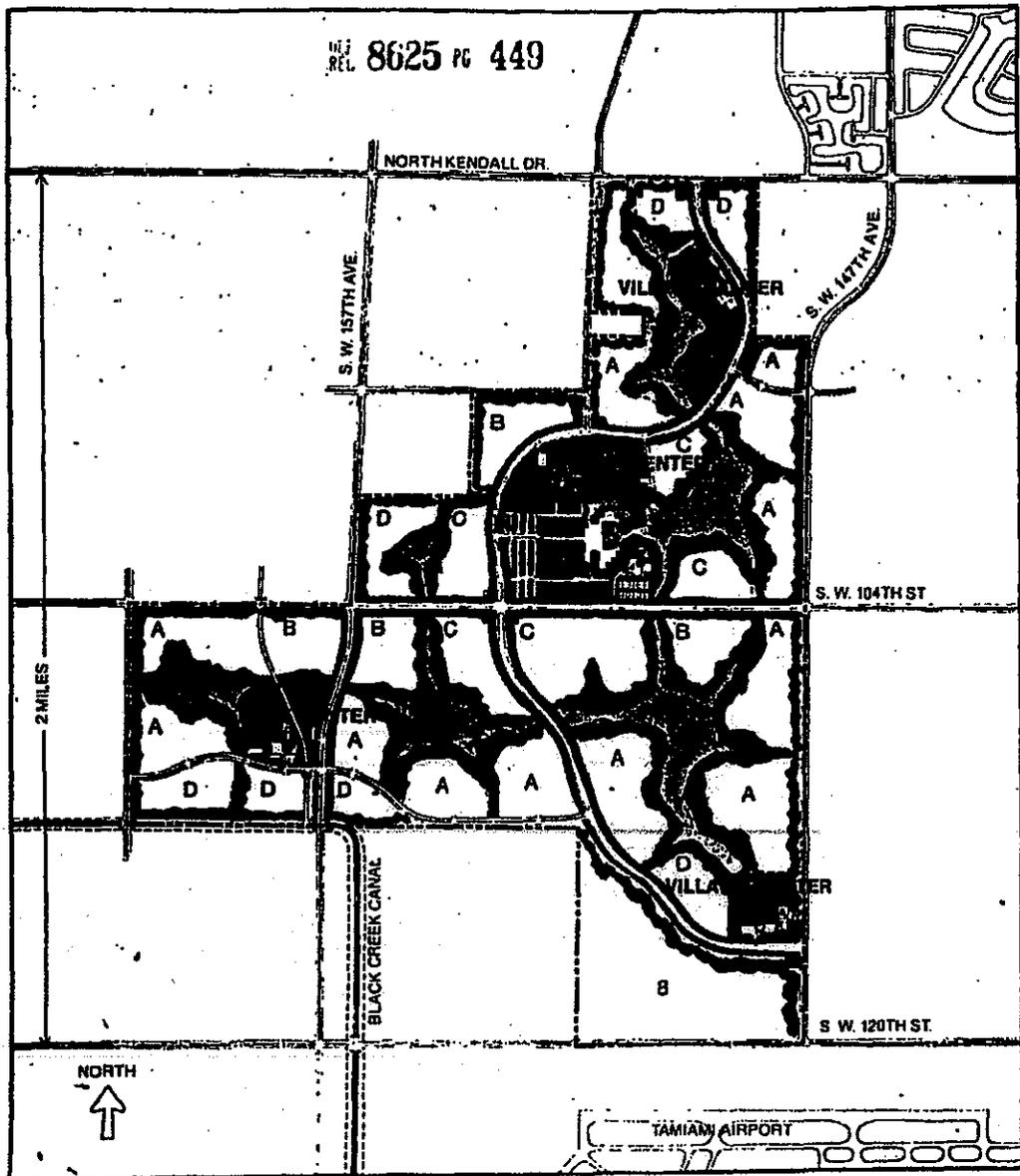
K

EXHIBIT "D"

L

L

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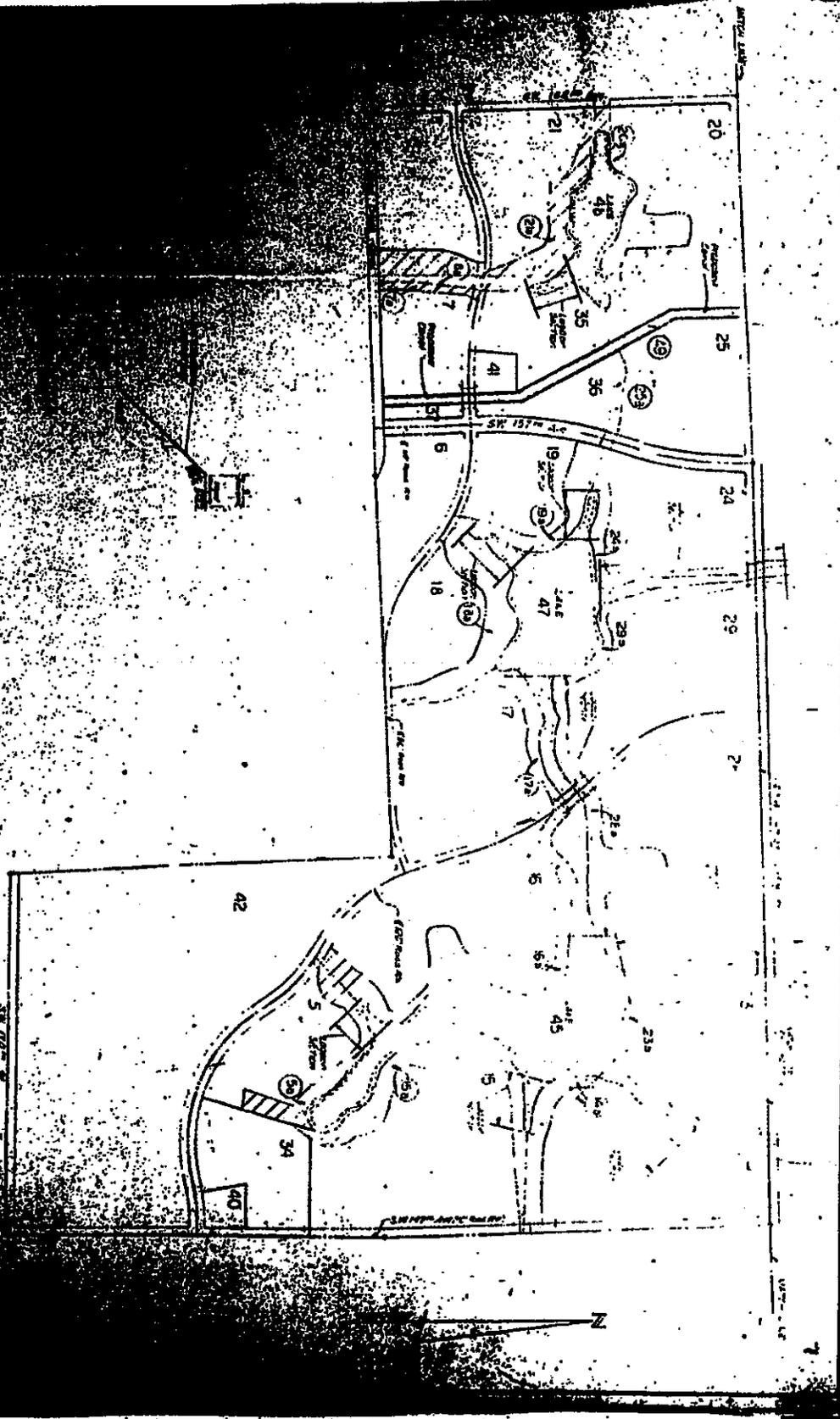


ILLUSTRATIVE PLAN

LEGEND

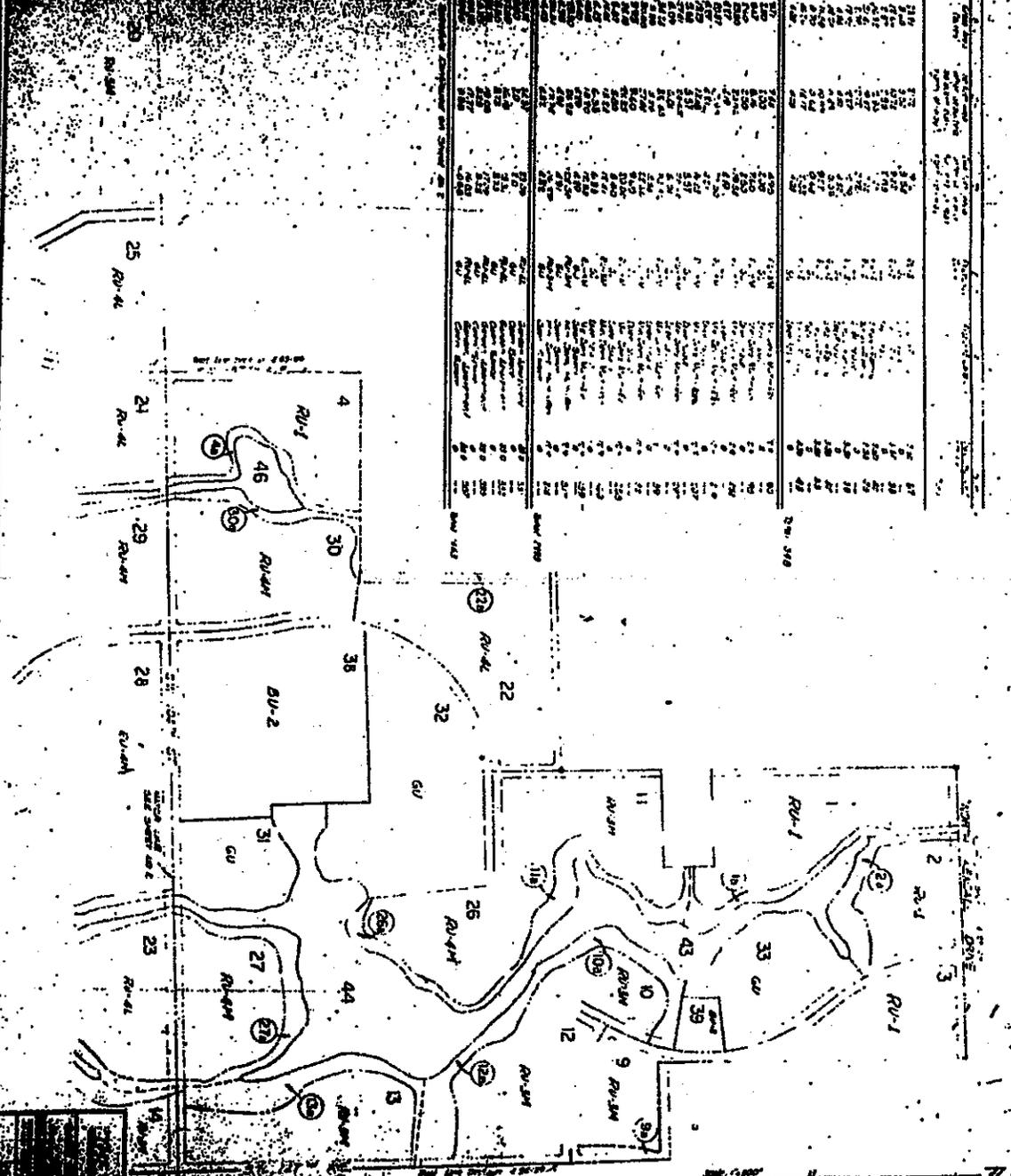
- | | |
|-------------------------------|-----------------------------------|
| 1 Commercial Community Center | A Min. Density Multiple Residence |
| 2 Community Park | B Garden Apartments |
| 3 Middle School | C Mid-rise Apartments |
| 4 Elementary School | D Single Family Patio |
| 5 Community Tennis Club | |
| 6 Neighborhood Tennis Club | |
| 7 Neighborhood Commercial | |
| 8 Industrial | |

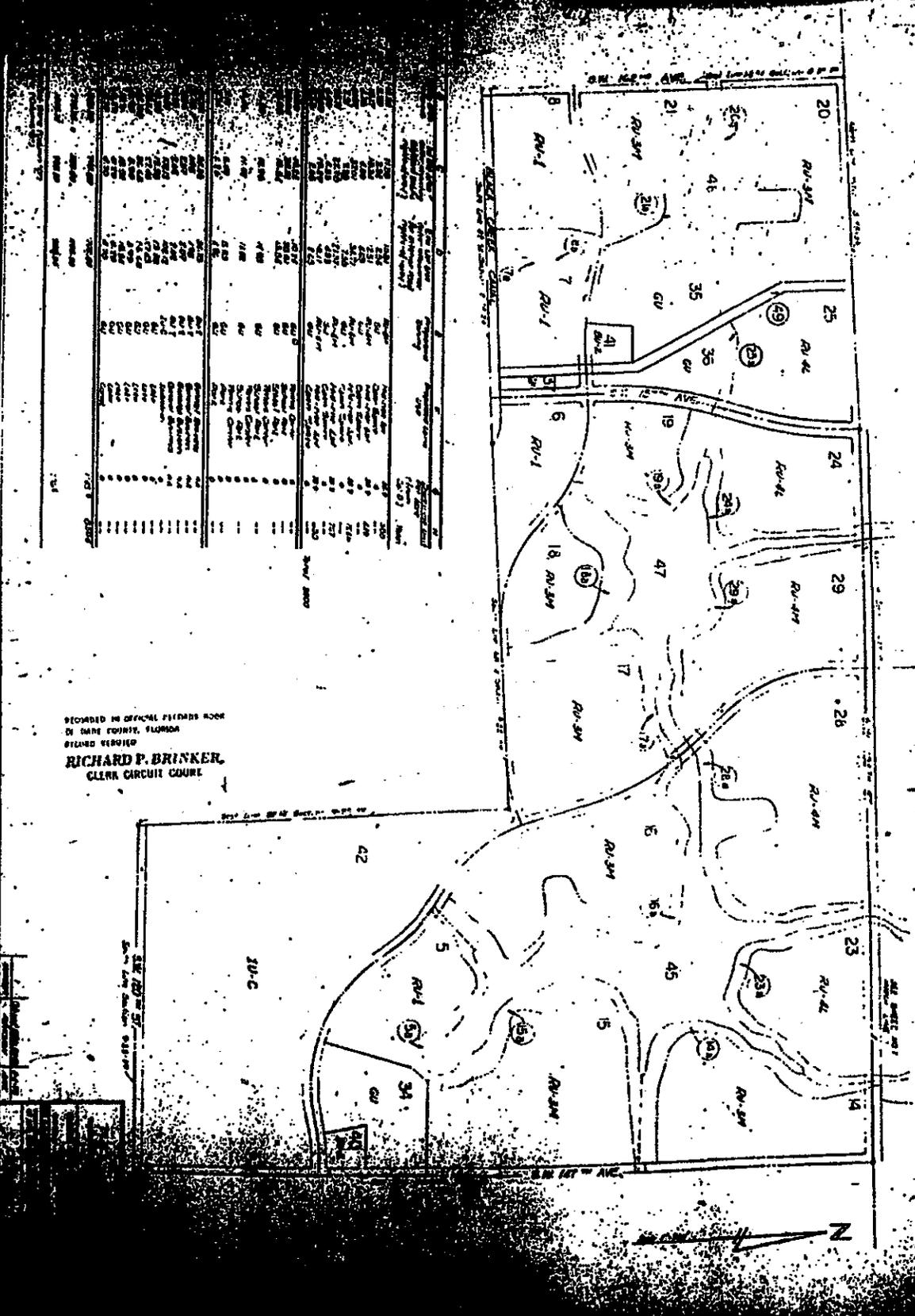
EXHIBIT "E"



WELL KIBBLE

Well No.	Depth (ft)	Stratigraphic Column	Remarks
1	100	...	...
2	100	...	...
3	100	...	...
4	100	...	...
5	100	...	...
6	100	...	...
7	100	...	...
8	100	...	...
9	100	...	...
10	100	...	...
11	100	...	...
12	100	...	...
13	100	...	...
14	100	...	...
15	100	...	...
16	100	...	...
17	100	...	...
18	100	...	...
19	100	...	...
20	100	...	...
21	100	...	...
22	100	...	...
23	100	...	...
24	100	...	...
25	100	...	...
26	100	...	...
27	100	...	...
28	100	...	...
29	100	...	...
30	100	...	...
31	100	...	...
32	100	...	...
33	100	...	...
34	100	...	...
35	100	...	...
36	100	...	...
37	100	...	...
38	100	...	...
39	100	...	...
40	100	...	...
41	100	...	...
42	100	...	...
43	100	...	...
44	100	...	...
45	100	...	...
46	100	...	...





RECORDED IN OFFICIAL RECORDS BOOK
 IN DADE COUNTY, FLORIDA
 BEING SERVED
RICHARD P. BRINKER,
 CLERK CIRCUIT COURT

Parcel No.	Area (Ac.)	Owner	Address	Notes
1	0.15	...	...	...
2	0.15	...	...	...
3	0.15	...	...	...
4	0.15	...	...	...
5	0.15	...	...	...
6	0.15	...	...	...
7	0.15	...	...	...
8	0.15	...	...	...
9	0.15	...	...	...
10	0.15	...	...	...
11	0.15	...	...	...
12	0.15	...	...	...
13	0.15	...	...	...
14	0.15	...	...	...
15	0.15	...	...	...
16	0.15	...	...	...
17	0.15	...	...	...
18	0.15	...	...	...
19	0.15	...	...	...
20	0.15	...	...	...
21	0.15	...	...	...
22	0.15	...	...	...
23	0.15	...	...	...
24	0.15	...	...	...
25	0.15	...	...	...
26	0.15	...	...	...
27	0.15	...	...	...
28	0.15	...	...	...
29	0.15	...	...	...
30	0.15	...	...	...
31	0.15	...	...	...
32	0.15	...	...	...
33	0.15	...	...	...
34	0.15	...	...	...
35	0.15	...	...	...
36	0.15	...	...	...
37	0.15	...	...	...
38	0.15	...	...	...
39	0.15	...	...	...
40	0.15	...	...	...
41	0.15	...	...	...
42	0.15	...	...	...

RESOLUTION NO. 2-281-75

The following resolution was offered by Commissioner

Clara Oesterle, seconded by Commissioner

Harvey Ruvin, and upon poll of members

present, the vote was as follows:

Neal Adams	aye	James F. Redford, Jr.	aye
Harry P. Cain	aye	Sandy Rubinstein	aye
Sidney Levin	aye	Harvey Ruvin	aye
Clara Oesterle	aye	Stephen P. Clark	aye
Beverly B. Phillips	absent		

WHEREAS, Abbey Glen Property International, Inc., and D. L. M.

Corporation had applied for the following:

RU-1

- (1) SPECIAL EXCEPTION to permit an RU-1 cluster development in an RU-1 zone;
- (2) SPECIAL EXCEPTION to permit the aforementioned cluster development to be served by private roads in lieu of public roads;
- (3) VARIANCE of Subdivision Regulations requiring each lot to be provided by means of a public street with satisfactory access to an existing public street, to waive same to permit the aforementioned cluster development to face private drives where streets are required;
- (4) VARIANCE of Zoning Regulations to permit detached garages for the cluster development in front of the principal residences and spaced 10' (20' required) between buildings;
- (5) VARIANCE to permit common open space of 20% (40% required);
- (6) VARIANCE of Zoning Regulations requiring all parking spaces to have access drives, to waive same to permit two-car tandem parking for certain units as shown on plans;
- (7) SPECIAL EXCEPTION to allow building variations to occur within the area defined by setback parameters as shown on the plan;
- (8) VARIANCE of Subdivision Regulations to eliminate sidewalks and sidewalk requirements in some locations where presently required and to allow sidewalks to be replaced by interior walks within the development;
- (9) VARIANCE of Subdivision Regulations to permit 42' private street easements (50' public streets required) as shown on plans;
- (10) VARIANCE to Subdivision Regulations to permit jogs in streets as shown on the plans;

Site plan prepared by Carr Smith & Associates, Inc., Sasaki Associates, Inc., and Rafael, Ashworth, Burka, Architects, dated February 17, 1975, and last revised September 18, 1975, and entitled, "The Hammocks - Site Plan, Parcels 1, 2, 3 and 4", Sheets 1-20, Composite Exhibit "3".

- (11) UNUSUAL USE for an entrance feature consisting of a masonry and stone wall 625' long varying in height from 14' to 9' along with a landscaped berm varying in height from 0' to 5' with a surrounding landscaped area of 15,000 square feet, together with an identification copy consisting of 216 sq. ft. Said entrance feature to be located on the SE and SW quadrants of the inter-

section of the proposed Hammocks Park in North Kendall Drive, in accordance with plans prepared by Carr Smith & Associates, Sasaki Associates, and Rafael, Ashworth, Burka, Architects, entitled, "The Hammocks - Proposed Entry Sign", dated September 18, 1975, Sheet 2 of 20, Composite Exhibit "3".

Special exceptions and variances described:

RU-3M

- (12) SPECIAL EXCEPTION to permit a single family development in an RU-3M zone;
- (13) SPECIAL EXCEPTION to permit the development to be serviced by private roads in lieu of public roads;
- (14) SPECIAL EXCEPTION to allow building variations to occur within the area defined by setback parameters as shown on the site plan;
- (15) VARIANCE to permit minimum lot frontage and lot width to vary from 10' to 60' (75' required);
- (16) VARIANCE to permit a minimum lot area of 2400 sq. ft. (7500 sq. ft. required);
- (17) VARIANCE to permit 0' minimum interior side setbacks;
- (18) VARIANCE to permit 10' minimum side street setbacks;
- (19) VARIANCE to permit 16' minimum rear setbacks;
- (20) VARIANCE to permit 5' minimum front setbacks;
- (21) VARIANCE to permit 0' minimum separation between buildings;
- (22) VARIANCE to permit accessory buildings in front of principal buildings with 10' (20' required) minimum spacing between buildings;
- (23) VARIANCE to permit maximum lot coverage of 55% (35% permitted);
- (24) VARIANCE to permit 42' minimum width private street easements for right-of-way;
- (25) VARIANCE to permit parking area in driveways on individual lots to transverse front property line where adjacent to a 42' private street easement;
- (26) VARIANCE to permit waiver of unity of title requirements as per RU-3M criteria;
- (27) VARIANCE to permit single family dwelling units on individual lots for individual sale without conforming to the provisions of the RU-1 or RU-2 district requirements;
- (28) VARIANCE to permit walls and fences to a height varying from 4' to 6.5' as shown on plans submitted herewith;
- (29) VARIANCE of Subdivision Regulations to permit private street easements right-of-way of 42' (50' public required);

All on parcels 9, 10, 11, 12, 13 and 14, 15 hereinafter described;

- (30) SPECIAL EXCEPTION to permit a multiple family housing development;
- (31) SPECIAL EXCEPTION to permit said development on private drives in lieu of public roads;
- (32) VARIANCE to permit two units per building where four or more are required;

- (33) VARIANCES to permit 4' to 6.5' high walls and fences in setback areas;
- (34) VARIANCES to permit 10' front setback (25' required);
- (35) VARIANCES to permit 10' interior side setback (20' required);
- (36) VARIANCE to permit 10' rear setback (25' required);
- (37) VARIANCE to permit 5' setback (Parcel 11 (II)) and 10' setback (Parcel 13 (II)) on a side street (25' required);
- (38) VARIANCE to permit 10' separation between buildings (20' required);

Plans prepared by Carr Smith & Associates, Sasaki Associates, Inc., and Rafael Ashworth, Burka, Architects, dated February 17, 1975, last revised September 18, 1975, entitled, "The Hammocks - Parcels 9, 10, 11, 12 and 13, Sheets 3 through 11, attached hereto as Composite Exhibit "4".

