Parkland Development of Regional Impact (DRI) Standard Amendment Application

Applicant	Applicant's Representative			
Edward W. Easton, Trustee Krome Groves Land Trust 10165 NW 19 Street Miami, FL 33172	Jeffrey Bercow, Esq. Graham Penn, Esq. Bercow & Radell, P.A. 200 South Biscayne Boulevard			
Guherqui International, S.A. 6100 Glades Road, Suite 213 Boca Raton, FL 33434	Suite 850 Miami, FL 33131 (305) 374-5300			
Peter M. Holdkin, Trustee Corsica West II Land Trust 4901 NW 17 Way, Suite 504 Ft. Lauderdale, Fl 33309				
Location: West of SW 162 Avenue to SW 177 Avenue, between SW 136 Street and theoretical SW 152 Street. Located outside of the Urban Development Boundary.				
Acreage: 961.15 Acres				
Acreage Owned by Applicant: 957.79 Acres				
Proposed Amendments to the Land Use Element:				
1. Expand the 2015 Urban Development Boundary (UDB) to include the application area.				
 2. Re-designate approximately 961.15 acres of "Agriculture" on the LUP Map as follows: 438.55 acres to Low Density Residential (Parcels 1 and 7) 428.37 acres to Low-Medium Density (Parcels 2 and 5B) 37.24 acres to Business and Office (Parcels 3 and 5A) 17.99 acres to Office/Residential (Parcel 4) 39.00 acres to Industrial and Office (Parcel 6) 				
 Re-designate the following roadway segments on the LUP map as "Major Roadways": SW 136 Street; SW 152 Street; SW 144 Street; SW 162 Avenue; SW 167 Avenue; SW 172 Avenue. 				
4. Add Policy LU-8H to the Land Use Element requiring any application that seeks to expand the UDB west of SW 177 Avenue (Krome Avenue), between Tamiami Trail and SW 288 Street, to have a total vote of the membership of the Board of County Commissioners for approval.				
Proposed Amendments to the Transportation Element:				
5. In the Traffic Circulation Subelement, revise the following mans:				

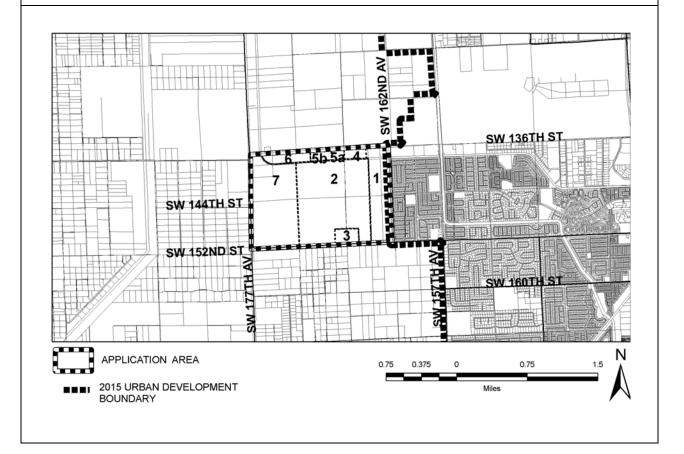
5. In the Traffic Circulation Subelement, revise the following maps:

 Planned Year 2025 Roadway Network Map (Figure 1) and the Roadway Functional Classification – 2025 Map (Figure 3) to re-designate SW 136 Street, SW 152 Street, SW 144 Street, SW 162 Avenue, SW 167 Avenue, SW 172 Avenue, and SW 117 Avenue (only on Figure 1).

- Revise the Planned Non-Motorized Network 2025 Map (Figure 6) to provide bicycle facilities within the application area and connectivity between bicycle facilities on SW 152 Street and SW 177 Avenue.
- 6. In the Mass Transit Subelement, revise the Future Mass Transit System 2015-2025 Metrobus Service Area and Rapid Transit Corridors Map (Figure 1) and the Future Mass Transit System 2025 Rapid Transit Corridors Map (Figure 2) to include a transit center within the Parkland application area.