All on Parcels 11 (II) and 13 (II) hereinafter described;

RU-4L

- (39) SPECIAL EXCEPTION to permit multiple family housing development;
- (40) SPECIAL EXCEPTION to permit said development on private roads in lieu of public roads;
- (41) VARIANCE to permit open space of less than required in district for individual lots. (The total open space on the entire parcel will meet the requirements of the Code);
- (42) VARIANCE to permit building coverage in excess of that provided in Ordinance to a maximum of 35% for individual lots in accordance with the site plan submitted herewith. (The total building coverage for the entire Parcel 22 will not exceed the requirements of the Code);
- (43) to waive the requirement for Unity of Title as per RU-4L criteria;
- (44) VARIANCE to permit parking in 9' x 18' paved space with 2' overhang into landscaped area (9' x 20' space required);
- (45) VARIANCE to permit parking spaces to be within 15' of the right-of-way line where 25' setback is required;

All on Parcel 22 (I) hereinafter described;

- (46) VARIANCE to permit waiver of height requirements to allow one 6-story building with maximum height of 70' and one 8-story building with a maximum height of 90' in addition to service structures to maximum height of 14' including tennis court fencing, mechanical equipment, active and passive recreational facilities (4 stories and 50' permitted);
- (47) VARIANCES to permit a floor area ratio as follows:
 For each 4 story building - 0.86
 For each 6 story building - 0.92
 For each 8 story building - 1.25
 Floor area ratio of .8 is required for four story buildings;
- (48) VARIANCE on individual lots to permit a density of 35.9 dwelling units per acre (23 dwelling units per acre permitted) (23 units per acre density will not be exceeded on the total parcel);
- (49) VARIANCE to permit parking in 9' x 17' spaces for compact car parking only, with spaces to be clearly designated (9' x 20' required);

Plans submitted, herewith, prepared by Carr Smith & Associates, Sasaki Associates, and Rafael, Ashworth and Burka, Architects, entitled, "The Hammocks - Parcel 22", dated February 17, 1975, last revised September 18, 1975, Sheets 2 through 9, attached hereto as Composite Exhibit "5".

All on Parcel 22 (I) hereinafter described;

RU-4L

(50) SPECIAL EXCEPTION to permit a multiple family development in an RU-4L zone consisting of eleven (11) buildings;

(51) SPECIAL EXCEPTION to permit private streets in lieu of public streets and roads;

(52) VARIANCES to permit two units per building where four or more units are required;

(53) VARIANCES to permit 6' high walls and fences in front setback areas (4' permitted);

(54) VARIANCES to permit 15' rear setback (25' required);

(55) VARIANCE to permit 10' separation between buildings (20' required);

Site plan prepared by Carr Smith & Associates, Sasaki Associates, Inc. and Rafael, Ashworth, Burka, Architects, dated February 17, 1975, last revised September 18, 1975, entitled, "The Hammocks - Parcel 22" Sheet 2 through 9, attached hereto as Composite Exhibit "5".

All on Parcel 22 (II) hereinafter described;

RU-4M

(56) SPECIAL EXCEPTION to permit a multiple family housing development;

(57) SPECIAL EXCEPTION to permit the above development on private drives in lieu of public streets and roads;

(58) VARIANCE to permit a floor area ratio of 1.35 maximum floor area ratio (.80 permitted);

(59) VARIANCE to permit parking in 9' x 17' spaces for compact car parking only, with spaces to be clearly designated (9' x 20' required);

(60) SPECIAL EXCEPTION to permit heights in excess of that permitted in an RU-4M zone;

One building of 10 stories with height of 110'

One building of 11 stories with height of 120'

One building of 12 stories with height of 130'

All on Parcel 26 hereinafter described;

RU-4M

(61) SPECIAL EXCEPTION to permit a multiple family housing development;

(62) SPECIAL EXCEPTION to permit said development on private drives in lieu of public streets and roads;

(63) VARIANCE to permit a floor area ratio of 1.35 maximum floor area ratio (.80 permitted);

(64) VARIANCE to permit parking in 9' by 17' spaces for compact car parking only, with spaces to be clearly designated (9' x 20' required);

(65) SPECIAL EXCEPTION to permit heights in excess of that permitted in an RU-4M zone;

One building of 10 stories with height of 110'

One building of 12 stories with height of 130'

One building of 16 stories with height of 170'

Four (4) stories and 50' permitted)

All on Parcel 27 hereinafter described;

RU-4M

(66) SPECIAL EXCEPTION to permit a multiple family housing development;

(67) SPECIAL EXCEPTION to permit the aforementioned development on private drives in lieu of public streets and roads;

(68) VARIANCE to permit a floor area ratio of 1.35 maximum floor area ratio (.80 permitted);

(69) VARIANCE to permit parking in 9' x 17' spaces for compact car parking only with spaces to be clearly designated (9' x 20' required);

(70) SPECIAL EXCEPTION to permit heights in excess of that permitted in an RU-4M zone:

One building of 11 stories with a height of 120'

One building of 12 stories with a height of 150'

Two buildings of 16 stories with a height of 170'

Four (4) stories and 50' permitted.

All on Parcel 30 hereinafter described;

Site plan prepared by Carr Smith & Associates, Sasaki Associates, Inc. and Rafael, Ashworth, Burke, Architects, entitled, "The Hammocks - Parcels 26, 27 and 30, Sheets 10 through 45, dated February 17, 1975, last revised September 18, 1975, as Composite Exhibit "6".

GU

(71) UNUSUAL USE to permit private recreation facilities as indicated on the plans submitted herewith as Composite Exhibit "2" including swimming pools, court games, recreational areas, children's play lots, display gardens, pedestrian bicycle and electric cart paths.

(72) USE VARIANCE to permit portions of the total of the above-listed parcels, presently zoned GU, to be credited toward common open-space requirements for all of the adjacent residential zones, as shown on the plans herewith submitted as Composite Exhibits "2" through "6".

All on Parcels 12, 21, 41, 9A, 10A, 11A, 12A, 13A, 23A, 26A, 27A, 30A and 33 hereinafter described;

(73) UNUSUAL USE to permit a sewerage lift station, as shown on the plan prepared by Ray L. Hart & Associates, dated September 1975, attached hereto, as Composite Exhibit "7" on Parcel 38 hereinafter described;

(74) TO PERMIT revision of "Covenant Covering Land Development", between G. N. C. Properties, Inc. and D. L. M. Corporation and Dade County dated February 12, 1974;

LOCATION: From SW 147th Avenue and SW 157th Avenue, between SW 88th Street (North Kendall Drive) and SW 104th Street (South Kendall Drive), Dade County, Florida;

SUBJECT PROPERTY: All in 4-55-39 and in accordance with the engineered plan entitled, "The Hammocks - Deep-Cut Line", prepared by Carr Smith & Associates and dated October 1974, last revised April 1975, Sheets 11-18.

PARCEL 1

Begin at the NW corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $N 87^{\circ} 41' 53''$ E along the North line of said Section 4 for 410.36 feet; thence run $S 02^{\circ} 18' 07''$ E for 120.01 feet; thence run $S 00^{\circ} 39' 31''$ W for 518.42 feet; thence run $S 40^{\circ} 03' 39''$ E for 517.40 feet; thence run $S 22^{\circ} 52' 25''$ E for 625.16 feet; thence run $S 00^{\circ} 00' 00''$ E for 99.00 feet; thence run $S 48^{\circ} 59' 27''$ W for 91.44 feet; thence run $S 89^{\circ} 02' 43''$ W for 180.02 feet; thence run $N 89^{\circ} 30' 04''$ W for 30.23 feet; thence $N 01^{\circ} 09' 56''$ W for 130.30 feet; thence $S 87^{\circ} 43' 52''$ W for 676.91 feet; thence $N 00^{\circ} 55' 25''$ W for 1,652.30 feet to the Point of Beginning.

PARCEL 1A

Commence at the NW corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $N 87^{\circ} 41' 53''$ E along the north line of said section and for 410.36 feet; thence run $S 02^{\circ} 18' 07''$ E for 120.01 feet to the Point of Beginning; thence run $S 00^{\circ} 39' 31''$ W for 518.42 feet; thence run $S 40^{\circ} 03' 39''$ E for 517.40 feet; thence run $S 22^{\circ} 52' 25''$ E for 625.16 feet; thence run $S 00^{\circ} 00' 00''$ E for 99.00 feet; thence run $S 48^{\circ} 59' 27''$ W for 91.44 feet; thence run $S 89^{\circ} 02' 43''$ W for 180.02 feet; thence run $N 89^{\circ} 30' 04''$ W for 30.23 feet; thence run $S 01^{\circ} 09' 56''$ E for 25.78 feet; thence run $N 87^{\circ} 05' 15''$ E for 29.75 feet; thence run $N 88^{\circ} 40' 04''$ E for 258.07 feet; thence run $S 71^{\circ} 33' 54''$ E for 113.84 feet; thence run $N 07^{\circ} 39' 02''$ E for 202.81 feet; thence run $N 36^{\circ} 45' 33''$ W for 310.80 feet; thence run $N 11^{\circ} 38' 01''$ W for 312.42 feet; thence run $N 44^{\circ} 20' 47''$ W for 557.94 feet; thence run $N 04^{\circ} 45' 49''$ W for 72.25 feet; thence run $N 02^{\circ} 31' 14''$ W for 601.79 feet; thence run $S 87^{\circ} 48' 53''$ W for 47.44 feet; thence run $S 02^{\circ} 18' 07''$ E for 120.01 feet to a point, said point being the Point of Beginning.

PARCEL 2

Commence at the NW corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $N 87^{\circ} 41' 53''$ E along the North line of said Section 4 for 1340.82 feet to the Point of Beginning; thence run $S 02^{\circ} 18' 01''$ E for 150.00 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Southerly along the arc of said circular curve having a radius of 1119.00 feet and a central angle of $25^{\circ} 13' 31''$ for an arc distance of 492.66; thence run $S 62^{\circ} 28' 22''$ W for 60.00 feet to a point on a circular curve concave to the Northeast, having a radius of 1179.00 feet, said point bears $S 62^{\circ} 28' 22''$ W from the center; thence run northerly through a central angle of $03^{\circ} 00' 00''$ for 61.73 feet; thence run $S 85^{\circ} 04' 52''$ W for 274.28 feet; thence run $S 45^{\circ} 02' 44''$ W for 272.84 feet; thence run $N 57^{\circ} 27' 54''$ W for 412.78 feet; thence run $N 26^{\circ} 33' 54''$ W for 114.04 feet; thence run $N 05^{\circ} 45' 45''$ W for 331.85 feet; thence run $N 02^{\circ} 18' 01''$ W for 122.85 feet to the North line of said Section 4; thence run $N 87^{\circ} 41' 53''$ E along the North line of said Section 4 for 852.77 feet to the Point of Beginning.

PARCEL 2A

Commence at the NW corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $87^{\circ} 41' 53''$ for 488.05 feet along the North line of said Section 4; thence run S $02^{\circ} 18' 07''$ for 122.35 feet to the Point of Beginning; thence run S $03^{\circ} 45' 45''$ E for 331.85 feet; thence run S $26^{\circ} 33' 54''$ E for 114.04 feet; thence run S $57^{\circ} 27' 54''$ E for 412.78 feet; thence run N $45^{\circ} 02' 44''$ E for 272.84 feet; thence run N $85^{\circ} 04' 52''$ E for 274.28 feet to a point on a circular curve concave to the northeast, having a radius of 1179.00 feet, said point bears S $65^{\circ} 28' 22''$ W from the center; thence run southerly through a central angle of $03^{\circ} 00' 00''$ for 61.73 feet; thence run S $62^{\circ} 28' 22''$ W for 140.71 feet; thence run S $14^{\circ} 37' 15''$ E for 37.00 feet; thence run S $63^{\circ} 12' 46''$ W for 346.15 feet; thence run N $59^{\circ} 44' 37''$ W for 541.81 feet; thence run S $85^{\circ} 54' 52''$ W for 42.11 feet; thence run N $02^{\circ} 31' 14''$ W for 601.79 feet; thence run N $87^{\circ} 41' 53''$ E for 30.25 feet; thence run S $02^{\circ} 18' 07''$ E for 122.35 feet to a point, said point being the Point of Beginning.

PARCEL 3

Commence at the NW corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $87^{\circ} 41' 53''$ E along the North line of said Section 4 for 1340.82 feet to the Point of Beginning; thence run S $02^{\circ} 18' 07''$ E for 150.00 feet to a point of curvature of a circular curve concave to the northeast; thence run southerly along the arc of said curve having a radius of 1117.00 feet and a central angle of $29^{\circ} 16' 24''$ for an arc distance of 371.72 feet to a Point of Tangency; thence run S $31^{\circ} 34' 31''$ E for 627.25 feet to a Point of Curvature of a circular curve concave to the southwest; thence run southerly along the arc of said curve having a radius of 1089.16 feet and a central angle of $29^{\circ} 55' 32''$ for an arc distance of 568.71 feet; thence run N $88^{\circ} 21' 01''$ E for 60.00 feet to a point on the West line of the East $\frac{1}{4}$ of said Section 4; thence run N $01^{\circ} 38' 59''$ W along the West line of the East $\frac{1}{4}$ of said Section 4 for 1790.09 feet to the North line of said Section 4; thence run S $87^{\circ} 41' 53''$ W along the North line of said Section 4 for 669.00 feet to the Point of Beginning.

PARCEL 4

Begin at the SW corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $87^{\circ} 48' 46''$ E for 776.83 feet along the South line of the SW $\frac{1}{4}$ of said Section 4; thence run N $02^{\circ} 11' 14''$ W for 54.90 feet; thence run N $12^{\circ} 48' 47''$ W for 379.36 feet; thence run S $76^{\circ} 42' 54''$ W for 221.94 feet; thence run N $76^{\circ} 36' 27''$ W for 64.76 feet; thence run N $01^{\circ} 12' 56''$ W for 129.03 feet; thence run N $00^{\circ} 00' 00''$ E for 66.00 feet; thence run N $37^{\circ} 32' 05''$ E for 310.22 feet; thence run N $77^{\circ} 47' 58''$ E for 113.56 feet; thence run N $56^{\circ} 41' 22''$ E for 251.28 feet; thence run N $08^{\circ} 34' 16''$ E for 342.55 feet to the North line of the SW $\frac{1}{4}$ of said Section 9; thence run S $87^{\circ} 46' 55''$ W along the North line of said Section 9 for 974.58 feet to the West line of the SW $\frac{1}{4}$ of said Section 4; thence run S $00^{\circ} 03' 07''$ W along the West line of the SW $\frac{1}{4}$ of said Section 4 for 1321.49 feet to the Point of Beginning.

PARCEL 4A

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $87^{\circ} 46' 55''$ E for 1030.93 feet along the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4; thence run S $10^{\circ} 04' 30''$ W for 424.50 feet to the Point of Beginning; thence run S $62^{\circ} 43' 24''$ W for 216.02 feet; thence run S $60^{\circ} 15' 18''$ W for 145.12 feet; thence run S $77^{\circ} 11' 45''$ W for 67.68 feet; thence run S $21^{\circ} 48' 05''$ W for 274.64 feet; thence run S $64^{\circ} 39' 14''$ E for 63.07 feet; thence run N $80^{\circ} 08' 03''$ E for 210.11 feet; thence run S $12^{\circ} 47' 12''$ E for 433.76 feet; thence run S $02^{\circ} 11' 14''$ E for 56.65 feet; thence run S $87^{\circ} 48' 46''$ W for 57.03 feet; thence run N $02^{\circ} 11' 14''$ W for 54.90 feet; thence run N $12^{\circ} 48' 17''$ W for 379.36 feet; thence run S $76^{\circ} 42' 54''$ W for 221.94 feet; thence run N $76^{\circ} 36' 27''$ W for 64.76 feet; thence run N $01^{\circ} 19' 56''$ W for 129.03 feet; thence run N $00^{\circ} 00' 00''$ E for 66.00 feet; thence run N $37^{\circ} 32' 05''$ E for 310.22 feet; thence run N $77^{\circ} 47' 58''$ E for 113.56 feet; thence run N $56^{\circ} 41' 22''$ E for 251.28 feet; thence run N $09^{\circ} 34' 16''$ E for 342.55 feet; thence run N $87^{\circ} 46' 55''$ E for 56.35 feet; thence run S $10^{\circ} 04' 30''$ W for 424.50 feet to a point, said point being the Point of Beginning.

PARCEL 9

Begin at the SE corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $01^{\circ} 53' 31''$ W along the East line of said Section 4 for 559.27 feet to a point on a circular curve concave to the East, having a radius of 1200.93 feet; said point bears N $74^{\circ} 29' 05''$ W from the center; thence run southerly along the arc of said curve through a central angle of $17^{\circ} 24' 26''$ for 364.86 feet to a Point of Tangency; thence run S $01^{\circ} 53' 31''$ E for 157.00 feet; thence run S $88^{\circ} 06' 29''$ W for 28.34 feet to a Point of Curvature of a circular curve concave to the north, having a radius of 1413.13 feet; thence run westerly along the arc of said curve through a central angle of $01^{\circ} 31' 10''$ for 37.47 feet; thence run N $01^{\circ} 53' 31''$ W for 156.50 feet to a Point of Curvature at a circular curve concave to the east, having a radius of 1265.93 feet; thence run northerly along the arc of said curve through a central angle of $16^{\circ} 57' 07''$ for 374.55 feet; thence run N $01^{\circ} 53' 31''$ W for 16.86 feet; thence run S $87^{\circ} 44' 16''$ W for 613.63 feet; thence run N $01^{\circ} 38' 59''$ W for 268.69 feet; thence run S $88^{\circ} 21' 01''$ W for 60.00 feet to a point on a circular curve, concave to the west, having a radius of 1150.00 feet, said point bears N $88^{\circ} 21' 01''$ E from the center; thence run southerly along the arc of said curve, through a central angle of $29^{\circ} 33' 59''$ for 562.04 feet to a Point of Tangency; thence run S $27^{\circ} 55' 00''$ W for 68.00 feet; thence run S $62^{\circ} 05' 00''$ E for 125.62 feet to a Point of Curvature of a circular curve concave to the northeast, having a radius of 1456.12 feet; thence run southeasterly along the arc of said curve, through a central angle of $29^{\circ} 48' 31''$ for 757.56 feet; thence run N $88^{\circ} 06' 29''$ E for 83.34 feet to the Point of Beginning.

PARCEL 9A

Commence at the SE corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $01^{\circ} 53' 31''$ W along the East line of said Section 4 for 539.27 feet to the Point of Beginning; thence run N $01^{\circ} 53' 31''$ W for 102.10 feet; thence run S $87^{\circ} 44' 16''$ W for 478.31 feet; thence run S $01^{\circ} 38' 59''$ E for 75.00 feet; thence run N $87^{\circ} 44' 16''$ E for 613.63 feet; thence run S $01^{\circ} 53' 31''$ E for 16.86 feet to a point on a circular curve concave to the East, having a radius of 1265.93 feet, said point bears N $74^{\circ} 56' 24''$ W from the center; thence run southerly along the arc of said curve through a central angle of $16^{\circ} 57' 07''$ for 374.55 feet to a Point of Tangency; thence run S $01^{\circ} 53' 31''$ E for 156.50 feet to a point on a circular curve concave to the north, having a radius of 1413.13 feet, said point bears S $00^{\circ} 22' 21''$ E from the center; thence run easterly along the arc of said curve through a central angle of $01^{\circ} 31' 10''$ for 37.47 feet to a Point of Tangency; thence run N $88^{\circ} 06' 29''$ E for 28.34 feet; thence run N $01^{\circ} 53' 31''$ W for 157.00 feet to a Point of Curvature of a circular curve concave to the East, having a radius of 1200.93 feet; thence run northerly along the arc of said curve through a central angle of $17^{\circ} 24' 26''$ for 364.86 feet to the Point of Beginning.

PARCEL 10

Commence at the SE corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $52^{\circ} 14' 39''$ W for 988.27 feet to the Point of Beginning; said point being on a curve concave to the northwest and having a radius of 1089.16 feet; thence run N $79^{\circ} 58' 20''$ W, radial to said curve for 60.60 feet; thence run N $83^{\circ} 22' 45''$ W for 338.26 feet; thence run S $57^{\circ} 24' 27''$ W for 217.20 feet; thence run S $34^{\circ} 18' 28''$ W for 308.71 feet; thence run S $15^{\circ} 21' 58''$ E for 407.57 feet; thence run S $41^{\circ} 22' 43''$ E for 167.92 feet; thence run S $42^{\circ} 38' 00''$ E for 68.56 feet to a point on a circular curve concave to the northwest, having a radius of 1150.00 feet, said point bears S $42^{\circ} 38' 00''$ E from the center of said curve; thence run northeasterly along the arc of said curve, through a central angle of $19^{\circ} 27' 00''$ for 390.39 feet to a point of tangency; thence run N $27^{\circ} 55' 00''$ E for 298.73 feet to a point of curvature of a circular curve, concave to the northwest, having a radius of 1089.16 feet; thence run northerly along the arc of said curve through a central angle of $17^{\circ} 53' 20''$ for 340.06 feet to the Point of Beginning.

PARCEL 10A

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $21^{\circ} 52' 59''$ W for 3628.45 feet to the Point of Beginning; thence run S $82^{\circ} 54' 25''$ E for 496.39 feet to a point on a circular curve concave to the West, having a radius of 1089.16 feet, said point bears S $82^{\circ} 54' 25''$ E from the center; thence run Southwesterly along the arc of said curve through a central angle of $02^{\circ} 56' 05''$ for 55.79 feet; thence run N $79^{\circ} 58' 20''$ W radial to the curve for 60.60 feet; thence run N $83^{\circ} 22' 45''$ W for 338.26 feet; thence run S $57^{\circ} 24' 27''$ W for 217.20 feet; thence run S $34^{\circ} 18' 28''$ W for 308.71 feet; thence run S $15^{\circ} 21' 58''$ E for 407.57 feet; thence run S $41^{\circ} 22' 43''$ E for 167.92 feet; thence run S $42^{\circ} 38' 00''$ E for 68.56 feet to a point on a circular curve concave to the northwest, having a radius of 1150.00 feet, said point bears S $42^{\circ} 38' 00''$ E from the center; thence run southwesterly along the arc of said curve through a central angle of $02^{\circ} 22' 50''$ for 47.78 feet; thence run N $40^{\circ} 15' 10''$ W radial to the last described curve for 72.14 feet; thence run N $35^{\circ} 53' 51''$ W for 388.86 feet; thence run N $21^{\circ} 09' 41''$ W for 199.45 feet; thence run N $32^{\circ} 20' 51''$ E for 319.60 feet; thence run N $45^{\circ} 03' 54''$ E for 302.85 feet to a point; said point being the Point of Beginning.