Proposed Amendments to the Capital Improvements Element (CIE):

- 7. Revise the text of item 3d in the "Concurrency Management Program" to include "rail transit centers" as one of the transit facilities that exempts a development from transportation concurrency.
- 8. Amend the CIE to include facility improvements needed to support the proposed development.



AMENDMENT REQUEST TO THE LAND USE ELEMENT/LAND USE PLAN MAP TRANSPORTATION ELEMENT/ROADWAY NETWORK PLANS MASS TRANSIT SUB-ELEMENT/RAPID TRANSIT CORRIDORS PLANS CAPITAL IMPROVEMENTS ELEMENT CONCURRENT APPLICATION WITH DEVELOPMENT OF REGIONAL IMPACT APPLICATION MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANTS

Edward W. Easton, Trustee Krome Groves Land Trust 10165 N.W. 19 Street Miami, Florida 33172

Guherqui International, S.A. 6100 Glades Road, Suite 213 Boca Raton Florida 33434

Peter M. Hodkin, Trustee Corsica West II Land Trust 4901 NW 17 Way, Suite 504 Ft. Lauderdale, Florida 33309

2. APPLICANTS' REPRESENTATIVES

Jeffrey Bercow, Esq.	
Graham Penn, Esq.	
Bercow & Radell, P.A.	
200 South Biscayne Boulevard	
Suite 850	
Miami, Elorida 33131	
(305)/374-5300	
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By:	Date: December 21, 2007
Jeffrey Bercow) Esq.	
By	
Graham Penn, Esq.	Date: December 21, 2007
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3. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

- A. Changes to the Land Use Element, Land Use Plan Map (item A. 1 in the fee schedule) are requested.
- B. Changes to the text of Objective LU-8 of the Land Use Element (item F. 4 in the fee schedule) are requested.
- C. Changes to the Traffic Circulation Subelement, Figure One, Planned Year 2025 Roadway Network (item B. 1 in the fee schedule), Figure Three, Roadway Functional Classification Year 2025 (item B. 2 in the fee schedule), and Figure Six, Planned Non-Motorized Network Map (item F. 5 in the fee schedule) are requested.
- D. Changes to the Mass Transit Subelement, Figure One, Future Mass Transit System 2015-2025 Metrobus Service Area and Rapid Transit Corridors map, and Figure Two, Future Mass Transit System 2025 Rapid Transit Corridors map (item C. 1 in the fee schedule) are requested.
- E. Changes to the text and tables of the Capital Improvements Element Concurrency Management Program (item F. 4 in the fee schedule) are requested.
- F. An expansion of the Urban Development Boundary is requested.
- G. Description of Application Area

The application area consists of 961.15 acres located in Sections 19 and 20, Township 55 South, Range 39 East.

The application area is currently outside the Urban Development Boundary (UDB), is designated for Agriculture use on the CDMP Land Use Plan Map, and is zoned Interim (GU). Adjacent to the majority of the application area on the east is existing single family development in an area designed for Low Density Residential use on the LUP Map.

The application area is proposed to be developed with the Parkland Development of Regional Impact (DRI), a master planned new community. The Parkland DRI is anticipated to be developed with a mix of residential, commercial, institutional, and civic uses.

H. Acreage

Application area: 961.15 acres

Acreage owned by Applicants: 957.79 acres

(2.72 acres of the application area were recently assigned to a neighboring property owner by the Miami-Dade County Property Appraiser. The Applicants believe that this land is properly under their ownership and will continue to work with the Property Appraise to resolve the issue)