PARCEL 11A

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $33^{\circ} 50' 22''$ W for 2770.42 feet to the Point of Beginning; thence run N $68^{\circ} 05' 06''$ W for 281.33 feet; thence run N $44^{\circ} 21' 23''$ W for 188.81 feet; thence run S $87^{\circ} 08' 15''$ W for 240.30 feet; thence run N $56^{\circ} 18' 36''$ W for 216.33 feet; thence run N $42^{\circ} 59' 26''$ E for 725.94 feet; thence run N $08^{\circ} 50' 31''$ W for 136.62 feet; thence run N $40^{\circ} 06' 03''$ W for 74.52 feet; thence run N $88^{\circ} 24' 32''$ W for 108.04 feet; thence run N $87^{\circ} 43' 08''$ W for 107.36 feet; thence run N $01^{\circ} 09' 56''$ W for 21.22 feet; thence run N $87^{\circ} 07' 15''$ E for 29.79 feet; thence run N $88^{\circ} 40' 04''$ E for 258.07 feet; thence run S $71^{\circ} 33' 54''$ E for 113.84 feet; thence run S $00^{\circ} 56' 21''$ W for 183.02 feet; thence run S $41^{\circ} 21' 20''$ W for 667.44 feet; thence run S $03^{\circ} 00' 46''$ W for 57.08 feet; thence run S $86^{\circ} 25' 25''$ E for 288.56 feet; thence run S $52^{\circ} 16' 12''$ E for 519.66 feet; thence run S $36^{\circ} 04' 30''$ E for 69.12 feet to a point on a circular curve concave to the Northwest, having a radius of 1150.00 feet, said point bears S $36^{\circ} 04' 30''$ E from the center; thence run Southwesterly along the arc at said curve through a central angle of $02^{\circ} 52' 04''$ for 57.56 feet; thence run N $33^{\circ} 12' 26''$ W radial to the last described curve for 70.02 feet to the Point of Beginning.

PARCEL 11 (D)

Begin at the center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $00^{\circ} 55' 25''$ W along the West line of the NE $\frac{1}{4}$ of said Section 4 for 660.92 feet; thence run N $87^{\circ} 44' 16''$ E for 578.31 feet; thence run N $01^{\circ} 09' 56''$ W for 153.22 feet; thence run S $87^{\circ} 43' 08''$ E for 107.36 feet; thence run S $88^{\circ} 24' 32''$ E for 108.04 feet; thence run S $40^{\circ} 06' 03''$ E for 74.52 feet; thence run S $08^{\circ} 50' 31''$ E for 136.62 feet; thence run S $42^{\circ} 59' 26''$ W for 725.94 feet; thence run S $56^{\circ} 18' 36''$ E for 216.33 feet; thence run N $87^{\circ} 08' 15''$ E for 240.30 feet; thence run S $44^{\circ} 21' 23''$ E for 188.81 feet; thence run S $68^{\circ} 05' 06''$ E for 281.33 feet; thence run S $33^{\circ} 12' 26''$ E for 70.02 feet to a point on a curve, said point bearing S $33^{\circ} 12' 26''$ E from the center of said curve; thence run westerly along the arc of said curve, being concave to the northwest, having a radius of 1150.00 feet, through a central angle of $31^{\circ} 37' 26''$ for 634.73 feet to a point of tangency; thence run S $88^{\circ} 25' 00''$ W for 609.33 feet to a point of curvature of a circular curve concave to the southeast, having a radius of 1150.00 feet; thence run westerly along the arc of said curve through a central angle of $04^{\circ} 27' 43''$ for 89.56 feet; thence run N $00^{\circ} 55' 25''$ W for 506.28 feet to the Point of Beginning.

LESS the following described parcel of land:

Commence at the Center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $00^{\circ} 55' 25''$ E along the West line of the SE $\frac{1}{4}$ of said Section 4 for 185.16 feet to the Point of Beginning; thence run N $89^{\circ} 04' 35''$ E for 385.22 feet; thence run S $01^{\circ} 35' 00''$ E for 363.17 feet; thence run S $89^{\circ} 25' 00''$ W for 300.00 feet to a Point of Curvature of a circular curve concave to the southeast, having a radius of 1150.00 feet; thence run westerly along the arc of said curve through a central angle of $04^{\circ} 27' 43''$ for 89.56 feet; thence run N $00^{\circ} 55' 25''$ W for 371.12 feet to the Point of Beginning.

PARCEL 11 (II)

Commence at the Center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $00^{\circ} 55' 25''$ E along the West line of the SE $\frac{1}{4}$ of said Section 4 for 135.16 feet to the Point of Beginning; thence run N $89^{\circ} 04' 35''$ E for 385.22 feet; thence run S $01^{\circ} 35' 00''$ E for 363.17 feet; thence run S $68^{\circ} 25' 00''$ W for 300.00 feet to a Point of Curvature of a circular curve concave to the southeast, having a radius of 1150.00 feet; thence run westerly along the arc of said curve through a central angle of $04^{\circ} 27' 43''$ for 89.55 feet; thence run N $00^{\circ} 55' 25''$ W for 371.12 feet to the Point of Beginning.

PARCEL 12

Begin at the NE corner of the SE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $01^{\circ} 52' 41''$ W along the East line of the SE $\frac{1}{4}$ of said Section 4 for 1035.00 feet; thence run S $88^{\circ} 07' 19''$ W for 55.00 feet; thence run N $01^{\circ} 52' 41''$ W for 260.00 feet; thence run S $87^{\circ} 44' 09''$ W for 359.89 feet; thence run S $37^{\circ} 46' 32''$ W for 179.31 feet; thence run N $53^{\circ} 19' 13''$ W for 542.40 feet; thence run N $21^{\circ} 32' 28''$ W for 245.12 feet; thence run N $56^{\circ} 03' 23''$ W for 188.05 feet; thence run N $46^{\circ} 06' 21''$ W for 53.78 feet to a point on a circular curve, concave to the Northwest, having a radius of 1150.00 feet; thence run Northerly along the arc of said curve, through a central angle of $15^{\circ} 58' 39''$ for 320.69 feet to a point of tangency; thence run N $27^{\circ} 55' 00''$ E for 230.73 feet; thence run S $62^{\circ} 05' 00''$ E for 125.62 feet to a point of curvature of a circular curve concave to the Northeast, having a radius of 1456.12 feet; thence run along the arc of said curve through a central angle of $29^{\circ} 48' 31''$ for 757.56 feet; thence run N $28^{\circ} 06' 29''$ E for 82.53 feet to the Point of Beginning.

PARCEL 12A

Commence at the Southeast corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $28^{\circ} 07' 25''$ W for 2687.40 feet to the Point of beginning; thence run S $56^{\circ} 03' 23''$ E for 188.05 feet; thence run S $21^{\circ} 32' 28''$ E for 245.12 feet; thence run S $53^{\circ} 19' 13''$ E for 542.40 feet; thence run N $37^{\circ} 46' 32''$ E for 179.31 feet; thence run N $87^{\circ} 44' 09''$ E for 359.89 feet; thence run S $01^{\circ} 52' 41''$ E for 260.00 feet; thence run N $88^{\circ} 07' 19''$ E for 55.00 feet; thence run S $01^{\circ} 52' 41''$ E for 8.71 feet; thence run S $88^{\circ} 07' 19''$ W for 61.42 feet; thence run N $84^{\circ} 55' 56''$ W for 564.05 feet; thence run N $52^{\circ} 07' 30''$ W for 239.44 feet; thence run N $39^{\circ} 12' 46''$ W for 631.13 feet; thence run N $43^{\circ} 27' 30''$ W for 115.53 feet to a point on a circular curve concave to the northwest, having a radius of 1150.00 feet, said point bears S $43^{\circ} 27' 30''$ E from the center; thence run Northeasterly along the arc of said curve through a central angle of $02^{\circ} 38' 51''$ for 53.14 feet; thence run S $46^{\circ} 06' 21''$ E radial to the last described curve for 53.78 feet to the Point of Beginning.

PARCEL 13A

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $22^{\circ} 16' 15''$ W for 1783.11 feet to the Point of Beginning; thence run S $84^{\circ} 55' 56''$ E for 564.05 feet; thence run N $88^{\circ} 07' 19''$ E for 61.42 feet; thence run S $01^{\circ} 52' 41''$ E for 20.98 feet; thence run S $88^{\circ} 07' 19''$ W for 62.11 feet; thence run S $89^{\circ} 08' 38''$ W for 480.90 feet; thence run S $12^{\circ} 31' 44''$ W for 525.51 feet; thence run S $21^{\circ} 37' 51''$ E for 374.36 feet; thence run S $56^{\circ} 21' 29''$ E for 135.58 feet; thence run S $00^{\circ} 00' 00''$ E for 598.43 feet; thence run S $87^{\circ} 48' 46''$ W for 100.00 feet; thence run S $02^{\circ} 11' 14''$ E for 55.00 feet; thence run S $87^{\circ} 48' 46''$ W for 26.87 feet; thence run N $02^{\circ} 11' 14''$ W for 65.53 feet; thence run N $06^{\circ} 40' 27''$ W for 367.36 feet; thence run N $14^{\circ} 12' 24''$ W for 733.43 feet; thence run N $01^{\circ} 01' 23''$ E for 168.03 feet; thence run N $19^{\circ} 33' 50''$ E for 385.24 feet to a point; said point being the Point of Beginning.

PARCEL 13 (I)

Begin at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $87^{\circ} 48' 46''$ W along the South line of said Section 4 for 556.13 feet; thence run N $02^{\circ} 11' 14''$ W for 55.00 feet; thence run N $87^{\circ} 48' 46''$ E for 100.00 feet; thence run N $00^{\circ} 00' 00''$ E for 598.43 feet; thence run N $56^{\circ} 21' 29''$ E for 135.58 feet; thence run N $21^{\circ} 37' 51''$ W for 374.36 feet; thence run N $12^{\circ} 31' 44''$ E for 525.51 feet; thence run N $89^{\circ} 08' 38''$ E for 480.90 feet; thence run N $88^{\circ} 07' 19''$ E for 62.11 feet to a point on the East line of said Section 4; thence run S $01^{\circ} 52' 41''$ E along the East line of said Section 4 for 1582.17 feet to the Point of Beginning; LESS the following described parcel of land:

Begin at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $87^{\circ} 48' 46''$ W along the South line of said Section 4 for 556.13 feet; thence run N $02^{\circ} 11' 14''$ W for 55.00 feet; thence run N $87^{\circ} 48' 46''$ E for 100.00 feet; thence run N $00^{\circ} 00' 00''$ E for 337.35 feet; thence run N $88^{\circ} 07' 19''$ E for 119.36 feet; thence run N $01^{\circ} 52' 41''$ W for 120.00 feet; thence run N $88^{\circ} 07' 19''$ E for 326.00 feet to the East line of said Section 4; thence run S $01^{\circ} 52' 41''$ E along the East line of said Section 4 for 509.70 feet to the Point of Beginning.

PARCEL 13 (II)

Begin at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $87^{\circ} 48' 46''$ W along the South line of said Section 4 for 556.13 feet; thence run N $02^{\circ} 11' 14''$ W for 55.00 feet; thence run N $87^{\circ} 48' 46''$ E for 100.00 feet; thence run N $00^{\circ} 00' 00''$ E for 337.35 feet; thence run N $88^{\circ} 07' 19''$ E for 119.36 feet; thence run N $01^{\circ} 52' 41''$ W for 120.00 feet; thence run N $88^{\circ} 07' 19''$ E for 326.00 feet to the East line of said Section 4; thence run S $01^{\circ} 52' 41''$ E along the East line of said Section 4 for 509.70 feet to the Point of Beginning.

PARCEL 22A

Begin at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $00^{\circ} 26' 09''$ W along the West line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4 for 1278.86 feet; thence run N $87^{\circ} 45' 04''$ E for 65.00 feet; thence run S $00^{\circ} 22' 57''$ E for 1293.92 feet; thence run N $79^{\circ} 29' 26''$ W for 68.00 feet to the Point of Beginning.

PARCEL 22 (I)

Begin at the center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $87^{\circ} 45' 04''$ W along the North line of the SW $\frac{1}{4}$ of said Section 4 for 1361.75 feet to the West line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4; thence run S $00^{\circ} 26' 09''$ E along the West line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4 for 43.02 feet; thence run N $87^{\circ} 45' 04''$ E for 68.00 feet; thence run S $00^{\circ} 22' 57''$ E for 1293.92 feet; thence run S $79^{\circ} 29' 26''$ E for 287.17 feet to a point on a circular curve concave to the southeast, having a radius of 1150.00 feet; thence run northeasterly along the arc of said curve through a central angle of $73^{\circ} 25' 43''$ for 1474.14 feet; thence run N $00^{\circ} 55' 25''$ W along the Southerly extension of the West line of the NE $\frac{1}{4}$ of said Section 4 for 506.28 feet to the Point of Beginning.

LESS the following described parcel of land:

Begin at the Center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $87^{\circ} 45' 04''$ W along the North line of the SW $\frac{1}{4}$ of said Section 4 for 489.41 feet; thence run S $02^{\circ} 14' 56''$ E for 326.00 feet; thence run S $87^{\circ} 45' 04''$ W for 15.00 feet; thence run S $02^{\circ} 14' 56''$ E for 166.00 feet; thence run S $28^{\circ} 20' 23''$ E for 143.42 feet to a point on a circular curve concave to the South, having a radius of 1150.00 feet, said point bears N $28^{\circ} 20' 23''$ W from its center; thence run Northeasterly along the arc of said curve through a central angle of $22^{\circ} 17' 40''$ for 447.48 feet; thence run N $00^{\circ} 55' 25''$ W for 506.28 feet to the Point of Beginning.

PARCEL 22 (II)

Begin at the Center of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run S $87^{\circ} 45' 04''$ W along the North line of the SW $\frac{1}{4}$ of said Section 4 for 489.41 feet; thence run S $02^{\circ} 14' 56''$ E for 326.00 feet; thence run S $87^{\circ} 45' 04''$ W for 15.00 feet; thence run S $02^{\circ} 14' 56''$ E for 166.00 feet; thence run S $28^{\circ} 20' 23''$ E for 143.42 feet to a point on a circular curve concave to the South, having a radius of 1150.00 feet, said point bears N $28^{\circ} 20' 23''$ W from its center; thence run Northeasterly along the arc of said curve through a central angle of $22^{\circ} 17' 40''$ for 447.48 feet; thence run N $00^{\circ} 55' 25''$ W for 506.28 feet to the Point of Beginning.

PARCEL 26

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run N $44^{\circ} 09' 58''$ W for 2874.90 feet to the Point of Beginning, said point being on a circular curve, concave to the northwest, bearing S $06^{\circ} 33' 00''$ E from the center of said curve and having a radius of 1150.00 feet; thence run northeasterly along the arc of said curve through a central angle of $29^{\circ} 34' 02''$ for 593.45 feet; thence run S $36^{\circ} 07' 02''$ E radial to said curve for 128.29 feet; thence run S $43^{\circ} 15' 51''$ E for 280.14 feet; thence run S $08^{\circ} 16' 33''$ W for 166.74 feet; thence run S $40^{\circ} 16' 19''$ W for 566.20 feet; thence run S $20^{\circ} 22' 35''$ W for 112.01 feet; thence run S $85^{\circ} 22' 48''$ W for 292.13 feet; thence run N $06^{\circ} 33' 00''$ W for 765.04 feet, radial to the aforementioned curve to the Point of Beginning.

PARCEL 26A

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $N 57^{\circ} 37' 24'' W$ for 2255.60 feet to the Point of Beginning; thence run $N 06^{\circ} 33' 00'' W$ for 34.96 feet; thence run $N 85^{\circ} 22' 48'' E$ for 292.13 feet; thence run $N 20^{\circ} 22' 35'' E$ for 112.01 feet; thence run $N 40^{\circ} 16' 19'' E$ for 566.20 feet; thence run $N 08^{\circ} 16' 33'' E$ for 166.74 feet; thence run $N 43^{\circ} 15' 51'' W$ for 280.14 feet; thence run $N 36^{\circ} 07' 02'' W$ for 128.29 feet to a point on a circular curve concave to the northwest, having a radius of 1150.00 feet, said point bears $S 36^{\circ} 07' 02'' E$ from the center; thence run northeasterly along the arc of said curve through a central angle of $01^{\circ} 41' 07''$ for 33.83 feet; thence run $S 37^{\circ} 48' 09'' E$ radial to the last described curve for 103.74 feet; thence run $S 43^{\circ} 27' 07'' E$ for 314.07 feet; thence run $S 12^{\circ} 31' 44'' E$ for 138.29 feet; thence run $S 31^{\circ} 02' 44'' W$ for 360.66 feet; thence run $S 58^{\circ} 51' 40'' W$ for 168.24 feet; thence run $S 24^{\circ} 06' 08'' W$ for 249.78 feet; thence run $S 45^{\circ} 00' 00'' W$ for 186.68 feet; thence run $N 62^{\circ} 59' 34'' W$ for 248.26 feet to a point; said point being the Point of Beginning.

PARCEL 27

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $S 87^{\circ} 48' 46'' W$ along the South line of said Section 4 for 519.08 feet to the Point of Beginning; thence run $N 02^{\circ} 11' 14'' W$ for 63.91 feet; thence run $N 02^{\circ} 26' 12'' E$ for 138.81 feet; thence run $N 27^{\circ} 17' 58'' W$ for 524.60 feet; thence run $N 81^{\circ} 29' 59'' W$ for 321.60 feet; thence run $S 76^{\circ} 49' 39'' W$ for 434.43 feet; thence run $S 00^{\circ} 00' 00'' W$ for 318.00 feet; thence run $S 31^{\circ} 44' 26'' W$ for 329.95 feet; thence run $S 02^{\circ} 11' 14'' E$ for 63.07 feet to a point on the South line of said Section 4; thence run $N 87^{\circ} 48' 46'' E$ along the South line of said Section 4 for 1150.15 feet to the Point of Beginning.

PARCEL 27A

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $S 89^{\circ} 43' 02'' W$ for 1803.79 feet to the Point of Beginning; thence run $N 23^{\circ} 26' 53'' E$ for 271.41 feet; thence run $N 02^{\circ} 45' 33'' E$ for 249.29 feet; thence run $N 16^{\circ} 48' 31'' E$ for 300.85 feet; thence run $N 81^{\circ} 52' 12'' E$ for 551.54 feet; thence run $S 55^{\circ} 27' 36'' E$ for 280.43 feet; thence run $S 33^{\circ} 41' 24'' E$ for 346.13 feet; thence run $S 06^{\circ} 40' 27'' E$ for 367.36 feet; thence run $S 02^{\circ} 11' 14'' E$ for 63.91 feet; thence run $S 87^{\circ} 48' 46'' W$ for 36.08 feet; thence run $N 02^{\circ} 11' 14'' W$ for 63.91 feet; thence run $N 02^{\circ} 26' 12'' E$ for 138.81 feet; thence run $N 27^{\circ} 17' 58'' W$ for 524.60 feet; thence run $N 81^{\circ} 24' 59'' W$ for 321.60 feet; thence run $S 76^{\circ} 49' 39'' W$ for 434.43 feet; thence run $S 00^{\circ} 00' 00'' W$ for 318.00 feet; thence run $S 31^{\circ} 44' 26'' W$ for 329.95 feet; thence run $S 02^{\circ} 11' 14'' E$ for 63.07 feet; thence run $S 87^{\circ} 48' 46'' W$ for 33.57 feet; thence run $N 02^{\circ} 11' 14'' W$ for 59.95 feet to a point, said point being the Point of Beginning.

PARCEL 30

Commence at the SW corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $N 87^{\circ} 48' 46'' E$ for 924.04 feet along the South line of said Section 4 to the Point of Beginning; thence run $N 02^{\circ} 11' 14'' W$ for 58.25 feet; thence run $N 02^{\circ} 31' 34'' E$ for 201.11 feet; thence run $N 04^{\circ} 41' 55'' E$ for 220.78 feet; thence run $N 30^{\circ} 11' 30'' E$ for 190.90 feet; thence run $N 02^{\circ} 38' 12'' W$ for 456.48 feet; thence run $N 47^{\circ} 50' 51'' E$ for 179.82 feet; thence run $S 87^{\circ} 23' 51'' E$ for 264.27 feet; thence run $N 50^{\circ} 54' 22'' E$ for 119.53 feet; thence run $S 79^{\circ} 29' 26'' E$ for 262.92 feet to a Point on a Circular Curve, concave to the Southeast, having a radius of 1150.00 feet, said point bears $N 79^{\circ} 29' 26'' W$ from the center of said curve; thence run South along the arc of said curve, through a central angle of $22^{\circ} 05' 34''$ for 443.43 feet to a point of tangency; thence run $S 11^{\circ} 35' 00'' E$ for 100.87 feet to a point of curvature of a circular curve concave to the Southwest, having a radius of 2600.00 feet, thence run Southerly along the arc of said curve, through a central angle of $09^{\circ} 23' 27''$ for 426.14 feet to a point of tangency; thence run $S 02^{\circ} 11' 33'' E$ for 278.88 feet to the South line of said Section 4; thence run $S 87^{\circ} 48' 46'' W$ along the South line of said Section 4 for 885.75 feet to the Point of Beginning.

PARCEL 30A

Commence at the Southwest corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $N 46^{\circ} 54' 49'' E$ for 1877.37 feet to the Point of Beginning; thence run $N 87^{\circ} 23' 51'' W$ for 264.27 feet; thence run $S 27^{\circ} 50' 51'' W$ for 179.82 feet; thence run $S 04^{\circ} 38' 12'' E$ for 456.48 feet; thence run $S 30^{\circ} 11' 30'' W$ for 190.90 feet; thence run $S 04^{\circ} 41' 55'' W$ for 220.78 feet; thence run $S 02^{\circ} 31' 34'' W$ for 201.11 feet; thence run $S 02^{\circ} 11' 14'' E$ for 58.25 feet; thence run $S 87^{\circ} 48' 46'' W$ for 24.23 feet; thence run $N 02^{\circ} 11' 14'' W$ for 54.13 feet; thence run $N 12^{\circ} 00' 08'' W$ for 389.52 feet; thence run $N 37^{\circ} 39' 56'' E$ for 216.02 feet; thence run $N 08^{\circ} 41' 11'' E$ for 218.51 feet; thence run $N 15^{\circ} 25' 20'' W$ for 90.25 feet; thence run $N 10^{\circ} 04' 30'' E$ for 424.50 feet; thence run $N 87^{\circ} 46' 55'' E$ for 342.06 feet; thence run $S 79^{\circ} 29' 26'' E$ for 92.25 feet; thence run $S 50^{\circ} 54' 22'' W$ for 119.53 feet to a point; said point being the Point of Beginning.