- I. Requested Changes
- 1) It is requested that Parcel 1 of the application area (145.99 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Low Density Residential."
- 2) It is requested that Parcel 2 of the application area (410.51 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Low-Medium Density Residential."
- 3) It is requested that Parcel 3 of the application area (26.42 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Business and Office."
- 4) It is requested that Parcel 4 of the application area (17.99 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Office/Residential."
- 5) It is requested that Parcel 5A of the application area (10.82 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Business and Office."
- 6) It is requested that Parcel 5B of the application area (17.86 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Low-Medium Density Residential."
- 7) It is requested that Parcel 6 of the application area (39.00 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Industrial and Office."
- 8) It is requested that Parcel 7 of the application area (292.56 acres) be redesignated on the Land Use Plan Map from "Agriculture" to "Low Density Residential."
- 9) It is requested that the following changes be made regarding S.W. 136 Street:
 - a. That S.W. 136 Street be designated as a 4-lane roadway from S.W. 157 Avenue to S.W. 177 Avenue on the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element).
 - b. That S.W. 136 Street be designated as a 6-lane roadway from S.W. 137 Avenue to S.W. 157 Avenue on the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element).
 - c. That S.W. 136 Street be designated as a "County Minor Arterial" from S.W. 137 Avenue to S.W. 177 Avenue on the Roadway Functional Classification – 2025 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element).

- d. That S.W. 136 Street be designated as a Major Roadway on the Adopted 2015 and 2025 Land Use Plan Map from S.W. 137 Avenue to S.W. 177 Avenue.
- 10) It is requested that the following changes be made regarding S.W. 152 Street:
 - a. That S.W. 152 Street be designated as a 6-lane roadway from S.W. 137 Avenue to S.W. 177 Avenue on the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element).
 - b. That S.W. 152 Street be designated as a "County Minor Arterial" from S.W. 137 Avenue to S.W. 177 Avenue on the Roadway Functional Classification – 2025 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element).
 - c. It is requested that S.W. 152 Street be designated as a Major Roadway on the Adopted 2015 and 2025 Land Use Plan Map from S.W. 157 Avenue to S.W. 177 Avenue.
- 11) It is requested that the following changes be made regarding S.W. 144 Street:
 - a. That S.W. 144 Street be added to the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element) as a 4-lane roadway from S.W. 162 Avenue to S.W. 177 Avenue.
 - b. That S.W. 144 Street be added to the Roadway Functional Classification 2025 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element) as a "County Collector" roadway from S.W. 162 Avenue to S.W. 177 Avenue.
 - c. That S.W. 144 Street be designated as a Major Roadway on the Adopted 2015 and 2025 Land Use Plan Map from S.W. 162 Avenue to S.W. 177 Avenue.
- 12) It is requested that the following changes be made regarding S.W. 162 Avenue:
 - a. That S.W. 162 Avenue be added to the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element) as a 4-lane roadway from S.W. 136 Street to S.W. 152 Street.
 - b. That S.W. 162 Avenue be added to the Roadway Functional Classification 2025 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element) as a "County Collector" roadway from S.W. 136 Street to S.W. 152 Street.
 - c. That S.W. 162 Avenue be designated as a Major Roadway on the Adopted 2015 and 2025 Land Use Plan Map from S.W. 136 Street to S.W. 152 Street.

- 13) It is requested that the following changes be made regarding S.W. 167 Avenue:
 - a. That S.W. 167 Avenue be added to the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element) as a 4-lane roadway from S.W. 136 Street to S.W. 152 Street.
 - b. That S.W. 167 Avenue be added to the Roadway Functional Classification 2025 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element) as a "County Collector" roadway from S.W. 136 Street to S.W. 152 Street.
 - c. That S.W. 167 Avenue be designated as a Major Roadway on the Adopted 2015 and 2025 Land Use Plan Map from S.W. 136 Street to S.W. 152 Street.
- 14) It is requested that the following changes be made regarding S.W. 172 Avenue:
 - a. That S.W. 172 Avenue be added to the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element) as a 4-lane roadway from S.W. 136 Street to S.W. 152 Street.
 - b. That S.W. 172 Avenue be added to the Roadway Functional Classification 2025 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element) as a "County Collector" roadway from S.W. 136 Street to S.W. 152 Street.
 - c. That S.W. 172 Avenue be designated as a Major Roadway on the Adopted 2015 and 2025 Land Use Plan Map from S.W. 136 Street to S.W. 152 Street.
- 15) It is requested that the following change be made regarding S.W. 117 Avenue:

That S.W. 117 Avenue be designated as a 6-lane roadway from S.W. 136 Street to S.W. 152 Street on the Planned Year 2025 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element).

- 16) It is requested that the Planned Non-Motorized Network 2025 Map (Figure Six of the Traffic Circulation Subelement of the Transportation Element) be modified as to show proposed bicycle facilities extending through the application area to provide connectivity between the bicycle facilities located on S.W. 152 Street with the facilities running along S.W. 177 Avenue as well as to include bicycle facilities running along S.W. 136 Street, S.W. 144 Street, S.W. 152 Street, S.W. 162 Avenue, S.W. 167 Avenue, S.W. 172 Avenue and S.W. 177 Avenue within the application area.
- 17) It is requested that the Future Mass Transit System 2015-2025 Metrobus Service Area and Rapid Transit Corridors map (Figure One of the Mass Transit Subelement of the Transportation Element) and Future Mass Transit System 2025 Rapid Transit Corridors

map (Figure Two of the Mass Transit Subelement of the Transportation Element) be modified to reflect a Transit Center located within the Parkland property.

- 18) It is requested that the language of the "Programs to Implement -- Capital Improvements Element Concurrency Management Program" portion of the Capital Improvements Element text be revised as follows:
 - 3(d) The proposed development is located inside the UDB, and directly and significantly promotes public transportation by incorporating within the development a Metrorail, Metromover, Tri-Rail or other rail transit center, or a Metrobus terminal for multiple Metrobus routes, or is an office, hotel or residential development located within one-quarter mile of a Metrorail, Metromover, Tri-Rail or other rail transit center, or a Metrobus terminal for multiple Metrobus routes; and
- 19) It is requested that the Urban Development Boundary be expanded to encompass the application area.
- 20) It is requested that the following policy be added to Objective LU-8 of the Land Use Element:
 - LU-8H. Any application seeking to expand the UDB west of S.W. 177 Avenue (Krome Avenue) in the area between Tamiami Trail and S.W. 288 Street shall only be approved following an affirmative vote of the total membership of the Board of County Commissioners then in office.

4. **REASONS FOR AMENDMENTS**

The approval of the requested amendments will, along with the concurrent Development of Regional Impact ("DRI") application, permit the development of a new mixed-use community known as Parkland.

Miami-Dade County's suburban areas have experienced patterns of low-density expansion typically described as urban sprawl. These suburban areas feature extensive low-density residential development, strip commercial along major roadways, and a high dependency on automobiles for transportation. Like most suburban areas throughout the country, Miami-Dade County's western areas lack centralized downtowns and the concentrated services (retail, office and institutional) associated with traditional community centers. Generally suburban sprawl signals a loss of unique community character and identity, or as one study states, the "transformation to Anytown, USA."

Parkland is designed to create a quality of life for its residents and residents of the surrounding area. Similar to Miami Lakes and Coral Gables, it will create an opportunity for residents to work, shop, play, and learn in the same area where they live. Without adversely impacting environmental resources and without causing an undue burden on county facilities and services Parkland will:

- bring community services such as a medical facility, a transit hub, community center, and parks;
- create multi-modal connections to the surrounding area;
- provide housing for working families in an area where industrial development exists; and,
- develop a diverse employment center that will create a critical mass of well paying jobs that will allow people to live and work in the community.