PARCEL 33

Commence at the NW corner of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $S 68^{\circ} 53' 03'' E$ for 1577.45 feet to the Point of Beginning; thence run $S 62^{\circ} 28' 22'' W$ for 200.71 feet; thence run $S 14^{\circ} 37' 15'' E$ for 108.31 feet; thence run $S 54^{\circ} 53' 38'' W$ for 370.38 feet; thence run $S 05^{\circ} 42' 38'' E$ for 361.80 feet; thence run $S 48^{\circ} 57' 37'' E$ for 552.86 feet; thence run $S 16^{\circ} 41' 57'' E$ for 93.96 feet; thence run $S 03^{\circ} 26' 15'' E$ for 23.14 feet; thence run $S 82^{\circ} 54' 25'' E$ for 126.39 feet; thence run $N 01^{\circ} 31' 59'' W$ for 215.70 feet; thence run $N 79^{\circ} 50' 35'' E$ for 370.00 feet to a point on a curve, said point bearing $N 79^{\circ} 50' 35'' E$ from the center of said curve; thence run northerly along the arc of said curve, having a radius of 1089.16 feet through a central angle of $21^{\circ} 25' 06''$ for 407.15 feet to a point of tangency; thence run $N 31^{\circ} 34' 31'' W$ for 627.25 feet to the Point of Curvature of a circular curve concave to the Northeast; thence run northerly along the arc of said curve, having a radius of 1119.00 feet through a central angle of $04^{\circ} 02' 53''$ for 79.06 feet to the Point of Beginning.

PARCEL 38

Commence at the SE corner of Section 4, Township 55 South, Range 39 East, Dade County, Florida; thence run $S 87^{\circ} 48' 46''$ W along the South line of said Section 4 for 3727.11 feet to the Point of Beginning; thence run $N 02^{\circ} 11' 33''$ W for 278.88 feet to a point of curvature of a circular curve concave to the West, having a radius of 2500.00 feet; thence run Northerly along the arc of said curve through a central angle of $09^{\circ} 23' 27''$ for 426.14 feet to a point of tangency; thence run $N 11^{\circ} 35' 00''$ W for 100.87 feet to a point of curvature of a circular curve concave to the Southeast, having a radius of 1150.00 feet; thence run Northerly along the arc of said curve through a central angle of $25^{\circ} 56' 30''$ for 520.68 feet; thence run $N 87^{\circ} 48' 27''$ E for 1239.07 feet; thence run $S 02^{\circ} 11' 33''$ E for 660.00 feet; thence run $N 87^{\circ} 48' 27''$ E for 80.00 feet; thence run $S 02^{\circ} 11' 33''$ E for 658.01 feet to a point on the South line of said Section 4; thence run $S 87^{\circ} 48' 46''$ W along the South line of said Section 4 for 1300.00 feet to the Point of Beginning, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held as required by law, and all interested parties concerned in the matter were heard, at which time the applicant, by its attorney, Mr. Harold Greene, withdrew without prejudice the requested variance to permit parking in 9' x 17' stalls with regard to Parcels No. 22, 26, 27 and 30 and withdrew without prejudice the request to waive the unity of title with regard to Parcel No. 22, with the exception of Parcel No. 22C to be given to the Metropolitan Dade County Department of Housing and Urban Development, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Special Exceptions, Unusual Uses, Variances and Use Variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and with the Comprehensive General Master Plan for Dade County, Florida, and should be approved, subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the application, as amended (excluding the items withdrawn without prejudice), be and the same is hereby approved, subject to the following conditions:

1. Cluster Development

- a. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- b. That in the approval of the plan, the same be substantially in compliance with that submitted for the hearing as prepared by Carr Smith & Associates, Inc., Sasaki Associates, Inc., and Rafael, Ashworth, Burka, Architects, dated February 17, 1975, and last revised September 18, 1975, and entitled, "The Hammocks - Site Plan, Parcels 1, 2, 3 and 4". Sheets 1-20, Composite Exhibit "3".

- c. That the use be established and maintained in accordance with the approved plan.

2. Entrance Features

- a. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan shall include but be not limited thereto, location of structure or structures, off-street parking areas and driveways, walls, hedges and fences, landscaping, signs, etc.
- b. That the use be established and maintained in accordance with the approved plan.
- c. That the applicant work out with the Director of Building and Zoning a satisfactory plan for the future maintenance of the structure and landscaping in connection with the use.

3. All multiple family housing developments and private roads:

- a. That the dedication of rights-of-way shall be made in accordance with Section 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.
- b. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, type, height and location of structures, density of occupancy for proposed apartments, offstreet parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
- c. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Carr Smith & Associates, Sasaki Associates and Rafael, Ashworth and Burka, Architects, entitled, "The Hammocks".
- d. That the development shall be established and maintained in accordance with the approved plan.

- e. That an instrument suitable for recording and meeting with the approval of the Director of Building and Zoning Department be submitted, to the effect that the property would be developed substantially in accordance with the plans submitted for the hearing, unless at some future date either the zoning or plan of development were modified by public hearing; that said agreement shall be binding on the property owners and all other parties of interest and their successors in title.

- f. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and, particularly for right of access for fire, police, health and sanitation and other public service personnel and vehicles. The agreement which shall be a covenant running with the land, shall, also, include a stipulation that the streets or accessways shall be installed and maintained by the applicant, including but not limited to sidewalks, drainage facilities, water, sewers and fire hydrants meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by all parties having an interest in the land and its improvements.

4. Lift Stations:

- a. That a plot use plan be submitted to and meet with the approval of the Director of the Dade County Building and Zoning Department; said plan to include among other things but be not limited thereto, type and location of proposed structure, landscaping, driveways, fencing, etc.
- b. That the installation be subject to the approval of the Dade County Pollution Control Department.
- c. That the use be established and maintained in accordance with the approved plan and applicable conditions and in such a manner that the same will not become objectionable to the surrounding neighborhood because of noise, vibration or odors.

BE IT FURTHER RESOLVED that the request to permit revision of "Covenant Covering Land Development" between G. N. C. Properties, Inc., and D. L. M. Corporation and Dade County, dated February 12, 1974, be and the same is hereby approved as is necessary due to the amendment in the development of the project and the same be subject to the approval of the Zoning Director and the County Attorney.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 22nd day of October, 1975.

Heard 10/22/75
No. 75-10-CC-14
VP
10/31/75

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

RICHARD P. BRINGER, CLERK

By EDWARD D. PHELAN
Deputy Clerk

cc: Public Works Dept. - Director
Department of Public Health - Dr. Milton S. Saslaw
Fire Chief - Public Safety Dept.
Waste Division - Room 1900 Courthouse
Public Safety Dept. - E. Wilson Purdy
Tickler File
Hearing File ✓

November 3, 1975

Abbey Glen Property International, Inc.,
and D. L. M. Corporation
c/o Greene, Layne & Immer, P. A.
320 NE 18th Street
Miami, Florida

Re: Hearing No. 75-10-CC-14; From SW 147th Avenue
and SW 157th Avenue, between SW 88th Street and
SW 104th Street

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. 2-281-75,
adopted by the Board of County Commissioners at its meeting of
October 22, 1975, which approved, subject to conditions, your
application on the above-described property.

Please note the conditions under which said approval was granted,
inasmuch as strict compliance, therewith, will be required. The re-
quired plot use plans should be submitted to this office in triplicate
for approval before any detailed plans are prepared, inasmuch as
building permits will not be issued prior to the approval of said
plans.

We are enclosing, herewith, an instruction sheet and three copies of
a proposed agreement form which can be used as a guide in preparation
of the agreement required under the resolution. Opinion of Title
and recording fee, together with necessary data as provided in the en-
closed instruction sheet, should be submitted to this office as soon
as possible. The instrument must contain thereon the name and address
of the person preparing same as required under Florida Statutes,
Chapter 67-53.

Very truly yours,

Chester C. Crebrinski
Assistant Director

CCC/vp
Enclosure

AMENDMENT TO COVENANT GOVERNING LAND DEVELOPMENT

OFF REC 9254 PG1117

4-55-35
75-10-cc-A
ABBEY GLEN
+ DLM. CORP
Z-281-75

This amendment to covenant governing land development made this 17th day of October, 1975, by and between ABBEY GLEN PROPERTY INTERNATIONAL, INC., a Delaware Corporation authorized to do business in the State of Florida, hereinafter referred to as the "owner", in favor of Dade County, a political subdivision of the State of Florida, hereinafter referred to as "county";

W I T N E S S E T H

WHEREAS, the predecessors in title to the "owner" namely GNC Properties International, Inc., a Delaware Corporation, and DLM Corporation, a Florida Corporation provided a covenant governing land development dated the 12th day of February, 1974 and recorded March 19, 1974 under clerk's file No. 74R61717, Public Records of Dade County, Florida, to the "county"; and

WHEREAS, the "owner" desires to amend said covenant in accordance with the terms and conditions as contained therein for such amendments, and particularly to make such amendments as are necessary in order to allow for the proposed development of the project, as presently constituted; and

WHEREAS, revision of said covenant was approved by the Board of County Commissioners of Dade County, Florida under resolution No. Z-281-75, passed and adopted by said Board on October 22, 1975;

NOW, THEREFOR, the said "owner" hereby voluntarily delivers this, its Amendment to Covenant Governing Land Development, to Dade County, Florida and agrees that the real property herein described and as described in the Covenant shall be subject to the following amendments to those restrictions set forth in the covenant which shall be binding upon the "owner", its successors and assigns, as if fully set forth in the original covenant, as follows:

WHEREAS, the "owner" is ABBEY GLEN PROPERTIES INTERNATIONAL, INC., a Delaware Corporation, authorized to do business in the State of Florida; Paragraph #1 on page 3 of the covenant governing land development shall be amended to read as follows:

1. INTRODUCTION

The Hammocks is a 1,096 - Acre Site proposed for a total recreation oriented community on Kendall Drive across from Kendale Lakes.

The project will include minimum density apartments, garden apartments, mid-rise apartment buildings and high-rise apartment buildings with a maximum height of sixteen residential stories, and single family. It will be developed in phases over a long term.

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Of the residential units, two-thirds of the land will be devoted to minimum density units. Garden apartments, mid-rise and high-rise units will be centered around a Town Center, oriented to services, recreation and commercial use.

The remainder of Paragraph 1, page 3 shall remain the same.

Paragraph 4 on page 5 shall be amended to read as follows:

4. VILLAGES

The complete community of The Hammocks will consist of three villages. The Town Center will be the nucleus of the composite open space system of the three villages.

The central focus of each village will be a central park and lake. Each village will consist of three neighborhoods of about 2,850 housing units per village, and offer a variety of the housing types, developed in clusters for security and access control: Minimum Density Apartments (RU-3M); Garden Apartments (RU-4L); Medium Density Apartments (RU-4M); and Single Family (RU-1),

Each village will contain a village center, including:

an elementary school; a swimming pool; tennis courts; children's playground; clubhouse; meeting rooms; and convenience center.

Paragraph 6 on page 6 shall be amended to read as follows:

6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Acre Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	100	9.1%	476	5.7
RU-3M	232	21.2%	2664	32.1
RU-4L	72	6.6%	1663	20.0
RU-4M	98	8.9%	3500	42.2
	502	45.8%	8303	100.0%

The living units of The Hammocks have been distributed so that garden apartment, midrise and high rise housing districts will be clustered in the community's interior, and will focus on the Town Center. These units will be no more than a 10-minute walk from the commercial and community facilities and the Tennis Club.

This establishes a higher complimentary relationship between the higher densities and the principal area of the public facilities and services.

Single Family and minimum density residential districts fall near the periphery of the community and focus upon the Village Centers. This also prevents a walled-in appearance from the exterior of the community.

Approximately two-thirds of the land devoted to residential use will be placed in minimum density residential and single family districts. A high proportion of minimum density units will permit more land to be placed in the open space system. Only 502 acres of the 1,096 ± acre property is devoted to residential development.

Residents of minimum density housing districts will be no more than a 10 minute walk from the village centers and elementary schools.

Paragraph 14 on pages 10 and 11 shall be amended to read as follows:

14. OTHER PUBLIC FACILITIES

The owner of The Hammocks is prepared to donate a site to the County for fire, police and/or public facilities totalling one and one-half (1 1/2) acres. At the request of the County, which said request shall be made within four weeks of the issuance of excavation permits, the owner shall bring the site to floor criteria grade established for the area at no cost to the County. The said four week period shall not commence until the County Manager and the Director of the Public Safety Department for Metropolitan Dade County has received written notification from the owner that the excavation permits have been issued. The written notification shall also specify that the County must notify the owner within the said four week period of any request to bring the site up to flood criteria grade. The owner shall in any case bring water, sewers and streets to the site, at no cost to the County.

Such land will be provided for the needed fire, police and/or other public facilities, on a portion of either parcel 23 or 24 or 28 or 29 or 38 within the development as mutually agreed. A Special Warranty Deed will be delivered to the County following plat approval of the portion of The Hammocks in which said site to be dedicated lies.

The Community Service area of the town center presents opportunities for a full complement of community facilities including: public library branch, religious facilities, and other municipal service branches. It is agreed that the developer will allow for such facilities where they may be accommodated, if recommended by the County, at or prior to site plan approval.

Paragraph 17 on page 12 shall be amended to read as follows:

17. SEWAGE TREATMENT FACILITIES & WATER SUPPLY

(a) The Hammocks will be serviced by the Miami-Dade Water & Sewer Authority. The agreements to provide this service have been approved by the Water & Sewer Authority and have been signed by both parties.

(b) Water supply services will be supplied to The Hammocks as required by the Water & Sewer Authority.

Paragraph 18 on page 12 shall be amended to read as follows:

18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS" parcel plan prepared by Carr Smith and Associates, dated September 15, 1975 (Exhibit C). A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, including the low income housing land, each neighborhood to be kept to a reasonable percentage of the whole.

Land for 500 dwelling units shall be donated to Dade County for low income housing, which shall be included in the above total.

Paragraph 20, sub-paragraph (b), on page 13 shall be amended to read as follows:

20. IMPLEMENTATION OF THE PLAN

(b) A detailed site use plan of each parcel or part thereof shall be approved by Owner, its successors, or assigns, before being submitted for review and approval by the County in accordance with applicable County procedures for special exception site use plan approval. It shall be subject, at the time of submission, to all County regulations and requirements then in force. No building shall be started without final approval. RU-1 is excepted from this special exceptions procedure, provided, however, that if cluster housing is requested in said RU-1 zone, then the applicable county procedures shall be required.

The detailed site plans for parcels #1, #2, #3, #4, #9, #10, #11, #12, #13, #22, #26, #27 and #30 shall be delivered to the Building and Zoning Department of Dade County in such number as may be required for full review by all appropriate county departments and divisions, prior to filing building permit applications on the respective parcels with the County Building Department.

Paragraph 22 on page 14 shall be amended to read as follows:

22. MINI-PARKS

To supplement the public park and recreation system, the Owner, its successors or assigns, shall provide and cause to be maintained within each village a wide variety of private recreation facilities for the use of the residents, substantially in accordance with the "Illustrative Plan" (Exhibit "E"), prepared by Sasaki, Dawson, DeMay Associates, Inc., dated May 20, 1973, and other plans referred to herein, on file with the Dade County Building and Zoning Department. These shall include such features as swimming pools, court games, recreation areas, children's playlots, lakes and waterways, and display gardens, all properly landscaped.

The facilities as shown on the Illustrative Plan, with exception of the swimming pools on the "A" parcels and all facilities shown on the public park lands which are for illustration only, will be phased in the development in accordance with the construction program on the adjoining portions of the development as may be requested by Dade County Park and Recreation Department.

Paragraph 28 on page 15 shall be amended to read as follows:

28. DESIGN CRITERIA

The building and structures within the RU-4M areas shall be no higher than sixteen residential stories. The buildings and structures within RU-4L areas shall have a low profile character, and range to no more than eight residential stories. The developer agrees to make every reasonable effort to preserve and maintain natural landscaping areas, where such exist, in developing the lands within the entire parcel.

Paragraph 39 on page 20 shall be amended to read as follows:

39. DONATION OF LAND FOR LOW INCOME HOUSING

Owner agreed to donate to Metropolitan Dade County and its Department of Housing and Urban Development the following:

(a) Village A:

1. One site in parcel 11 of 2.41 net acres, which will allow a maximum of 24 dwelling units.
2. One site in parcel 13 of 3.80 net acres, which will allow a maximum of 36 dwelling units.
3. One site ⁱⁿ parcel 22C, of 4.65 net acres, which will allow a maximum of 60 dwelling units.
4. One site in the northern most portion of parcel 30, of sufficient size to be reserved for occupancy by senior citizens, which will allow a maximum of 140 dwelling units.

(b) Village B & C:

Two or more tracts in each village at a maximum density of 12.9 units per acre, so as to provide adequate area for 120 units in each such village, so as to provide for a total of 240 dwelling units in both villages.

(c) Each of the aforementioned sites shall be developed by the appropriate authority of Dade County concurrently with the development of other dwelling units in the area; that is, the County shall develop its low income housing at the same time as the development in the section of the village complex in which said housing is located are commenced.

The various sites indicated in paragraph (a) and (b) above, shall contain sufficient land to allow for a total of 500 low-income dwelling units.

The remainder of Paragraph 39 shall remain the same.

In all instances throughout the covenant and this amendment the firm of Planning Consultants referred to as Sasaki, Dawson, DeMay Associates, Inc., shall hereinafter be referred to as Sasaki Associates, Inc., their name having officially been changed.

IN WITNESS WHEREOF, the Owners have caused this Amendment to be executed by their proper authorized officers, this 17th day of October, 1975.



ABBAY GLEN PROPERTY INTERNATIONAL INC.
a Delaware Corporation

By: [Signature] VICE PRES.

STATE OF New York)
COUNTY OF New York) SS

The foregoing amendment TO COVENANT GOVERNING LAND DEVELOPMENT was acknowledged before me this 17th day of October, 1975 by JOHN R. PITCHER and FRANK B. THORNTON as VICE PRESIDENT and Asst Secy Secretary, respectively of ABBEY GLEN PROPERTY INTERNATIONAL, INC., a Delaware corporation, having been so authorized by the said corporation, on behalf of the corporation.

[Signature]
Notary Public, State of

NOTARY'S OFFICE
1100 N. BROADWAY
NEW YORK, N.Y. 10017
1977



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

This Instrument Was Prepared By:
HAROLD A. GREENE, ESQ.
GREENE, LAYNE AND INNER, P.A.
320 N.E. 19th Street
Miami, Florida 33132

RESOLUTION NO. Z-52-81

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Barry D. Schreiber, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Harvey Ruvlin	absent
Clara Oesterle	aye	Barry D. Schreiber	aye
William G. Oliver	absent	Ruth Shack	aye
Beverly B. Phillips	absent	Stephen P. Clark	aye
James F. Redford, Jr.	aye		

WHEREAS, GENSTAR DEVELOPMENT INC., had applied for the following:

(1) MODIFICATION of Condition #3C of Resolution Z-281-75, only as it applies to the special exception and variances for site plan approval for Parcel 26, passed and adopted by the Board of County Commissioners on the 22nd day of October, 1975, and reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Carr Smith and Associates, Sasaki Associates and Rafael, Ashworth and Burka, Architects, entitled, "The Hammocks".

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Horizons at the Hammocks', prepared by F. & R. Builders, Inc., consisting of five pages dated last revised January 23, 1981."

Purpose of the request is to permit the applicant to submit a revised site plan indicating a reduction in the number of units, stories, density and floor area ratio, together with a request for a non-use variance of setbacks to permit the buildings 13' and 15' (20' and 25' required) from the side (southeast) and rear (south) property lines which are adjacent to the line or greenway.

Plans are on file and may be examined in the Zoning Department entitled "Horizons at the Hammocks" prepared by F. & R. Builders, Inc., consisting of five pages dated last revised January 23, 1981.

(2) TO AMEND Section 20, Paragraph (C), page 13, of a recorded agreement entered into between GNC Properties International Inc., DLM Corporation and Dade County, Florida in official Record book 8625, page 348 dated March 19, 1974, reading as follows:

FROM: (C) "Any requested variance to the county regulations and requirements shall be subject to the approval of the Board of County Commissioners of Metropolitan Dade County, notwithstanding anything to the contrary in the county regulations."

TO: (C) "Any requested use variance to the county regulations and requirements shall be subject to the approval of the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, whichever has jurisdiction under the regulations of the county."

Purpose of this request is to permit subsequent hearings involving non-use variances on properties in the Hammocks to go directly to the Zoning Appeals Board instead of being considered by the Board of County Commissioners.

SUBJECT PROPERTY: Tract C, PLUMWOOD AT THE HAMMOCKS, Plat book 116, Page 29.

LOCATION: The south side of Hammocks Boulevard, approximately 810' east of S.W. 152 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties

Z-52-81

concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification of site plan would be compatible with the area and its development and would be in harmony with the requirements and intent of the Zoning Procedure Ordinance and that the requested amendment of agreement would be for the overall good of the public welfare and would not violate the principles and intent of the plan for the development of Dade County, Florida, and should be approved, subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested modification of Condition #3C of Resolution 2-281-75, only as it applies to the special exception and variances for site plan approval for Parcel 26, and the requested amendment of Section 20, Paragraph (C), Page 13 of a recorded agreement entered into between GNC Properties International, Inc., DIM Corporation and Dade County, Florida, be and the same are hereby approved, subject to the following conditions:

1. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.
2. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but be not limited thereto, type, height and location of structures, density of occupancy for proposed apartments, off-street parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by F & R Builders, Inc., entitled "Horizons at the Hammocks", consisting of five pages dated Last Revised January 23, 1981.
4. That the development shall be established and maintained in accordance with the approved plan.
5. That an instrument suitable for recording and meeting with the approval of the Director of the Building and Zoning Department be submitted, to the effect that the property would be developed substantially in accordance with the plans submitted for the hearing unless at some future date, either the zoning or plan of development were modified by public hearing; that said agreement shall be binding on the property owners and all other parties of interest and their successors in title.
6. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or accessways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by

all parties having an interest in the land and its improvements.

7. That pathways be extended to the linear park area in order to connect with the bike/pedestrian path which will run throughout the entire development.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 5th day of March, 1981.

Heard March, 1981
No. 81-3-CC-2
vp
3/9/81

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By RAYMOND REED
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 23rd day of March, 1981.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 7-52-81, adopted by the said Board of County Commissioners at its meeting held on March 5, 19 81.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 26th day of March, A. D. 19 81.

RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Elizabeth D. Elkin
Deputy Clerk

SEAL



Board of County Commissioners
Dade County, Florida

March 23, 1981

Genstar Development, Inc.
9280 SW 150th Avenue - Suite 101
Miami, Florida - 33196

Re: Hearing No. 81-3-CC-2; The South side of Hammocks Blvd., approx.
810' East of SW 15nd Avenue

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-52-81, adopted by the Board of County Commissioners, which approved a modification of Condition #3C of Resolution Z-281-75 and the amendment of Section 20 of a recorded agreement, subject to conditions.