The proposed Parkland development will also be consistent with and supportive of the following Miami-Dade County CDMP goals and policies:

- CDMP Land Use Element Policy LU-8F provides that the "UDB should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5 year surplus (a total of 15-year Countywide supply beyond the date of EAR adoption)." The projected County-wide depletion year of 2015 for single family homes falls 5 years short of the 15-year mandate required by CDMP Policy LU-8F. Moreover, within the West Subtier of the South-Central Planning Analysis Tier, which includes the application area, the County currently estimates that single family land will be depleted in 2007, with multi-family land being depleted in 2009. (Initial Recommendations October 2005 CDMP Amendment Applications pp. 2-18 and 2-19). Approval of the instant application will help ensure that the County has the capacity to sustain the projected countywide residential demand for the mandated 15 years.
- CDMP Land Use Element Policy LU-8G(iii)(a) gives priority for inclusion within the UDB to land located within Planning Analysis Tiers having the earliest projected depletion year. As provided in the Initial Recommendations for the October 2005 CDMP amendment cycle, the West Subtier of the South-Central Tier, which is the tier in which the application area is located, has the earliest projected depletion year for residential land. (Initial Recommendations October 2005 CDMP Amendment Applications pp. 2-18 and 2-19). The South-Central Tier is also projected to have the earliest depletion year for commercial land. (Initial Recommendations October 2005 CDMP Amendment Applications pg. 2-22).
- CDMP Land Use Element Policy LU-8G(iii)(b) gives priority for inclusion within the UDB to "land contiguous to the UDB," "subject to conformance with Policy LU-8F." The application area is contiguous to the UDB.
- CDMP Land Use Element Policy LU-8G(iii)(c) gives priority for inclusion within the UDB to land located within one mile of extraordinary transit service. The application area will be within one mile of the proposed CSX Tri-Rail Kendall Extension which will provide commuter service connecting Western Kendall to the MIC.

- CDMP Land Use Element Policy LU-8G(iii)(d) gives priority for inclusion within the UDB to land having projected surplus service capacity where necessary facilities and services can be readily extended. The developers of Parkland will be extending all necessary infrastructure to the application area at no cost to the County and will be providing parcels to be developed with schools and a fire station.
- CDMP Land Use Element Policy LU-1D encourages the "the planning of residential areas as neighborhoods which include recreational, educational, and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic." Parkland has been designed as an integrated series of neighborhoods with ample recreational, educational, and public facilities. Special care has been undertaken to provide pleasant and safe connections for automobiles, pedestrians, and cyclists.
- CDMP Land Use Element Policy LU-1E encourages development using policies of the County's "Guidelines for Urban Form." The Guidelines for Urban Form require, in part, the development of "a variety of residential types and densities" within a section of land and the use of activity nodes to concentrate commercial uses. Parkland has been designed to meet the goals of the County's guidelines, with activity nodes located as provided in the Guidelines for Urban Form except where commercial uses would interfere with uses west of S.W. 177 Avenue (Krome Avenue).
- CDMP Land Use Element Policy LU-1F provides that the County should "vigorously promote the inclusion of a variety of housing types" in a given area. The Parkland DRI will include a variety of housing types ranging from single family detached homes to condominiums.
- CDMP Land Use Element Policy LU-1G encourages the development of business developments in clusters or nodes at the intersections of major roadways. The business developments within the Parkland project have been located exclusively in nodes at major intersections.
- CDMP Land Use Element Policy LU-10 requires the County to "prevent discontinuous, scattered development at the urban fringe." As a well-designed, integrated project that will provide much of the daily infrastructure and service needs of its residents, Parkland will avoid the issues commonly seen in scattered suburban and exurban development.
- CDMP Transportation Element Policy TE-2A requires the County to promote the creation of system of interconnected designated bicycle ways. The Parkland development will be supportive of this policy.

• CDMP Transportation Element Policy TU-2G encourages the creation of mechanisms to ensure the safe movement of pedestrian and bicycle traffic in all development. The commitment to extend the County's bicycle path network through the Parkland development is consistent with this policy.