Since the resolution authorized an amendment to a recorded agreement, it will necessitate the revision of the agreement on record, and I would suggest that you submit to this Department for approval a proposed document to accomplish this.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. The required plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

We are also enclosing an instruction sheet, three copies of a proposed agreement form, Opinion of Title and Joinder by Mortgagee forms to be executed. Opinion of Title and recording fee, together with necessary data as provided in the instruction sheet, should be submitted to this office as soon as possible to the attention of Virginia Powell, Room 906. The instrument must contain thereon the name and address of the person preparing same, as required under Florida Statutes, Chapter 67-53.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved resolution. It is then automatically renewable annually by this Department.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submittal of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/vp

Enclosure

cc: F & R Builders
9555 North Kendall Drive
Miami, Florida - 33196
Attn: Mr. Serafin Leal

Director, Public Works Dept.
4th Floor Brickell Plaza Building

Director, Health Department
1350 NW 14th Street

Fire Chief - 6000 SW 87th Avenue

Director, Waste Division
140 West Flagler - Room 1107

Director, Public Safety Department
1320 NW 14th Street

05
[Signature]

NOTICE OF AMENDMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

The Board of County Commissioners of Dade County, Florida adopted Resolution No. Z-52-81 on March 5, 1981, approving an amendment to Section 20, Paragraph (C), page 13, of a certain agreement between GNC Properties International, Inc., DLM Corporation and Dade County, Florida, dated March 19, 1974, and recorded at Official Records Book 8625, Page 348, Public Records of Dade County, Florida, which amendment changed the terms of said Section 20, Paragraph (C) to read as follows:

- (C) "Any requested use variance to the county regulations and requirements shall be subject to the approval of the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, whichever has jurisdiction under the regulations of the county."

The purpose of this amendment is to permit future requests for non-use variances to be heard and approved by the Zoning Appeals Board instead of being considered by the Board of County Commissioners.

IN WITNESS WHEREOF, the Director of the Dade County Building and Zoning Department has executed this Notice of Amendment for recordation in the Public Records of Dade County, Florida.

BUILDING AND ZONING DEPARTMENT
DADE COUNTY, FLORIDA

By: [Signature]
J. Ed Bell, Director

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that the foregoing Notice of Amendment was acknowledged before me this 15th day of May, 1981.
J. Ed Bell, Director of Building and Zoning Department of Dade County, Florida, for the purposes therein expressed.

My Commission Expires:

[Signature]
Notary Public



This Instrument Prepared by:
Anthony J. O'Donnell, Jr., Esq.
Greenberg, Traurig, Askeu, Hoffman,
Lipoff, Quente & Wolff, P.A.
1401 Brickell Avenue, PH-I
Miami, Florida 33131

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
THIS INSTRUMENT
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 13 1984
FONDED THRU GENERAL INS. UNDERWRITERS

D. J. C.
[Signature]

81R167432

NOTICE OF AMENDMENT

KNOW ALL MEN BY THESE PRESENTS THAT

The Board of County Commissioners of Dade County, Florida adopted Resolution No. 2-52-81 on March 5, 1981, approving an amendment to Section 20, Paragraph (C), page 13, of a certain agreement between GNC Properties International, Inc., DLM Corporation and Dade County, Florida, dated March 19, 1974, and recorded at Official Records Book 8625, Page 348, Public Records of Dade County, Florida, which amendment changed the terms of said Section 20, Paragraph (C) to read as follows:

not subject proper

- (C) "Any requested use variance to the county regulations and requirements shall be subject to the approval of the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, whichever has jurisdiction under the regulations of the county."

The purpose of this amendment is to permit future requests for non-use variances to be heard and approved by the Zoning Appeals Board instead of being considered by the Board of County Commissioners.

IN WITNESS WHEREOF, the Director of the Dade County Building and Zoning Department has executed this Notice of Amendment for recordation in the Public Records of Dade County, Florida.

BUILDING AND ZONING DEPARTMENT
DADE COUNTY, FLORIDA

By *[Signature]*
J. Ed Bell, Director

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that the foregoing Notice of Amendment was acknowledged before me this 16th day of May, 1981, by J. Ed Bell, Director of Building and Zoning Department of Dade County, Florida, for the purposes therein expressed.

My Commission Expires:

[Signature]
Notary Public


This Instrument Prepared by:
Anthony J. O'Donnell, Jr., Esq.
Greenberg, Traurig, Askew, Hoffman,
Lipoff, Quentel & Wolff, P.A.
1401 Brickell Avenue, PH-I
Miami, Florida 33131

NOTARY PUBLIC STATE OF FLORIDA
RICHARD P. BRINKER,
CLERK COUNTY COURT

NOTARY PUBLIC STATE OF FLORIDA

400

RESOLUTION NO. R-1825-81

RESOLUTION APPROVING AMENDMENT TO COVENANT
GOVERNING LAND DEVELOPMENT OF "THE HAMMOCKS"

WHEREAS, this Board has been petitioned by a majority of the property owners within "The Hammocks" development to approve an amendment to the Covenant Governing Land Development dated the 12th day of February, 1974, and recorded at Official Records Book 8625, Page 336, Public Records of Dade County, Florida, as amended by Amendment to Covenant Governing Land Development, dated October 17, 1975, and recorded March 5, 1976, under Clerk's File No. 76R49945, Public Records of Dade County, Florida; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board approves the amendment to Covenant Governing Land Development of "The Hammocks", in substantially the form attached hereto and made a part hereof.

The foregoing resolution was offered by Commissioner

Ruth Shack, who moved its adoption. The motion was seconded by Commissioner Barry D. Schreiber, and upon being put to a vote, the vote was as follows:

Barbara M. Carey	Aye
Clara Oesterle	Aye
Beverly B. Phillips	Absent
James F. Redford, Jr.	Aye
Harvey Ruvin	Absent
Barry D. Schreiber	Aye
Ruth Shack	Aye
Jorge E. Valdes	Aye
Stephen P. Clark	Absent

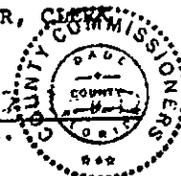
The Mayor thereupon declared the resolution duly passed and adopted this 1st day of December, 1981.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

Approved by County Attorney as
to form and legal sufficiency. EGM

By: RAYMOND J. ...
Deputy Clerk.



MODERNIZATION PROGRAM

Complete security fencing at Aronovitz Villas 1861 NW 28 Street	--\$40,000
Complete security fencing at 8300 N. Miami Ave	-- 35,000
Install security fencing at Ward Towers NW 54 Street and 22 Avenue	--150,000
Create interior walls with adequate insulation at Lincoln Gardens	-- 45,000
Install security door screens and smoke detectors at Allapattah scattered sites	--100,000
Install smoke detectors at Newberg (95 NE 71 Street) and Twin Lakes (1205 NW 95 St)	-- 15,000
Install gas check meters at Modello SW 282 St. and U.S.1, and Naranja 26100 SW 139 Ave	-- 45,000
Convert to individual electric meters at Sofge Towers, 750 NW 13 Avenue	--150,000
Purchase new ranges, refrigerators, lawnmowers, trucks (if funds are available)	-- <u>400,000</u>
TOTAL	\$980,000

AMENDMENT TO COVENANT GOVERNING LAND DEVELOPMENT

This Amendment, made this day of 1981,
by GENSTAR DEVELOPMENT, INC., a New York corporation authorized
to do business in Florida (the "Owner") in favor of DADE COUNTY,
a political subdivision of the State of Florida (the "County");

W I T N E S S E T H

WHEREAS, the Owner holds fee simple title to certain real
property included within a planned residential community known
as "The Hammocks" and subject to a certain Covenant Governing
Land Development dated the 12th day of February, 1974, and
recorded at Official Records Book 8625, Page 336, Public Records
of Dade County, Florida, as amended by Amendment to Covenant
Governing Land Development, dated October 17, 1975, and recorded
March 5, 1976, under Clerk's File No. 76R49945, Public Records
of Dade County, Florida; and Amendment, notice of which dated
May 15, 1981 is recorded in OR Book 1137, Page 1847, Public
Records of Dade County, Florida (the "Covenant"); and

WHEREAS, the Board of County Commissioners of Dade
County, Florida, adopted Resolution No. R-1067-81 on July 21,
1981, authorizing the negotiation of amendments to the
Covenant as hereinafter set forth; and

WHEREAS, this amendment to said Covenant was approved by the
Board of County Commissioners under Resolution
adopted 1981;

NOW, THEREFORE, the Owner hereby voluntarily amends the
Covenant as follows:

1. Paragraph 18 shall be amended to read as follows:

18. CONTROLLED DENSITIES

In order that requirements for access and services
may not exceed the projected regional capabilities, the
maximum number of Permanent Residential dwelling units

to be built has been established as indicated on "THE HAMMOCKS" parcel plan prepared by Carr Smith and Associates, dated September 15, 1975. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total.

2. Paragraph 39 shall be amended to read as follows:

39. DONATION OF PROCEEDS FROM SALE OF LAND TO COUNTY LOW INCOME HOUSING PROGRAM

(a) Owner agrees to donate to Metropolitan Dade County and its Department of Housing and Urban Development the net proceeds from the sale by Owner to a purchaser designated by the County as hereinafter provided of the following parcels of real property:

(1) Village A:

1. One site in Parcel 11 legally described as Tract G-3 of Hammocks Section Three, recorded in P.B. 115, Page 60, Public Records of Dade County, Florida, which site will allow ~~a maximum of 24~~ dwelling units at a density at or below 12.9 units per acre;

2. One site in Parcel 13 legally described as Tract H of Live Oak of the Hammocks, recorded in Plat Book 114,

Page 56, Public Records of
Dade County, Florida, which
site will allow ~~a maximum of 30~~ *THOMAS*
dwelling units at a density at or
below 12.9 units per acre;

3. One site in Parcel 22 of
approximately 4.65 net acres, which
will allow a maximum of 60 dwelling
units at a density at or below 12.9
units per acre.

4. One 3.33 net acre site in the northern
most portion of Parcel 30 with a maxi-
mum of 140 dwelling units permitted.

(2) Villages B & C:

1. One site in each village of
sufficient size to allow a maximum of
120 dwelling units on each site at a
density of 12.9 units per net acre so as
to provide a total of 240 dwelling units.

(b) The County shall be responsible for arranging
the lawful sale of all of the aforementioned sites
with the procedures for the sale being determined
by the County and the net proceeds of said sales
being delivered to the County for use in its low
income housing program.

(c) During the course of development of the lands
surrounding the above-described parcels of real
property, the Owner shall plat and have the above
sites brought up to the flood criteria grade at
no cost to the County. The Owner shall also place
water, sewer mains and right-of-way improvements
as required by platting adjacent to each
of the above-described sites at such time

facilities are being installed pursuant to the Owner's own development plans and schedules, all at no cost to the County.

(d) Upon receipt of notification from the Owner that any of the above sites has been brought up to the flood criteria grade, platted and serviced with water, sewers and streets, the County shall immediately commence the necessary procedures for arranging the sale of said site, it being the intent that the sale will be completed within one (1) year after the County's receipt of said notification from the Owner.

(e) In the event the County is unable, due to adverse marketing conditions or other events beyond the County's control, to arrange the completion of the sale of a site within one (1) year from the date of said notification by the Owner, then, at the election of the County, the site shall either be conveyed to the County or the County shall be granted an additional one (1) year in which to arrange the completion of the sale as specified above. In the event the County fails to complete the sale of a site as specified above within two (2) years from the date of said notification by the Owner, then that site shall, at the County's election, either be conveyed to the County or be dedicated as open space for the use and benefit of the residents of the development.

(f) Conveyance of said sites by the Owner to the County or to the County's designated purchaser shall be by Special Warranty Deed and shall be

subject to conditions, restrictions, easements and development agreements and declarations of record, if any; and the Owner shall not be obligated to pay for the costs of any appraisals, abstracts of title, surveys, documentary stamps, brokerage fees or any other costs which may be associated with the sales and conveyancing of said sites.

(g) The architectural design of any residential housing on said sites shall be in accord with the architectural design of the housing within the Village or Town Center in which it is located, and shall be subject to the prior written approval of the Owner which approval shall not be unreasonably withheld.

3. This Agreement may be modified, amended, released and/or terminated only with the mutual consent of the Owner and the County pursuant to approval of the Dade County Board of County Commissioners after public hearing.

IN WITNESS WHEREOF, the Owner has caused this Amendment to be executed by their properly authorized officers this ~~10th~~ day of

December, 1981.

GENSTAR DEVELOPMENT, INC.,
a New York corporation

By: *Michael B. McAfee*

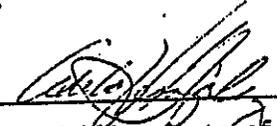
Michael B. McAfee
Vice President

Attest: *Joseph Mazieka*

Joseph Mazieka
Assistant Secretary

STATE OF FLORIDA.)
) SS
COUNTY OF DADE)

The foregoing COVENANT GOVERNING LAND DEVELOPMENT was acknowledged before me this 1st day of December, 1981 by Michael B. McAfee and Joseph Mazioka as Vice President and Assistant Secretary, respectively of GENSTAR DEVELOPMENT, INC. a New York Corporation, having been so authorized by the said corporation, on behalf of the corporation.



Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 26 1982
BONDING THRU GENERAL TRUST UNDERWRITERS

MEMORANDUM

Amended
Agenda Item No. 2 (e)

107-17A

TO Honorable Mayor and Members
Board of County Commissioners

DATE November 24, 1981

FROM Ruth Shack,
Vice Mayor

SUBJECT

Resolution No. R-1825-81

With the passage of the accompanying resolution and the sale of the lands in the Hammocks, the County Commission will have a unique opportunity to assist the public housing program in Dade County in ways that are not available to us now; where Federal funds are not available.

As you know, it was my intent to stave the proliferation of urban development on the western fringe of Dade County. Further fragmentation of services that are attendant with housing for the elderly and working poor is contrary to our capabilities.

However, we must be certain that we use the proceeds from the Hammocks sale to make more habitable the already existing homes managed by our Department.

In a discussion with our Director of HUD, the following priorities surfaced as areas where safety, livability and modernization could be accomplished and Federal dollars are not available.

I would hope that the HUD Board and residents of the discussed areas would be involved in the setting of priorities as well as the plans' implementation.

RS:tcp

USE OF FUNDS RECEIVED FROM SALE OF LAND IN THE
HAMMOCKS

- Priority 1. Bids have been received for the critically-needed \$9 million renovation of James E. Scott Homes. Not only will this project make substantial improvements to the living conditions of the residents, but it will result in the use of Black sub-contractors to carry out approximately \$5,250,000 of work and in the employment of a number of Blacks and project residents. The contract can be awarded, but depending on the results of pending litigation, the County could be subject to a damage award to a previous bidder of perhaps \$700,000. The funds from the sale of land in the Hammocks could be used to cover any award of damages if the Commission approves the award to the low bidder.
- Priority 2. Within the next 9 months, Dade County will open bids on 983 units of public housing involving a cost of \$38 million. Federal cost limits have not kept pace with inflationary construction costs in Dade County. It is estimated that perhaps \$500,000 to \$750,000 would be needed to cover costs in excess of Federal limits, and funds from the sale of land in the Hammocks will cover this cost.
- Priority 3. Attached is a list of modernization activities to public housing which the Feds will not fund in the near future. These amount to \$980,000. Funds from the sale of land in the Hammocks can be used for this purpose. All of these activities can be funded from the sale of land, but it might require the sale of two parcels to handle all of these items.

Any interest that is earned on the investment of funds received from the sale of land in the Hammocks should be used by Little HUD for normal operating costs.

Attachment

AMENDMENT TO COVENANT GOVERNING LAND DEVELOPMENT

This Amendment, made as of the 1st day of December, 1981, by GENSTAR DEVELOPMENT, INC., a New York corporation authorized to do business in Florida (the "Owner") in favor of DADE COUNTY, a political subdivision of the State of Florida (the "County");

W I T N E S S E T H:

WHEREAS, the Owner holds fee simple title to certain real property included within a planned residential community known as "The Hammocks" and subject to a certain Covenant Governing Land Development dated the 12th day of February, 1974, and recorded at Official Records Book 8625, Page 336, Public Records of Dade County, Florida, as amended by Amendment to Covenant Governing Land Development, dated October 17, 1975, and recorded March 5, 1976, under Clerk's File No. 76R49945, Public Records of Dade County, Florida; and Amendment, notice of which dated May 15, 1981 is recorded in OR Book 11137, Page 1847, Public Records of Dade County, Florida (the "Covenant"); and

WHEREAS, the Board of County Commissioners of Dade County, Florida, adopted Resolution No. R-1067-81 on July 21, 1981, authorizing the negotiation of amendments to the Covenant as hereinafter set forth; and

WHEREAS, this amendment to said Covenant was approved by the Board of County Commissioners under Resolution R-1825-81 adopted December 1, 1981;

NOW, THEREFORE, the Owner hereby voluntarily amends the Covenant as follows:

1. Paragraph 18 shall be amended to read as follows:

18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS" parcel plan prepared by Carr Smith and Associates, dated September 15, 1975. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the

855 MAR - 5 AM 8:42

85R063386

total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total.

2. Paragraph 39 shall be amended to read as follows:

39. DONATION OF PROCEEDS FROM SALE OF LAND TO COUNTY LOW INCOME HOUSING PROGRAM.

(a) Owner agrees to donate to Metropolitan Dade County and its Department of Housing and Urban Development the net proceeds from the sale by Owner to a purchaser designated by the County as hereinafter provided of the following parcels of real property:

(1) Village A:

1. One site in Parcel 11 legally described as Tract G-3 of Hammocks Section Three, recorded in Plat Book 115, Page 60, Public Records of Dade County, Florida, which site will allow dwelling units at a density at or below 12.9 units per acre;

2. One site in Parcel 13 legally described as Tract H of Live Oak of the Hammocks, recorded in Plat Book 114, Page 56, Public Records of Dade County, Florida, which site will allow dwelling units at a density at or below 12.9 units per acre;

3. One site in Parcel 22 of approximately 4.65 net acres, which will allow a maximum of 60 dwelling units at a density at or below 12.9 units per acre.

4. One 3.33 net acre site in the northernmost portion of Parcel 30 with a maximum of 140 dwelling units permitted.

(2) Villages B and C:

1. One site in each village of sufficient size to allow a maximum of 120 dwelling units on each site at a density of 12.9 units per net acre so as to provide a total of 240 dwelling units.

(b) The County shall be responsible for arranging the lawful sale of all of the aforementioned sites with the procedures for the sale being determined by the County and the net proceeds of said sales being delivered to the County for use in its low income housing program.

(c) During the course of development of the lands surrounding the above-described parcels of real property, the Owner shall plat and have the above sites brought up to the flood criteria grade at no cost to the County. The Owner shall also place water, sewer mains and right-of-way improvements as required by platting adjacent to each of the above-described sites at such time facilities are being installed pursuant to the Owner's own development plans and schedules, all at no cost to the County.

(d) Upon receipt of notification from the Owner that any of the above sites has been brought up to the flood criteria grade, platted and serviced with water, sewers and streets, the County shall immediately commence the necessary procedures for arranging the sale of said site, it being the intent that the sale will be completed within one (1) year after the County's receipt of said notification from the Owner.

(e) In the event the County is unable, due to adverse marketing conditions or other events beyond the County's control, to arrange the completion of the sale of a site within one (1) year from the date of said notification by the Owner, then, at the election of the County, the site shall either be conveyed to the County or the County shall be granted an additional one (1) year in which to arrange the completion of the sale as specified above. In the event the County fails to complete the sale of a site as specified above within two (2) years from the date of said notification by the Owner, then that site shall, at the County's election, either be conveyed to the County or be dedicated as open space for the use and benefit of the residents of the development.

(f) Conveyance of said sites by the Owner to the County or to the County's designated purchaser shall be by Special Warranty Deed and shall be subject to conditions, restrictions, easements and development agreements and declarations of record, if any; and the Owner shall not be obligated to pay for the costs of any appraisals, abstracts of title, surveys, documentary stamps, brokerage fees or any other costs which may be associated with the sales and conveyancing of said sites.

(g) The architectural design of any residential housing on said sites shall be in accord with the architectural design of the housing within the Village or Town Center in which it is located, and shall be subject to the prior written approval of the Owner which approval shall not be unreasonably withheld.

3. This Agreement may be modified, amended, released and/or terminated only with the mutual consent of the Owner and the County pursuant to approval of the Dade County Board of County Commissioners after public hearing.

IN WITNESS WHEREOF, the Owner has caused this Amendment to be executed by their properly authorized officers as of the 1st day of December, 1981.

GENSTAR DEVELOPMENT, INC.,
a New York corporation

By: *Michael B. McAfee*
Michael B. McAfee,
Senior Vice-President



STATE OF FLORIDA)
COUNTY OF *Orange*) SS:

The foregoing instrument was acknowledged before me this *25* day of February, 1985 by Michael B. McAfee, as Senior Vice-President of GENSTAR DEVELOPMENT, INC., a New York corporation, on behalf of the corporation.

Louise Wilson
Notary Public



My Commission Expires:

Notary Public, State of Florida
My Commission Expires 12/31/85

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD NUMBER
RICHARD B. BRINKER
CLERK OF DADE COUNTY

RESOLUTION NO. Z-281-84

The following resolution was offered by Commissioner Sherman S. Winn, seconded by Commissioner Jorge (George) Valdes, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Oesterle	aye	Sherman S. Winn	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	absent	Stephen P. Clark	aye
Harvey Ruvin	absent		

WHEREAS, GENSTAR DEVELOPMENT, INC., had applied for the following:

- (1) TO AMEND AMENDMENT TO COVENANT GOVERNING LAND DEVELOPMENT dated the 1st day of December, 1981, and approved by the Dade County Board of County Commissioners by Resolution No. R-1825-81; such covenant was an amendment to a covenant dated the 12th day of February, 1974, and recorded at Official Records Book 8625, Page 336 through 363, as amended by amendment to Covenant Governing Land Development, dated October 17, 1975, and recorded March 5, 1976, under Official Record Book 9254, Pages 1117 through 1127, Public Records of Dade County, Florida; the requested amendment more particularly applies to Paragraph 18, CONTROLLED DENSITIES, as follows:

FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS" parcel plan prepared by Carr Smith and Associates, dated September 15, 1975. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total.

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS Parcel Schedule" prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total.

- (2) TO AMEND a covenant covering land developed dated the 12th day of February, 1974, and recorded at Official Records Book 8625, Pages 336 through 363, as amended by amendment to Covenant Governing Land Development, dated October 17, 1975, under Official Records Book 9254, Pages 1117 through 1127, the requested amendment more particularly applies to Paragraph 6, DISTRIBUTION OF UNITS, as recorded under Official Records Book 9254, Page 1119, as follows:

FROM: "6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Acre Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	100	9.1 %	476	5.7
RU-3M	232	21.2 %	2664	32.1
RU-4L	72	6.6 %	1663	20.0
RU-4M	<u>98</u>	<u>8.9 %</u>	<u>3500</u>	<u>42.2</u>
	502	45.8%	8303	100.0 %

TO: "6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Acre Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	89	8.2 %	448	5.4 %
RU-3M	245	22.3 %	2,692	32.4 %
RU-4L	72	6.6 %	1,663	20.0 %
RU-4M	<u>98</u>	<u>8.9 %</u>	<u>3,500</u>	<u>42.2 %</u>
	504	46.0 %	8,303	100.0 %

- (3) TO AMEND a Covenant Governing Land Development dated the 12th day of February, 1974, and recorded under Official Records Book 8625, Pages 336 through 363; such requested amendment applies to the second paragraph of number 2 of the preamble to the covenant recorded under Official Records Book 8625, Page-337, as follows:

FROM: "WHEREAS, the Owner is additionally desirous of fulfilling the recommendation of the South Florida Regional Planning Council for a Development of Regional Impact and providing to the County assurance that it will donate to Dade County a parcel or parcels of land in each of the village centers on the proposed plan, as well as a parcel of land in the proposed town center on the proposed plan, all of which are shown on the plans submitted by the land planning consultants and engineers as a part of the zoning application entitled "Illustrative Plan" (Exhibit G) so that there shall be made available to Dade County sufficient land for the construction of five hundred (500) units of housing for low and moderate income residents in a configuration acceptable to the Department of Housing and Urban Development of Dade County and to the Owners, in such a way as to provide low income housing for families in each of the three village centers, and low income housing for the elderly within the town center area, such housing to be integrated into the development so as to provide a similarity of architectural design. Upon said land it is intended that the Dade County Department of Housing and Urban Development construct, or contract for, or plan for the construction of the various types of housing units required, or enter into a contract with the Owners or other qualified contractors for the construction of said housing on a turn-key basis; and

TO: "WHEREAS, the Owner is additionally desirous of fulfilling the recommendations of the South Florida Regional Planning Council for a Development of Regional Impact and providing to the County assurance that the proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program; and

- (4) To amend Covenant Governing Land Development dated the 12th day of February, 1974, and recorded under Official Records Book 8625, Pages 336 through 363, and to amend Addendum To Covenant Governing Land Development, dated February 28, 1974, and recorded under Official Records Book 8625, Page 328, as follows:

FROM: "43. AMENDMENT TO COVENANT

This covenant shall not be amended without the prior approval of the Board of County Commissioners for Metropolitan Dade County, Florida, upon petition of the majority of the then property owners of the entire tract.

TO: "43. AMENDMENT TO COVENANT

This covenant shall not be amended without the prior approval of the Board of County Commissioners for Metropolitan Dade County, Florida, upon petition of the majority of the then property owners of the entire tract or upon submission of a written instrument executed by the then owner of the fee simple title to the land to be affected by such amendment, providing that the same has been approved after public hearing by Resolution of the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, Florida, or such other County Authority, whichever by law has jurisdiction over said subject matter. Should this instrument be so amended, the Director of Metropolitan Dade County Building and Zoning Department, or its successor agency, shall execute a written instrument in recordable form effectuating and acknowledging such amendment.

- (5) USE VARIANCE to permit a proposed density of 42.42 units per acre where 35.9 units per acre are permitted.

ON:

Tract B "CYPRESS COURT AT THE HAMMOCKS" (previously known as Parcel 30).

- (6) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06 (17) of the Florida Statutes with respect to the above Amendments and Use Variance.

SUBJECT PROPERTY: Section 9, Township 55 South, Range 39 East, Dade County, Florida, less the SW 1/4 thereof; and the NE 1/4 of Section 8, Township 55, Range 39 East, Dade County Florida, less the Black Creek Canal right-of-way; and the South 1/2 of Section 4, Township 55 South, Range 39 East, Dade County, Florida, less the NW 1/4 of the SW 1/4 of said Section 4; and the NE 1/4 of said Section 4, less the North 3/4 of the East 1/4 of the NE 1/4 of said Section 4 and also less the South 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 4.

LOCATION: Lying south of S.W. 88th Street (N. Kendall Drive) on both sides of Hammocks Boulevard, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested amendments (Items #1, 2, 3 and 4), use variance (Item #5) and request to make substantial deviation determination to the requested amendments and use variance (Item #6), would be compatible with the neighborhood and area concerned and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the plan for the development of Dade County, Florida, and should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested amendments, use variance and request to make substantial deviation determination to the requested amendments and use variance be and the same are hereby approved,

BE IT FURTHER RESOLVED that taking into consideration the criteria listed in Section 380.06 (17) of the Florida Statutes this Board finds that there is not substantial deviation from the previously approved Development of Regional Impact on the subject property.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 20th day of December, 1984

December, 1984
No. 84-12-CC-20
mr
1/3/85

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 5th day of February 1985.



February 5, 1985

Genstar Development Corporation
9280 Hammocks Blvd.
Miami, FL 33196

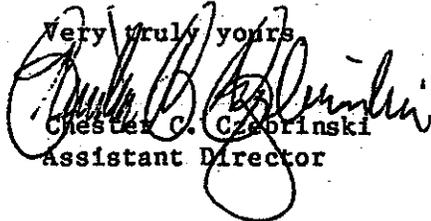
Re: Hearing No. 84-12-CC-20; Lying south of S.W. 88th Street (N. Kendall Drive) on both sides of Hammocks Boulevard,

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-281-84, adopted by the Board of County Commissioners, which approved your requested application on the above-described property.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submission of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,


Chester C. Czabinski
Assistant Director

CCC/mr

Enclosure

cc: Bart McKee/Teresita C. Garcia
6840 S.W. 40 St.
Miami, FL 33155

Anthony J. O'Donnell

855 MAR -9 AM 8:42

85R063387

AMENDMENT TO COVENANT GOVERNING LAND DEVELOPMENT

THIS AMENDMENT is made as of the 20th day of December, 1984 by GENSTAR DEVELOPMENT, INC., a New York corporation (the "Owner") with DADE COUNTY, a political subdivision of the State of Florida (the "County").

W H E R E A S:

A. The parties have heretofore entered into that certain Covenant Governing Land Development dated February 12, 1974 and recorded in O.R. Book 8625, at Page 336 of the Public Records of Dade County, Florida, as thereafter amended (the "Covenant"), and

B. This Amendment to the Covenant was approved by the County pursuant to Resolution No. Z-281-84 adopted by the Board of County Commissioners on December 20, 1984 (the "Resolution").

NOW, THEREFORE, the Covenant is hereby amended as authorized in the Resolution, a copy of which is attached hereto and made a part hereof as Exhibit "A". The reference to "502 acres" in the last sentence of the next to last paragraph of paragraph 6 of the Covenant is amended to read "504 acres", as authorized by the table set forth in section (2) of the Resolution.

EXECUTED as of the day and year first above written.

Witnesses:

GENSTAR DEVELOPMENT, INC.,
a New York corporation

Louise Wilson

By: Michael B. McAfee
Michael B. McAfee,
Senior Vice-President

J. B. Galt



STATE OF FLORIDA)
) SS:
COUNTY OF Orange)

The foregoing instrument was acknowledged before this 26 day of February, 1985, by Michael B. McAfee, as Senior Vice-President of Genstar Development, Inc., a New York corporation, on behalf of said corporation.

Louise Wilson
Notary Public
State of Florida at Large



My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires July 29, 1989
BONDED THRU MICHAELBERRY, SOLEY
& HARVEY INSURANCE & BONDS, INC.

RESOLUTION NO. Z-281-84

The following resolution was offered by Commissioner Sherman S. Winn, seconded by Commissioner Jorge (George) Valdes, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Gasterle	aye	Sherman S. Winn	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	absent	Stephen F. Clark	aye
Harvey Ruvin	absent		

WHEREAS, GENSTAR DEVELOPMENT, INC., had applied for the following:

- (1) TO AMEND AMENDMENT TO COVENANT GOVERNING LAND DEVELOPMENT dated the 1st day of December, 1981, and approved by the Dade County Board of County Commissioners by Resolution No. R-1825-81; such covenant was an amendment to a covenant dated the 12th day of February, 1974, and recorded at Official Records Book 8625, Page 336 through 363, as amended by amendment to Covenant Governing Land Development, dated October 17, 1975, and recorded March 5, 1976, under Official Record Book 9254, Pages 1117 through 1127, Public Records of Dade County, Florida; the requested amendment more particularly applies to Paragraph 18, CONTROLLED DENSITIES, as follows:

FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS" parcel plan prepared by Carr Smith and Associates, dated September 15, 1975. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total.

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS Parcel Schedule" prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total.

- (2) TO AMEND a covenant covering land developed dated the 12th day of February, 1974, and recorded at Official Records Book 8625, Pages 336 through 363, as amended by amendment to Covenant Governing Land Development, dated October 17, 1975, under Official Records Book 9254, Pages 1117 through 1127, the requested amendment more particularly applies to Paragraph 6, DISTRIBUTION OF UNITS, as recorded under Official Records Book 9254, Page 1119, as follows:

FROM: "6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	100	9.1 %	476	5.7
RU-3M	232	21.2 %	2664	32.1
RU-4L	72	6.6 %	1663	20.0
RU-4M	98	8.9 %	3500	42.2
	502	45.8%	8303	100.0 %

TO: "6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	89	8.2 %	448	5.4 %
RU-3M	245	22.3 %	2,692	32.4 %
RU-4L	72	6.6 %	1,663	20.0 %
RU-4M	98	8.9 %	3,500	42.2 %
	504	46.0 %	8,303	100.0 %

- (3) TO AMEND a Covenant Governing Land Development dated the 12th day of February, 1974, and recorded under Official Records Book 8625, Pages 336 through 363; such requested amendment applies to the second paragraph of number 2 of the preamble to the covenant recorded under Official Records Book 8625, Page 337, as follows:

FROM: "WHEREAS, the Owner is additionally desirous of fulfilling the recommendation of the South Florida Regional Planning Council for a Development of Regional Impact and providing to the County assurance that it will donate to Dade County a parcel or parcels of land in each of the village centers on the proposed plan, as well as a parcel of land in the proposed town center on the proposed plan, all of which are shown on the plans submitted by the land planning consultants and engineers as a part of the zoning application entitled "Illustrative Plan" (Exhibit G) so that there shall be made available to Dade County sufficient land for the construction of five hundred (500) units of housing for low and moderate income residents in a configuration acceptable to the Department of Housing and Urban Development of Dade County and to the Owners, in such a way as to provide low income housing for families in each of the three village centers, and low income housing for the elderly within the town center area, such housing to be integrated into the development so as to provide a similarity of architectural design. Upon said land it is intended that the Dade County Department of Housing and Urban Development construct, or contract for, or plan for the construction of the various types of housing units required, or enter into a contract with the Owners or other qualified contractors for the construction of said housing on a turn-key basis; and

TO: "WHEREAS, the Owner is additionally desirous of fulfilling the recommendations of the South Florida Regional Planning Council for a Development of Regional Impact and providing to the County assurance that the proceeds from the sale of land for 300 dwelling units shall be donated to Dade County for use in its low income housing program; and

- (4) To amend Covenant Governing Land Development dated the 12th day of February, 1974, and recorded under Official Records Book 8625, Pages 336 through 363, and to amend Addendum To Covenant Governing Land Development, dated February 28, 1974, and recorded under Official Records Book 8625, Page 328, as follows:

FROM: "43. AMENDMENT TO COVENANT

This covenant shall not be amended without the prior approval of the Board of County Commissioners for Metropolitan Dade County, Florida, upon petition of the majority of the then property owners of the entire tract.

TO: "43. AMENDMENT TO COVENANT

This covenant shall not be amended without the prior approval of the Board of County Commissioners for Metropolitan Dade County, Florida, upon petition of the majority of the then property owners of the entire tract or upon submission of a written instrument executed by the then owner of the fee simple title to the land to be affected by such amendment, providing that the same has been approved after public hearing by Resolution of the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, Florida, or such other County Authority, whichever by law has jurisdiction over said subject matter. Should this instrument be so amended, the Director of Metropolitan Dade County Building and Zoning Department, or its successor agency, shall execute a written instrument in recordable form effectuating and acknowledging such amendment.

- (5) USE VARIANCE to permit a proposed density of 42.42 units per acre where 35.9 units per acre are permitted.

ON:

Tract B "CYPRESS COURT AT THE HAMMOCKS" (previously known as Parcel 30).

- (6) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06 (17) of the Florida Statutes with respect to the above Amendments and Use Variance.

SUBJECT PROPERTY: Section 9, Township 55 South, Range 39 East, Dade County, Florida, less the SW 1/4 thereof; and the NE 1/4 of Section 8, Township 55, Range 39 East, Dade County Florida, less the Black Creek Canal right-of-way; and the South 1/2 of Section 4, Township 55 South, Range 39 East, Dade County, Florida, less the NW 1/4 of the SW 1/4 of said Section 4; and the NE 1/4 of said Section 4, less the North 3/4 of the East 1/4 of the NE 1/4 of said Section 4 and also less the South 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 4.

LOCATION: Lying south of S.W. 68th Street (N. Kendall Drive) on both sides of Hammocks Boulevard, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested amendments (Items #1, 2, 3 and 4), use variance (Item #5) and request to make substantial deviation determination to the requested amendments and use variance (Item #6), would be compatible with the neighborhood and area concerned and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the plan for the development of Dade County, Florida, and should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested amendments, use variance and request to make substantial deviation determination to the requested amendments and use variance be and the same are hereby approved,

BE IT FURTHER RESOLVED that taking into consideration the criteria listed in Section 380.06 (17) of the Florida Statutes this Board finds that there is not substantial deviation from the previously approved Development of Regional Impact on the subject property.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 20th day of December, 1984

December, 1984
No. 84-12-CC-20
wr
1/3/85

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 5th day of February 1985.

TRANSMITTED TO OFFICIAL RECORDS UNIT
OF DADE COUNTY, FLORIDA
RECORDS VERIFIED
RICHARD P. BRINKER
CLERK DADE COUNTY

RESOLUTION NO. Z-65-86

The following resolution was offered by Commissioner Sherman S. Winn, seconded by Commissioner Barbara M. Carey, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	absent
Clara Oesterle	absent	Sherman S. Winn	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	absent
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	absent		

WHEREAS, GENSTAR DEVELOPMENT, INC., had applied for the following:

- (1) A district boundary change from RU-3M (Minimum Apartment House) to RU-4A

REQUEST #1 ON THE FOLLOWING:

LAKE SHORE COURT AT THE HAMMOCKS, Plat book 118, Page 93.

LOCATION: Lying on the Northeast corner of S.W. 104 Street and theoretical S.W. 151 Avenue, Dade County, Florida.

- (2) TO AMEND "Amendment to Covenant Governing Land Development" recorded under Official Record Book 12432, Pages 633 through 636; the requested amendment more particularly applies to:

a. FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984, last revised May 1, 1985. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."

b. FROM: "6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Acre Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	89	8.2 %	448	5.4 %
RU-3M	245	22.3 %	2,692	32.4 %
RU-4L	72	6.6 %	1,663	20.0 %
RU-4M	98	8.9 %	3,500	42.2 %
	504	46.0 %	8,303	100.0 %

TO: "6. DISTRIBUTION OF UNITS

<u>Zone</u>	<u>Acre Acres</u>	<u>% of Gross Area</u>	<u>Total Units</u>	<u>% of Total Units</u>
RU-1	89.0	8.2 %	448	5.4 %
RU-3M	234.6	21.4 %	2,692	32.4 %
RU-4L	72.0	6.6 %	1,663	20.0 %
RU-4M	98.0	8.9 %	3,315	40.2 %
RU-4A	10.4	0.9 %	185	2.2 %
	504	46.0 %	8,303	100.0 %

The purpose of the request is to transfer 185 residential units that were never developed under Parcel #27 to Parcel #31 which is the subject property that is being requested to be rezoned under this application from RU-3M to RU-4A. Such Parcel #31 has a restriction under the present covenant that no residential units be permitted and that only a tennis center be permitted which will be modified to allow up to a maximum of 185 residential units.

- (3) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06(17) of the Florida Statutes with respect to the above amendments and rezoning requests.

REQUESTS #2 & #3 ON THE FOLLOWING:

Section 9, Township 55 South, Range 39 East, less the SW 1/4 thereof; and the NE 1/4 of Section 8, Township 55 South, Range 39 East, less the Black Creek Canal Right of Way, and the south 1/2 of Section 4, Township 55 South, Range 39 East, less the NW 1/4 of the SW 1/4 of said Section 4, and the NE 1/4 of said Section 4, less the north 3/4 of the east 1/4 of the NE 1/4 of said Section 4, and also the south 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 4.

LOCATION: Lying south of N. Kendall Drive (S.W. 88 Street) and north of S.W. 120 Street and lying between S.W. 147 Avenue and S.W. 162 Avenue, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and it was noted that neither the South Florida Regional Planning Agency or the State Planning Agency participated in the hearing, and at which time the applicant proffered a Declaration of Restrictive Covenants limiting the density on the subject property under certain conditions, providing a special setback from the south property line, limiting the height of the structures to be erected and providing a pedestrian easement along the north and east sides of the property; and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-4A would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and that the requested amendment to

"Amendment to Covenant Governing Land Development" would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved and that the proffered Declaration of Restrictive Covenants should be accepted;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to RU-4A be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the requested amendment of "Amendment to Covenant Governing Land Development" be and the same is hereby approved;

BE IT FURTHER RESOLVED that this Board, having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviation particularly to paragraphs (a) and (e) and the thresholds in paragraph (b), and presumptions set forth in paragraphs (c) and (d), finds that there is no substantial deviation and therefore no need for further Development of Regional Impact (DRI) Review; therefore, the previous Development Order (Z-25-74) pertaining to this project is hereby amended and the aforementioned changes are hereby incorporated into the Development Order;

BE IT FURTHER RESOLVED that the applicant shall within 30 days of the effective date of this modification of the previous Development Order, record with the Clerk of Dade County Circuit Court, pursuant to Section 380.06(15)(f)1, Florida Statutes 1985, a Notice of Adoption of the modified Development Order for GNC Properties Int'l, Inc. and DLM, Corp. (known as "The Hammocks") and specifying that the modified Development Order runs with the land and is binding upon the applicant, its successors and/or its assignees, jointly or severally;

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictive Covenants and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 6th day of March, 1986.

November, 1985
No. 86-22-CC-12
mr
4/30/86

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 14th day of May 1986.

May 14, 1986

Genstar Development Inc.
9280 Hammocks Blvd., Suite 101
Miami, FL 33196

Re: Hearing No. 85-11-CC-12; Lying south of N. Kendall Drive (S.W. 88 Street) and north of S.W. 120 Street and lying between S.W. 147 Avenue and S.W. 162 Avenue

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-65-86, adopted by the Board of County Commissioners, which approved your requested district boundary change to RU-4A and approved, the balance of your application on the above-described property and accepted your proffered Declaration of Restrictive Covenant.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submission of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/mr

Enclosure

REF: 12919PG 535

MODIFICATION OF COVENANT
GOVERNING LAND DEVELOPMENT

THIS MODIFICATION is made as of the 6th day of March, 1986, by Genstar Development, Inc., a New York corporation (the "Developer"), with Dade County, a political subdivision of the State of Florida (the "County").

W H E R E A S:

A. The parties have heretofore entered into that certain Covenant Governing Land Development dated February 12, 1974 and recorded in O.R. Book 8625, at Page 336, of the Public Records of Dade County, Florida, as thereafter amended (the "Covenant"); and

B. The Covenant applies to property described as follows:

Section 9, Township 55 South, Range 39 East, less the S.W. 1/4 thereof; and the N.E. 1/4 of Section 8, Township 55 South, Range 39 East, less the Black Creek Canal Right of Way; and the south 1/2 of Section 4, Township 55 South, Range 39 East; less the N.W. 1/4 of the S.W. 1/4 of said Section 4; and the N.E. 1/4 of said Section 4, less the north 3/4 of the east 1/4 of the N.E. 1/4 of said Section 4, and also less the south 1/2 of the N.W. 1/4 of the S.W. 1/4 of the N.E. 1/4 of said Section 4; and

C. The Covenant has been heretofore amended by instruments recorded in the Dade County Public Records and dated as follows:

O.R. Book 8625, at Page 328, dated 2/28/74;
O.R. Book 9254, at Page 1117, dated 10/17/75;
O.R. Book 11137, at Page 1847, dated 3/5/81,
O.R. Book 11111, at Page 857, dated 3/5/81,
O.R. Book 12432, at Page 628, dated 12/1/81, and
O.R. Book 12432, at Page 632, dated 12/20/84;
O.R. Book _____, at Page _____, dated 02/06/86.

D. The Covenant together with all amendments and modifications may be examined in the offices of owner at 9280 Hammocks Boulevard, Suite 101, Miami, Florida 33196; and

E. The Developer and the County have agreed to further modify the Covenant, which constitutes a land development

251

regulation applicable to the above described property, pursuant to Resolution No. Z-65-86 adopted by the Board of County Commissioners for the County on March 6, 1986 (the "Resolution").

NOW, THEREFORE, the Covenant is hereby amended as authorized in the Resolution, a copy of which is attached hereto and made a part hereof as Exhibit "A".

EXECUTED as of the day and year first above written.

Signed in the presence of:

Genstar Development, Inc.,
a New York corporation

Charles A. Palant
Paulleen Rodin

By: *Charles A. Palant*
Charles A. Palant
Vice President



STATE OF FLORIDA)
COUNTY OF DADE) SS:

The foregoing instrument was acknowledged before me this 4th day of June, 1986, by Charles A. Palant, as Vice President of Genstar Development, Inc., a New York corporation, on behalf of the corporation.

Paulleen Rodin
NOTARY PUBLIC



My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB 8, 1988
BONDED THRU GENERAL INS. UND.

OFF. REC. 12919PC 537

EXHIBIT "A"

85-315/4/9-55-19

RESOLUTION NO. 2-65-86

The following resolution was offered by Commissioner Sherman S. Wynn, seconded by Commissioner Barbara M. Carey, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry W. Schreiber	absent
Clara Oesterle	absent	Sherman S. Wynn	aye
Neverly B. Phillips	aye	Jorge (George) Valdes	absent
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvlin	absent		

WHEREAS, GENSTAR DEVELOPMENT, INC., had applied for the following:

(1) A district boundary change from RU-3H (Minimum Apartment Home) to RU-4A.

REQUEST #1 ON THE FOLLOWING:

LAKE SHORE COURT AT THE HANNOCKS, Plat book 118, Page 93.

LOCATION: being of the Northeast corner of S.W. 404 Street and theoretical S.W. 151 Avenue, Lake County, Florida.

(2) TO AMEND "Amendment to Covenant Governing Land Development" recorded under Official Record Book 12432, Pages 633 through 636; the requested amendment more particularly applies to:

a. FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HANNOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HANNOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984, last revised May 1, 1985. A ceiling on the number of permissible Permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."

b. FROM: "6. DISTRIBUTION OF UNITS

Zone	Acres	% of Gross Area	Total Units	% of Total Units
RU-1	89	8.2 %	448	5.4 %
RU-3H	245	22.3 %	2,692	32.4 %
RU-4L	72	6.6 %	1,661	20.0 %
RU-4H	98	8.9 %	3,500	42.2 %
	504	46.0 %	8,303	100.0 %

OFF.
REC. 12919PC 538

TO: "6. DISTRIBUTION OF UNITS

Zone	Acre Area	% of Gross Area	Total Units	% of Total Units
RU-1	89.0	8.2 %	448	5.4 %
RU-3H	274.6	21.4 %	2,692	12.4 %
RU-4L	72.0	6.6 %	1,663	20.0 %
RU-4H	98.0	8.9 %	3,315	40.7 %
RU-4A	10.4	0.9 %	185	2.2 %
	594	46.0 %	8,303	100.0 %

The purpose of the request is to transfer 185 residential units that were never developed under Parcel #27 to Parcel #31 which is the subject property. This is being requested to be rezoned under this application from RU-3H to RU-4A. Such Parcel #31 has a restriction under the present covenant that no residential units be permitted and that only a tennis center be permitted which will be modified to allow up to a maximum of 185 residential units.

(3) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06(17) of the Florida Statutes with respect to the above amendments and rezoning requests.

REQUESTS #2 & #3 ON THE FOLLOWING:

Section 9, Township 55 South, Range 39 East, less the SW 1/4 thereof; and the NE 1/4 of Section 0, Township 55 South, Range 39 East, less the Black Creek Canal Right of Way, and the south 1/2 of Section 4, Township 55 South, Range 39 East, less the NW 1/4 of the SW 1/4 of said Section 4, and the NE 1/4 of said Section 4, less the north 3/4 of the east 1/4 of the NE 1/4 of said Section 4, and also the south 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 4.

LOCATION: Lying south of N. Kendall Drive (S.W. 88 Street) and north of S.W. 120 Street and lying between S.W. 147 Avenue and S.W. 162 Avenue, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and it was noted that neither the South Florida Regional Planning Agency or the State Planning Agency participated in the hearing, and at which time the applicant proffered a Declaration of Restrictive Covenants limiting the density on the subject property under certain conditions, providing a special setback from the south property line, limiting the height of the structures to be erected and providing a pedestrian easement along the north and east sides of the property; and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-4A would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and that the requested amendment to

"Amendment to Covenant Governing Land Development" would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved and that the proffered Declaration of Restrictive Covenants should be accepted;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to R1-6A be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the requested amendment of "Amendment to Covenant Governing Land Development" be and the same is hereby approved;

BE IT FURTHER RESOLVED that this Board, having considered Section 390.06(14) of the Florida Statutes pertaining to substantial deviation particularly to paragraphs (a) and (e) and the thresholds in paragraph (b), and presumptions set forth in paragraphs (c) and (d), finds that there is no substantial deviation and therefore no need for further Development of Regional Impact (DRI) Review; therefore, the previous Development Order (2-25-74) pertaining to this project is hereby amended and the aforementioned changes are hereby incorporated into the Development Order;

BE IT FURTHER RESOLVED that the applicant shall within 30 days of the effective date of this modification of the previous Development Order, record with the Clerk of Dade County Circuit Court, pursuant to Section 390.06(15)(1), Florida Statutes 1985, a Notice of Adoption of the modified Development Order for GNC Properties Int'l, Inc. and DSI, Corp. (known as "The Hammocks") and specifying that the modified Development Order runs with the land and is binding upon the applicant, its successors and/or its assigns, jointly or severally;

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictive Covenants and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

OFF. REC. 12919PG 540

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 6th day of March, 1986.

November, 1985
No. 86-22-CC-12
mr
4/30/86

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 14th day of May 1986.

RECORDED IN OFFICIAL PUBLIC BOOK
OF DADE COUNTY, FLORIDA,
RECORD NUMBER
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

RESOLUTION NO. Z-119-86

The following resolution was offered by Commissioner Sherman S. Winn, seconded by Commissioner Beverly B. Phillips, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	absent
Clara Oesterle	absent	Sherman S. Winn	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

AMENDMENT TO DEVELOPMENT ORDER Z-281-84

WHEREAS, GENSTAR DEVELOPMENT, INC., had applied for the following:

- (1) A district boundary change from RU-1 (Single Family Residential) to RU-4L (Limited Apartment House)
- (2) TO AMEND "Amendment to Covenant Governing Land Development" recorded under Official Record Book 12432, Pages 632 through 636; the requested amendment more particularly applies to the subject property, as follows:

a. FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated February, 1986. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

b. FROM: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRE ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	89.0	8.2%	448	5.4%
RU-3M	245.0	22.3%	2,692	32.4%
RU-4L	72.0	6.6%	1,663	20.0%
RU-4M	<u>98.0</u>	<u>8.9%</u>	<u>3,500</u>	<u>42.2%</u>
	504.0	46.0%	8,303	100.0%

b. TO: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRE ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	71.9	6.6%	350	4.2%
RU-3M	234.6	21.4%	2,699	32.5%
RU-4L	89.1	8.1%	1,938	23.3%
RU-4M	98.0	8.9%	3,131	37.7%
RU-4A	<u>10.4</u>	<u>1.0%</u>	<u>185</u>	<u>2.3%</u>
	504.0	46.0%	8,303	100.0%

The purpose of the request is to permit the amendment to the existing covenant to allow for the conversion of originally designated single family residential units to apartment units on the subject property.

(3) TO MAKE A SUBSTANTIAL DEVIATION determination pursuant to Section 380.06(19) of the Florida Statutes with respect to the above amendments and requests.

SUBJECT PROPERTY: Tract A, LAKESIDE AT THE HAMMOCKS, Plat book 125, Page 86.

LOCATION: The Northeast corner of S.W. 157 Avenue and S.W. 104 Street, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and after hearing all interested parties, at which time it was noted that neither the South Florida Regional Planning Agency nor the State Planning Agency appeared or participated in the hearing, and upon due and proper consideration having been given to the requested change of zone and amendment to the recorded Amendment to Covenant Governing Land Development and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that said approvals are inconsequential and, individually and/or cumulatively would not create any additional regional impacts;

WHEREAS, that it is the opinion of this Board that the requests are congruent with the Comprehensive Development Master Plan when viewed in the context of the whole, adequate water and sewer services area near the site. While the additional units will impact school and fire services, these impacts were adequately addressed in the original Hammocks approval where the applicant agreed to donate 4 school sites and 1 fire station site. The traffic from this development is not expected to degrade area roadways below acceptable levels-of-service; and

WHEREAS, this Board having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviation and particularly paragraphs (a) and (e) and the thresholds in paragraph (b), and presumptions set forth in paragraphs (c) and (d), finds that there is no need for further Development of Regional Impact (DRI) Review;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change and the amendment be and the same are hereby approved;

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictive Covenants and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations;

BE IT FURTHER RESOLVED that the previous Development Order (Resolution # Z-281-84) pertaining to this project is hereby amended and the aforementioned changes are hereby incorporated into the Development Order;

BE IT FURTHER RESOLVED that the applicant shall within 30 days of the effective date of this modification of the previous Development Order, record with the Clerk of Dade County Circuit Court, pursuant to Section 380.06(15)(f)1, Florida Statutes 1985, a Notice of Adoption of the modified Development Order for GENSTAR DEVELOPMENT, INC., specifying that the modified Development Order runs with the land and is binding upon the applicant, its successors and/or its assignees, jointly or severally;

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms of this resolution.

PASSED AND ADOPTED this 8th day of May, 1986.

May, 1986
No. 86-5-CC-1
mr
7/17/86

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 25th day of July 1986.

July 25, 1986

Genstar Development, Inc.
101, 9280 Hammock Blvd.
Miami, FL 33196

Re: Hearing No. 86-5-CC-1; The Northeast corner of S.W. 157 Avenue and S.W.
104 Street

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-119-86, adopted by the Board of County Commissioners, which approved your requested "Amendment to Development Order Z-281-84" on the above-described property, and accepted your Declaration of Restrictive Covenants.

You are hereby notified that under Section 390.06 (14) (c), you are required to record a notice of the adoption of the Amendment to the Development Order with the Clerk of the Circuit Court.

You are, hereby, advised that the decision of the Dade County Commission is subject to appeal and that in the event that an appropriate appeal is timely filed, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CUC/mr

Enclosure

MODIFICATION OF COVENANT
GOVERNING LAND DEVELOPMENT

THIS MODIFICATION is made as of the 8th day of May, 1986 by Genstar Development, Inc., a New York corporation (the "Developer"), with Dade County, a political subdivision of the State of Florida (the "County").

W H E R E A S:

A. The parties have heretofore entered into that certain Covenant Governing Land Development dated February 12, 1974 and recorded in O.R. Book 8625, at Page 336, of the Public Records of Dade County, Florida, as thereafter amended (the "Covenant"); and

B. The Covenant applies to property described as follows:

Section 9, Township 55 South, Range 39 East, less the S.W. 1/4 thereof; and the N.E. 1/4 of Section 8, Township 55 South, Range 39 East, less the Black Creek Canal Right of Way; and the south 1/2 of Section 4, Township 55 South, Range 39 East, less the N.W. 1/4 of the S.W. 1/4 of said Section 4; and the N.E. 1/4 of said Section 4, less the north 3/4 of the east 1/4 of the N.E. 1/4 of said Section 4, and also less the south 1/2 of the N.W. 1/4 of the S.W. 1/4 of the N.E. 1/4 of said Section 4; and

C. The Covenant has been heretofore amended by instruments recorded in the Dade County Public Records and dated as follows:

O.R. Book 8625, at Page 328, dated 2/28/74,
 O.R. Book 9254, at Page 1117, dated 10/17/75,
 O.R. Book 11137, at Page 1847, dated 3/5/81,
 O.R. Book 11111, at Page 857, dated 3/5/81,
 O.R. Book 12432, at Page 628, dated 12/1/81, and
 O.R. Book 12432, at Page 632, dated 12/20/84;
 O.R. Book 12919, at Page 529, dated 2/6/86.
 O.R. Book 12919, at Page 535, dated 3/6/86.

D. The Covenant together with all amendments and modifications may be examined in the offices of Developer at 9280 Hammocks Boulevard, Suite 101, Miami, Florida 33196; and

E. The Developer and the County have agreed to further modify the Covenant, which constitutes a land development

regulation applicable to the above described property, pursuant to Resolution No. Z-119-86 adopted by the Board of County Commissioners for the County on May 8, 1986 (the "Resolution").

NOW, THEREFORE, the Covenant is hereby amended as authorized in the Resolution, a copy of which is attached hereto and made a part hereof as Exhibit "A".

EXECUTED as of the day and year first above written.

Signed in the presence of:

Genstar Development, Inc.
a New York corporation

Kathleen Rodi

By Charles A. Palant
Charles A. Palant
Vice President



Jan Myers

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 20th day of August, 1986, by Charles A. Palant, as Vice President of Genstar Development, Inc., a New York corporation, on behalf of the corporation.

Kathleen Rodi
NOTARY PUBLIC



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB 8, 1988
BONDED THIRD GENERAL INC. UMD.

3497R
HS - 08/12/86 (4)

EXHIBIT "A"
RESOLUTION NO. Z-119-86

The following resolution was offered by Commissioner Sherman S. Winn, seconded by Commissioner Beverly B. Phillips, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	absent
Clara Oesterle	absent	Sherman S. Winn	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

AMENDMENT TO DEVELOPMENT ORDER Z-281-84

WHEREAS, GENSTAR DEVELOPMENT, INC., had applied for the following:

- (1) A district boundary change from RU-1 (Single Family Residential) to RU-4L (Limited Apartment House)
- (2) TO AMEND "Amendment to Covenant Governing Land Development" recorded under Official Record Book 12432, Pages 632 through 636; the requested amendment more particularly applies to the subject property, as follows:

a. FROM: "18. CONTROLLED DENSITIES"

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

TO: "18. CONTROLLED DENSITIES"

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated February, 1986. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

b. FROM: "6. DISTRIBUTION OF UNITS"

<u>ZONE</u>	<u>ACRE ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	89.0	8.2%	448	5.4%
RU-3M	245.0	22.3%	2,692	32.4%
RU-4L	72.0	6.6%	1,663	20.0%
RU-4H	98.0	8.9%	3,500	42.2%
	504.0	46.0%	8,303	100.0%

b. TO: "6. DISTRIBUTION OF UNITS"

<u>ZONE</u>	<u>ACRE ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	71.9	6.6%	350	4.2%
RU-3M	234.6	21.4%	2,699	32.5%
RU-4L	89.1	8.1%	1,938	23.3%
RU-4M	98.0	8.9%	3,131	37.7%
RU-4A	10.4	1.0%	185	2.3%
	504.0	46.0%	8,303	100.0%

The purpose of the request is to permit the amendment to the existing covenant to allow for the conversion of originally designated single family residential units to apartment units on the subject property.

(3) TO MAKE A SUBSTANTIAL DEVIATION determination pursuant to Section 380.06(19) of the Florida Statutes with respect to the above amendments and requests.

SUBJECT PROPERTY: Tract A, LAKESIDE AT THE HAMMOCKS, Plat book 125, Page 86.

LOCATION: The Northeast corner of S.W. 157 Avenue and S.W. 104 Street, and

WHEREAS, a public hearing of the Board of County Commissioners, Duval County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and after hearing all interested parties, at which time it was noted that neither the South Florida Regional Planning Agency nor the State Planning Agency appeared or participated in the hearing, and upon due and proper consideration having been given to the requested change of zone and amendment to the recorded Amendment to Covenant Governing Land Development and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that said approvals are inconsequential and, individually and/or cumulatively would not create any additional regional impacts;

WHEREAS, that it is the opinion of this Board that the requests are congruent with the Comprehensive Development Master Plan when viewed in the context of the whole, adequate water and sewer services area near the site. While the additional units will impact school and fire services, these impacts were adequately addressed in the original Hammocks approval where the applicant agreed to donate 4 school sites and 1 fire station site. The traffic from this development is not expected to degrade area roadway below acceptable levels-of-service; and

WHEREAS, this Board having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviation and particularly paragraphs (a) and (c) and the thresholds in paragraph (b), and presumptions set forth in paragraphs (c) and (d), finds that there is no need for further Development of Regional Impact (DRI) Review;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change and the amendment be and the same are hereby approved;

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictive Covenants and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations;

BE IT FURTHER RESOLVED that the previous Development Order (Resolution # Z-281-84) pertaining to this project is hereby amended and the aforementioned changes are hereby incorporated into the Development Order;

BE IT FURTHER RESOLVED that the applicant shall within 30 days of the effective date of this modification of the previous Development Order, record with the Clerk of Dade County Circuit Court, pursuant to Section 380.06(15)(f)1, Florida Statutes 1985, a Notice of Adoption of the modified Development Order for GENSTAR DEVELOPMENT, INC., specifying that the modified Development Order runs with the land and is binding upon the applicant, its successors and/or its assignees, jointly or severally;

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms of this resolution.

PASSED AND ADOPTED this 8th day of May, 1986.

May, 1986
No. 86-5-CC-1
mr
7/17/86

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 25th day of July 1986.

RECORDED IN ORIGINAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD # 111111
RICHARD P. BRINKER
CLERK CIRCUIT COURT

RESOLUTION NO. Z-183-86

WHEREAS, GENSTAR DEVELOPMENT, INC., had applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION determination pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests.
- (2) A district boundary change from RU-1 (Single Family Residential) to RU-3M (Minimum Apartment House)
- (3) TO AMEND "Amendment to Covenant Governing Land Development" recorded under Official Record Book 12432, Pages 632 through 636; the requested amendment more particularly applies to the subject property, as follows:

a. FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS Parcel Schedule" prepared by Post, Buckley, Schuh & Jernigan, Inc., dated September, 1984. A ceiling on the number of permissible permanent residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

a. TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "THE HAMMOCKS Parcel Schedule" prepared by Post, Buckley, Schuh & Jernigan, Inc., dated May, 1986. A ceiling on the number of permissible permanent residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

b. FROM: "6. DISTRIBUTION OF UNITS

<u>ZONE</u> <u>UNITS</u>	<u>ACRE</u> <u>ACRES</u>	<u>% OF</u> <u>GROSS AREA</u>	<u>TOTAL</u> <u>UNITS</u>	<u>% OF</u> <u>TOTAL</u>
RU-1	89.0	8.2%	448	5.4%
RU-3M	245.0	22.3%	2,692	32.4%
RU-4L	72.0	6.6%	1,663	20.0%
RU-4M	98.0	8.9%	3,500	42.2%
	<u>504.0</u>	<u>46.0%</u>	<u>8,303</u>	<u>100.0%</u>

b. TO: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRE ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	62.2	5.7%	305	3.7%
RU-3M	244.3	22.3%	2,744	33.0%
RU-4L	89.1	8.1%	1,938	23.3%
RU-4M	98.0	8.9%	3,131	37.7%
RU-4A	10.4	1.0%	185	2.3%
	<u>504.0</u>	<u>46.0%</u>	<u>8,303</u>	<u>100.0%</u>

The purpose of the request is to permit the amendment to the existing covenant to allow for the conversion of originally designated single family residential units to apartment units on the subject property.

- (4) USE VARIANCE of zoning regulations requiring half section lines to be a minimum 70' right-of-way; to vary same on the subject property to permit the non-dedication of the south 35' for S.W. 112th Street.

ON:

A parcel of land lying in Sections 8 and 9, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the east 1/4 corner of said Section 8; thence S87°46'2"W along the south line of the NE 1/4 of said Section 8 for a distance of 355'; thence N2°13'58"W for a distance of 70' to the Point of beginning; thence continue N2°13'58"W for a distance of 630' to a point, thence N87°46'2"E for a distance of 80' to the Point of curvature of a circular curve concave to the Southwest, having a radius of 1,150' and a central angle of 39°11'5"; thence run E/ly, and SE/ly along the arc of said curve for a distance of 786.49' to a point; thence S36°57'7"W radially to the next described curve, for a distance of 43' to a point on a circular curve concave to the Southwest having a radius of 1,107' and a central angle of 1°48'0"; thence run SE/ly along the arc of said curve for a distance of 34.78' to a Point of tangency; thence run S51°14'53"E for a distance of 200.92' to a Point of curvature of a circular curve concave to the Northeast having a radius of 1,193' and a central angle of 25°44'21"; thence run SE/ly along the arc of said curve for a distance of 535.94' to a Point of intersection with the south line of the NW 1/4 of said Section 9; thence S87°34'59"W along the south line of the NW 1/4 of said Section 9 for a distance of 1,050.25' to a Point of intersection with the arc of a circular curve concave to the Southwest, having a radial bearing of N33°34'26"E from the center of said curve; thence NW/ly along the arc of said curve having for its elements a radius of 370' and a central angle of 35°48'24" for a distance of 231.23' to a Point of tangency; thence S87°46'2"W for a distance of 159.72' to the Point of beginning.

- (3) UNUSUAL USE to permit a 120 bed nursing home and a 25 bed home for the aged.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS for a building of public assemblage to permit the proposed buildings setback 25' (50' required) from the rear (south) and side (west) property lines.
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 76 parking spaces (89 required).

Plans are on file and may be examined in the Zoning Department entitled "Beverly Enterprises Hammocks Property Sunflower Plat" on landscape and site plans prepared by ABZMT Consultants, Inc., dated 5-16-86; floor plans entitled "25 Unit Villa Adult Congregate Living Facility" and "120 Bed Nursing Home for Dade County, Florida", as prepared by The Fletcher Firm Architects, dated Jan. 23, 1986.

REQUESTS #3, #4, & #5 ON THE FOLLOWING:

A parcel of land lying in Sections 8 and 9, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the east 1/4 corner of said Section 8; thence run $S87^{\circ}46'2''W$ along the south line of the NE 1/4 of said Section 8 for a distance of 300' to a point; thence run $N2^{\circ}13'58''W$ for a distance of 632' to a Point of curvature of a circular curve concave to the Southeast, having for its elements a central angle of 90° and a radius of 25'; thence run N/ly, NE/ly and E/ly along the arc of said curve for a distance of 39.27' to a Point of compound curvature of a circular curve concave to the Southwest having for its elements a central angle of $22^{\circ}19'49''$ and a radius of 1,107'; thence run E/ly and SE/ly along the arc of said curve for a distance of 431.44' to the Point of beginning; thence continue SE/ly, along an extension of the last described curve, through a central angle of $18^{\circ}39'16''$ and a radius of 1,107', along the arc of said curve for a distance of 360.42' to a Point of tangency; thence run $S51^{\circ}14'53''E$ for a distance of 200.92' to the Point of curvature of a circular curve concave to the Northeast, having for its elements a central angle of $25^{\circ}44'21''$ and a radius of 1,193'; thence run SE/ly along the arc of said curve for a distance of 535.94' to a Point of intersection with the south line of the NW 1/4 of said Section 9; thence run $S87^{\circ}34'59''W$ along the south line of the NW 1/4 of said Section 9 for a distance of 924' to a point; thence run $N2^{\circ}25'1''W$ for a distance of 573.51' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 157 Avenue and S.W. 112 Street, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and at which time it was pointed out to this Board that the number of dwelling units were not being changed, but merely redistributed throughout the development and therefore the request would not constitute a substantial deviation from the previous Development Order; and it was also noted that neither the South Florida Regional Planning Council nor the Florida State Planning Agency appeared or participated in the hearing, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, and that the requested amendment to "Amendment to Covenant Governing Land Development", use variance, unusual use and non-use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the requested amendment to "Amendment to Covenant Governing Land Development", use variance, unusual use and non-use variances be and the same are hereby approved, subject to the following conditions:

1. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of structure or structures, off street parking areas and driveways, walls, hedges and fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Beverly Enterprises Hammocks Property Sunflower Plat" on landscape and site plans prepared by AB2MT Consultants, Inc., dated 5-16-86; floor plans entitled "25 Unit Villa Adult Congregate Living Facility" and "120 Bed Nursing Home for Dade County, Florida", as prepared by The Fletcher Firm Architects, dated Jan. 23, 1986.
3. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
4. That the use be established and maintained in accordance with the approved plan.
5. That the use be approved for and be restricted to a maximum of 120 persons in the nursing home and 25 persons in the adult congregate living facility.
6. That the use be made to conform to the requirements and/or recommendations of Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services.
7. That alcoholic and mental patients of any type be prohibited on the premises.
8. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

NOWHEREFORE BE IT RESOLVED that this Board, having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviation and particularly paragraphs (a) and (e) and the threshold in paragraph (b), and presumptions set forth in paragraphs (c) and (d), finds that there is no substantial deviation and therefore no need for further Development of Regional Impact (DRI) Review pertaining to this project and it is hereby amended accordingly;

BE IT FURTHER RESOLVED that the applicant shall record with the Clerk of Dade County Circuit Court, pursuant to Section 380.06(15)(F)1, Florida Statutes 1985, a Notice of Adoption of the modified Development Order for Genstar Development, Inc., specifying that the modified Development Order runs with the land and is binding upon the applicant, its successors and/or its assigns, jointly or severally;

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

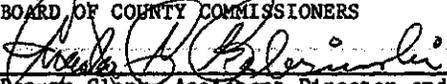
The foregoing resolution was offered by Mayor Stephen P. Clark, seconded by Commissioner Clara Oesterle, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	absent
Clara Oesterle	aye	Jorge (George) Valdez	aye
Beverly B. Phillips	aye	Sherman S. Winn	absent
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	absent		

The Mayor thereupon declared the resolution duly passed and adopted this 17th day of July, 1985.

CERTIFIED COMPLETE TRUE AND ACCURATE COPY

July, 1986
No. 86-7-CC-12
8/21/86
mr

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
By 
Deputy Clerk, Assistant Director and
Legal Counsel Dade County Building
and Zoning Department.

This resolution transmitted to the Clerk of the Board of County Commissioners on the 27th day of August 1986.

METROPOLITAN DADE COUNTY, FLORIDA



BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

August 27, 1986

Genstar Development Corp.
c/o Charles Allan Palant
#101, 9280 Hammocks Blvd.
Miami, FL 33196

Re: Hearing No. 86-7-CC-12; Southeast cor. of S.W. 157 Ave. and S.W. 112 St.

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-183-86, adopted by the Board of County Commissioners, which approved your requested district boundary change to RU-3M and approved, subject to conditions, the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then automatically renewable annually by this Department.

Please also note that a Notice of Adoption of the Amended Development Order must be recorded with the Clerk of the Circuit Court.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submittal of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/mr
Enclosure

cc: Dade County Fire Chief
Dade County Department of Public Health
State of Florida Department of Health & Rehabilitative Services
South Florida Regional Planning Council
Bureau of Land and Water Management Fl. Dpt. of Community Affairs

RESOLUTION NO. Z-293-87

The following resolution was offered by Commissioner Beverly B. Phillips, seconded by Commissioner Clara Oesterle, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	aye
Clara Oesterle	aye	Jorge (George) Valdez	absent
Beverly B. Phillips	aye	Sherman S. Winn	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	absent		

WHEREAS, AMERICAN NEWLAND ASSOC., had applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests.
- (2) RU-4L to RU-4M
- (3) TO AMEND "The Amendment to Covenant Governing Land Development", recorded under Official Record Book 12432, Pages 632 through 636; the requested amendment more particularly applies to the subject property as follows:

FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated June, 1987. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated July, 1987. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

FROM: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	39.4	3.6%	229	2.8%
RU-3M	267.2	24.4%	2,925	35.2%
RU-4L	89.1	8.1%	1,938	23.3%
RU-4M	98.0	8.9%	3,026	36.4%
RU-4A	10.4	1.0%	185	2.3%
	504.1	46.0%	8,303	100.0%

TO: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	39.4	3.6%	229	2.8%
RU-3M	267.2	24.4%	2,925	35.2%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,419	41.1%
RU-4A	10.4	1.0%	185	2.3%
	504.1	46.0%	8,303	100.0%

OR IN THE ALTERNATIVE:

FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated August, 1986. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated July, 1987, modified. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

FROM: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	52.7	4.8%	272	3.3%
RU-3M	253.9	23.2%	2,882	34.7%
RU-4L	89.1	8.1%	1,938	23.3%
RU-4M	98.0	8.9%	3,026	36.4%
RU-4A	10.4	1.0%	185	2.3%
	504.1	46.0%	8,303	100.0%

TO: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	52.7	4.8%	272	3.3%
RU-3M	253.9	23.2%	2,882	34.7%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,419	41.1%
RU-4A	10.4	1.0%	185	2.3%
	504.1	46.0%	8,303	100.0%

The purpose of the request is to amend the covenant to permit the redistribution of units to correspond with the rezoning request.

SUBJECT PROPERTY: Tract A, BAYWOOD AT THE HAMMOCKS, Plat book 125, Page 99.

LOCATION: The Southeast corner of S.W. 157 Avenue and S.W. 104 Street, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time this Board finds that there is not a substantial deviation, and at which time the applicant proffered a Declaration of Restrictive Covenants which limited the density to not more than 27 units per net acre, limited the height of construction to a maximum of 4 stories and 50 feet, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-4M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, that the alternate request to amend "The Amendment to Covenant Governing Land Development" recorded under Official Record Book 12432 should be approved, and that the proffered Declaration of Restrictive Covenants should be accepted;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviation and particularly paragraphs (a) and (e) and thresholds in paragraph (b), and presumptions set forth in paragraphs (c) and (d), finds that there is no substantial deviation and that the application should be approved;

BE IT FURTHER RESOLVED that the requested district boundary change to RU-4M be and the same is hereby approved and said property is hereby rezoned accordingly;

BE IT FURTHER RESOLVED that the alternate request to amend "The Amendment to Covenant Governing Land Development", recorded under Official Record Book 12432, be and the same is hereby approved;

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictive Covenants and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms of this resolution.

PASSED AND ADOPTED this 5th day of November, 1987.

November, 1987
No. 87-11-CC-3
12/2/87
mr

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By Richard P. Brinker, Clerk
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 4th day of DECEMBER, 1987.



BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

December 4, 1988

American Newland Assoc.
c/o Genstar Development, Inc.
9280 Hammocks Blvd., #101
Miami, FL 33196

Re: Hearing No. 87-11-CC-3; The Southeast corner of S.W. 157 Avenue and S.W.
104 Street

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-293-87, adopted by the Board of County Commissioners, which approved your requested district boundary change to RU-4M and your alternate requested amendment to "The Amendment to Covenant Governing Land Development" on the above-described property, and accepted your proffered Declaration of Restrictive Covenants.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submittal of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/mr

Enclosure

cc: J.J. DellaPorta, Inc.
11820 West Dixie Highway
North Miami, FL 33161

RESOLUTION NO. Z-341-87

The following resolution was offered by Commissioner Sherman S. Winn, seconded by Commissioner Clara Oesterle, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	absent
Clara Oesterle	aye	Jorge (George) Valdez	absent
Beverly B. Phillips	aye	Sherman S. Winn	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

**AMENDMENT TO DEVELOPMENT OF REGIONAL IMPACT ORDER
RESOLUTION NO. Z-23-74**

WHEREAS, AMERICAN NEULAND ASSOCIATES, had applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests.
- (2) A district boundary change from RU-1 (Single Family Residential) to RU-3M (Minimum Apartment House)
- (3) SPECIAL EXCEPTION for site plan approval of a zero lot line development on private drives with the following non-use variances:
 - a. to permit access to a public street by means of a private drive.
 - b. to permit certain units and portions of certain units to setback from the zero lot line where required to be on the zero lot line.
 - c. to permit 10% (15% required) integration space on Unit C and 11% integration space on Unit E.
- (4) TO AMEND the "Amendment to Covenant Governing Land Development" recorded under Official Record Book 12432, Pages 12432, Pages 632 through 636; the requested amendment more particularly applies to the subject property as follows:

FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated July, 1987, modified. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated November, 1987. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

FROM: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	52.7	4.8%	272	3.3%
RU-3M	253.9	23.2%	2,882	34.7%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,419	41.1%
RU-4A	10.4	1.0%	185	2.3%
	504.1	46.0%	8,303	100.0%

TO: "6. DISTRIBUTION OF UNITS

<u>ZONE</u>	<u>ACRES</u>	<u>% OF GROSS AREA</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL UNITS</u>
RU-1	39.4	3.6%	229	2.8%
RU-3M	267.2	24.4%	2,925	35.2%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,419	41.1%
RU-4A	10.4	1.0%	185	2.3%
	504.1	46.0%	8,303	100.0%

The purpose of the request is to permit the amendment to the existing covenant to allow for the redistribution of units to permit the proposed zero lot line development within the subject property.

A plan is on file and may be examined in the Zoning Department entitled "Chantarelle II", consisting of 12 sheets, as prepared by H.G. Enterprises, revised dated received 11/20/87. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract N-5, SECTION FIVE AT THE HAMMOCKS, Plat book 131, Page 72.

LOCATION: The Southeast corner of S.W. 162 Avenue and S.W. 112 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time it was noted that Ms. Jean West from the South Florida Regional Planning Agency was present in order to protect their appeal rights, but did not participate in the hearing, and at which time it was noted that the State Planning Agency did not appear or participate in the hearing and upon due and proper consideration having been given to the matter it is the opinion of this Board that the requests will not create any additional regional impacts, and this Board therefore finds that there is no substantial deviation and that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be

approved, and that the requested special exception, non-use variances and amendment to "Amendment to Covenant Governing Land Development", recorded under Official Record Book 12432 would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved, subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviation and particularly paragraphs (a) and (e) and thresholds in paragraph (b), and presumptions set forth in paragraphs (c) and (d), finds that there is no substantial deviation and there is no need for further Development of Regional Impact (DRI) review;

BE IT FURTHER RESOLVED that the requested district boundary change to RU-3M be and the same is hereby approved, and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the balance of the application be and the same hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, type, height and location of structures, density of occupancy for proposed development, off-street parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Chantarelle II", consisting of 12 sheets, as prepared by H.G. Enterprises, revised dated received 11/20/87.
3. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
4. That the use be established and maintained in accordance with the approved plan.
5. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.
6. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.
7. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other

public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or accessways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by all parties having an interest in the land and its improvements.

BE IT FURTHER RESOLVED that the previous Development Order (Resolution Z-23-74) pertaining to this Development is hereby amended and the aforementioned changes are hereby incorporated in the Development Order;

BE IT FURTHER RESOLVED that the applicant shall record with the Clerk of Dade County Circuit Court, pursuant to Section 380.06(15)(f)1 Florida Statutes 1985, a Notice of Adoption of the modified Development Order.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 10th day of December, 1987.

December, 1987
No. 87-11-CC-2
1/4/87
mr

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By Richard P. Brinker, Clerk
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners

on the 7th day of JANUARY, 1988.

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

**BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500**

January 7, 1988

South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, Florida 33021

Att: Mr. Jack Osterholt

Re: Hearing No. 87-11-CC-2; The Southeast corner of S.W. 162 Avenue and S.W.
112 Street

Gentlemen:

In compliance with Section 380, Florida Statutes, we are enclosing, herewith, a copy of Resolution No. 2-341-87, adopted by the Board of County Commissioners approving, subject to conditions, the application of American Newland Associates to permit a district boundary change to RU-3M and an increase in the development on the above-described property.

Very truly yours,

Chester C. Czebrinski
Assistant Director and Legal
Counsel

CCC/mr.
Enclosure

RESOLUTION NO. Z-226-89

The following resolution was offered by Commissioner Sherman S. Winn, seconded by Commissioner Stephen P. Clark, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	absent
Charles Dusseau	absent	Jorge (George) Valdes	aye
Joseph M. Gersten	aye	Sherman S. Winn	aye
Larry Hawkins	aye	Stephen P. Clark	aye
Harvey Ruvlin	absent		

**AMENDMENT TO DEVELOPMENT OF REGIONAL IMPACT ORDER
RESOLUTION NO. Z-25-89**

WHEREAS, AMERICAN NEWLAND ASSOC., had applied for the following

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06(17) of the Florida Statutes with respect to the following amendments and requests.
- (2) TO AMEND items #6 & #18 of "The Amendment to Covenant Governing Land Development", approved pursuant to Resolution Z-25-74, passed and adopted by the Board of County Commissioners on the 12th day of February, 1974 and recorded under Official Record Book 8625, Pages 336 through 363; last revised by Resolution Z-293-87, passed and adopted by the Board of County Commissioners on the 5th day of November, 1987; the requested amendment more particularly applies to the subject property as follows:

FROM: "6. DISTRIBUTION OF UNITS

ZONE	ACRES	% OF GROSS AREA	TOTAL UNITS	% OF TOTAL UNITS
RU-1	52.7	4.8%	272	3.3%
RU-3M	253.9	23.2%	2,882	34.7%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,419	41.1%
RU-4A	10.4	1.0%	185	2.3%
	504.1	46.0%	8,303	100.0%

TO: "6. DISTRIBUTION OF UNITS

ZONE	ACRES	% OF GROSS AREA	TOTAL UNITS	% OF TOTAL UNITS
RU-1	39.4	3.6%	229	2.8%
RU-3M	267.2	24.4%	2,925	35.2%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,356	40.4%
RU-4A	10.4	1.0%	248	3.0%
	504.1	46.0%	8,303	100.0%

FROM: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated July, 1987, modified. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

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The proceeds from the sale of land for 500 dwelling units shall be donated to Dade County for use in its low income housing program, which units shall be included in the above total."

TO: "18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated July, 1989. A ceiling on the number of permissible permanent Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole.

The purpose of this request is to increase the total number of units on Parcel #31 (RU-4A) from 185 residential units to 248 residential units and to increase or decrease other parcels as to maintain the previously approved total number of units.

- (3) DELETION of a Declaration of Restrictive Covenants recorded in the Official Record Book 12847, Pages 1314 - 1317, on the 8th day of April, 1986 and required pursuant to Resolution Z-65-86, passed and adopted by the Board of County Commissioners on the 6th day of March, 1986.

REQUESTS #1 - #3 ON THE FOLLOWING:

Tract A, LAKESHORE COURT AT THE HAMMOCKS, Plat book 118, Page 93.

LOCATION: Lying on the Northeast corner of S.W. 104 Street & theoretical S.W. 151 Avenue, Dade County, Florida.

- (4) NON-USE VARIANCE OF ZONING REGULATIONS requiring any property in a BU district may be used as access for egress and ingress only to property zoned in any BU classification or in any IU classification provided that both properties are under the same ownership; to waive same to permit vehicle ingress and egress to the adjoining BU-2 zoned property through the RU-4A zoned property under the same ownership.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high wall along the property line in a BU-2 zone when abutting residential zoning; to waive a portion of the required wall to permit access to the RU-4A district.

REQUESTS #4 - #5 ON THE FOLLOWING:

The east 80' of the south 150' of Tract A, HAMMOCKS TOWN CENTER, Plat book 118, Page 94.

Plans are on file and may be examined in the Zoning Department entitled "Sketch to Accompany Legal Description," as prepared by Crowder - Mahoney, Inc., dated 9-6-89. Plans may be modified at public hearing.

LOCATION: Lying on the Northwest corner of S.W. 151 Avenue and S.W. 104 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, at which time the applicant proffered a Declaration of Restrictions which among other things restricted the density on the property, placed a height limitation on the buildings, provided for a pedestrian easement and a bicycle path, etc., and at which time it was noted that the South Florida

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ZONING HEARING FILE.

Regional Planning Agency and the State Planning Agency did not appear or participate in the hearing and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requests will not create any additional regional impacts, and this Board therefore finds that there is no substantial deviation and that the requested Amendment to Items #6 and 18 of "The Amendment to Covenant Governing Land Development", Deletion of a Declaration of Restrictive Covenants recorded in Official Record Book 12847 and non-use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviation and particularly paragraphs (a) and (e) and thresholds in paragraph (b), and presumptions set forth in paragraphs (c) and (d) and subparagraphs (e) 1 and 3, finds that there is no substantial deviation and there is no need for further Development of Regional Impact (DRI) review;

BE IT FURTHER RESOLVED that this Board hereby finds that prior amendments to the existing Development Order (i.e., Dade County Resolution #Z-25-74), and the Amendment to the existing Development Order approved hereby, when considered individually, or in any combination, or cumulatively pursuant to Subsection 380.06(19), Florida Statutes, do not constitute a substantial deviation requiring further development of regional impact review;

BE IT FURTHER RESOLVED that the requested Amendment to Items #6 and 18 of "The Amendment to Covenant Governing Land Development", Deletion of a Declaration of Restrictive Covenants recorded in Official Record Book 12847 and non-use variances be and the same are hereby approved;

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PAGE *///*
ZONING HEARING FILE

BE IT FURTHER RESOLVED that the previous Development Order (Resolution Z-25-84) and as subsequently amended, is hereby further amended and the aforementioned changes are hereby incorporated in the Development Order;

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictions and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

BE IT FURTHER RESOLVED that the applicant shall record with the Clerk of Dade County Circuit Court, pursuant to Section 380.06(15)(f) Florida Statutes 1987, a Notice of Adoption of the modified Development Order.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 19th day of October, 1989.

CERTIFIED COMPLETE TRUE AND ACCURATE COPY

October, 1989
No. 88-10-CC-16
MTC
11/2/89

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
By *Arthur B. ...*
Deputy Clerk, Assistant Director and
Legal Counsel, Dade County Building
and Zoning Department.

This resolution transmitted to the Clerk of the Board of County Commissioners on the 7th day of NOVEMBER 1989.

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METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT

SUITE 1010

111 N.W. 1st STREET

MIAMI, FLORIDA 33128-1874

(305) 375-2500

November 7, 1989

American Newland Associates
9280 Hammocks Blvd., Suite 101
Miami, FL 33196

Hearing No. 89-10-CC-16; Lying on the Northwest corner of S.W. 151 Avenue and S.W. 104 Street, and lying on the Northeast corner of S.W. 104 Street & theoretical S.W. 151 Avenue, and Lying on the Northwest corner of S.W. 151 Avenue and S.W. 104 Street

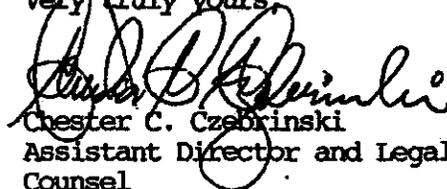
Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-226-89, adopted by the Board of County Commissioners, which approved your requested Amendment to Items #6 and 18 of "The Amendment to Covenant Governing Land Development", Deletion of a Declaration of Restrictive Covenants recorded in Official Record Book 12847 and non-use variances on the above-described property, and accepted your proffered Declaration of Restrictions. Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required.

You are hereby notified that under Section 380.06 (14) (d), you are required to record a notice of the adoption of the Amended Development Order with the Clerk of the Circuit Court.

You are, hereby, advised that an appeal from the decision of the Dade County Commission adopting the amended Development Order may be taken in accordance with Chapter 380 of the Florida Statutes.

Very truly yours,


Chester C. Czebrinski
Assistant Director and Legal
Counsel

CCC/mr.
Enclosure

cc: J.J. Della Porta, Inc.
11820 West Dixie Highway
North Miami, FL 33161

John G. Fletcher
Attorney-at-Law
7600 Red Road - Suite 304
South Miami, Florida - 33143-5484

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ZONING HEARING FILE

RESOLUTION NO. 7-36-92

The following resolution was offered by Commissioner Mary Collins, seconded by Commissioner Alexander Penelas, and upon poll of members present the vote was as follows:

Mary Collins	aye	Alexander Penelas	aye
Charles Dusseau	absent	Harvey Ruvin	absent
Joseph M. Gersten	absent	Arthur E. Teele, Jr.	aye
Larry Hawkins	aye	Sherman S. Winn	absent
		Stephen P. Clark	aye

WHEREAS, AMERICAN NEWLAND ASSOCIATES, had applied for the following:

TO OBTAIN AUTHORIZATION BY THE BOARD OF COUNTY COMMISSIONERS to complete The Hammocks Development without compliance with Paragraph 38(b) of the Covenant Governing Land Development recorded at Official Records Book 8625, Page 355 (which required improvements of portions of S.W. 104 Street, S.W. 120th Street and S.W. 147 Avenue at the Hammocks) on the basis of compliance with paragraph 38(C) (which made provision for alternate transportation modes to be substituted) and subject to review and approval by the Metropolitan Dade County Commission.

Any authorization by the Board of County Commissioners in this regard applies to the entire Hammocks development as legally described in the aforementioned covenant.

SUBJECT PROPERTY: Tract A-5, SECTION 5 AT THE HAMMOCKS, Plat book 131, Page 72.

LOCATION: The Southeast corner of S.W. 162 Avenue and S.W. 104 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the requested Authorization by the Board of County Commissioners to complete The Hammocks Development without compliance with Paragraph 38(b) of the Covenant Governing Land Development recorded at

Official Records Book 8625, Page 355 (which required improvements of portions of S.W. 104 Street, S.W. 120th Street and S.W. 147 Avenue at the Hammocks) on the basis of compliance with paragraph 38(C) (which made provision for alternate transportation modes to be substituted) and subject to review and approval by the Metropolitan Dade County Commission should be granted, subject to conditions, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested authorization be and the same is hereby granted, subject to the following conditions:

1. That the applicant post a Bond or Letter of Credit within 30 days in a form and an amount satisfactory to Dade County Public Works Department to guarantee the construction of two additional lanes on S.W. 147 Avenue between S.W. 112 Street and S.W. 120 Street.
2. The completion of the construction of two additional lanes on S.W. 147 Avenue between S.W. 112 Street and S.W. 120 Street shall occur no later than October 31, 1993, which shall be guaranteed by the Bond or Letter of Credit.
3. The approval of a grant to Metropolitan Dade County by the Florida Department of Commerce in the amount of \$2,000,000.00 to be used for construction of a four-laned divided section of roadway on S.W. 120 Street between S.W. 147 Avenue and S.W. 137 Avenue.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations, will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of APRIL, 1992

April, 1992
No. 92-4-CC-2
4/21/92
mr



DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

RAYMOND REED

By Marshall Ader, Clerk
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 27th day of APRIL, 1992.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, MARSHALL ADER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-36-92, adopted by the said Board of County Commissioners at its meeting held on April 9, 19 92.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 27th day of April, A.D. 19 92.

MARSHALL ADER, Clerk
Board of County Commissioners
Dade County, Florida

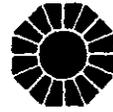
By [Signature]
Deputy Clerk



SEAL

Board of County Commissioners
Dade County, Florida

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

**BUILDING & ZONING DEPARTMENT
SUITE 1010
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1974
(305) 375-2500**

May 21, 1992

Rafael Rodon, P.E.
CBR Consulting, Inc.
Two Alhambra Plaza
Penthouse II
Coral Gables, FL 33134

Dear Rafael:

As per your request, I am attaching Resolution No. Z-36-92. In addition, I would like to inform you that this Department has been advised that all conditions of said resolution have been met, therefore, this Department is ready to sign off on all building permits in the Hammocks area.

If we can be of any further assistance, please notify us.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Villar". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Reinaldo G. Villar
Zoning Control Division Chief

RGV:bn
Attachments

D

EXHIBIT D

**Table 1-A
The Hammocks Development of Regional Impact
Parcel 42
Current & Projected Water and Sewer Gallonage***

Land Use	Generation Rate (gal per day/unit)	Current Approved Intensity	Proposed Maximum Intensity
Residential - Multi-Family	150 gpd/unit	0 units	384 units
		0 gpd	57,600 gpd
Residential - Single Family	220 gpd/unit	0 units	225 units
		0 gpd	49,500 gpd
Retail	10 gpd/100 s.f.	0 sq. ft.	384,960 sq. ft.
		0 gpd	38,496 gpd
Industrial / Office (analyzed as office)	5 gpd/100 s.f.	6,088,599 sq. ft.	3,179,880 sq. ft.
		304,430 gpd	158,994 gpd
Total		304,430 gpd	304,590 gpd (+0.055%)

*Generation Rates pursuant to Section 24-43.1(5), Miami-Dade County Code

**Table 1-B
The Hammocks Development of Regional Impact
Parcel 42
Current & Projected Solid Waste Generation***

Land Use	Generation Rate (lbs/unit)	Current Intensity	Proposed Minimum Intensity
Residential - Multi-Family	0.71 tons/unit	0 units	384 units
		0 tons/yr	273 tons/yr
Residential - Single Family	1.10 tons/unit	0 units	225 units
		0 tons/yr	248 tons/yr
Retail	7.47 lb/sf	0 sq. ft.	384,960 sq. ft.
		0 tons/yr	1,438 tons/yr
Industrial / Office (analyzed as office)	2.52 lb/sf	6,088,599 sq. ft.	3,179,880 sq. ft.
		7,672 tons/yr	4,007 tons/yr
Total		7,672 tons/yr	5,966 tons/yr (-22.3%)

*Generation Rates pursuant to SWA of Palm Beach County 1997 Residential Study and 1995 Commercial Study

E

EXHIBIT E

Existing Approved DRI Master Plan

#11371270_v1