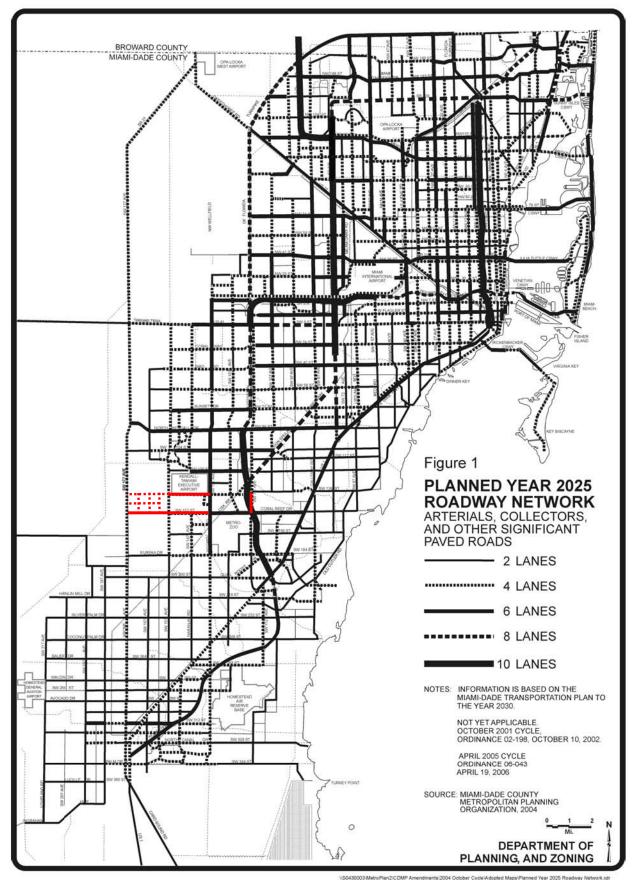
5. ADDITIONAL MATERIAL SUBMITTED

- 1) Surveys (Overall and Parcels Subject to LUP Map changes)
- 2) 8 1/2 X 11 sheet showing Application Area Location
- 3) Aerial Photograph
- 4) Legal Description
- 5) Draft Revised Figures

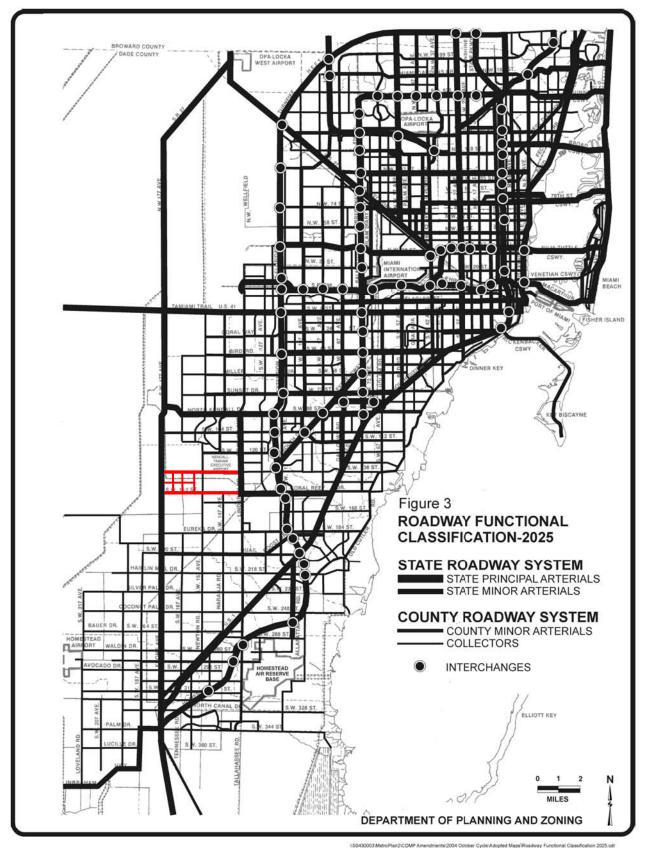
The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. **COMPLETE DISCLOSURE FORMS:** See attached.

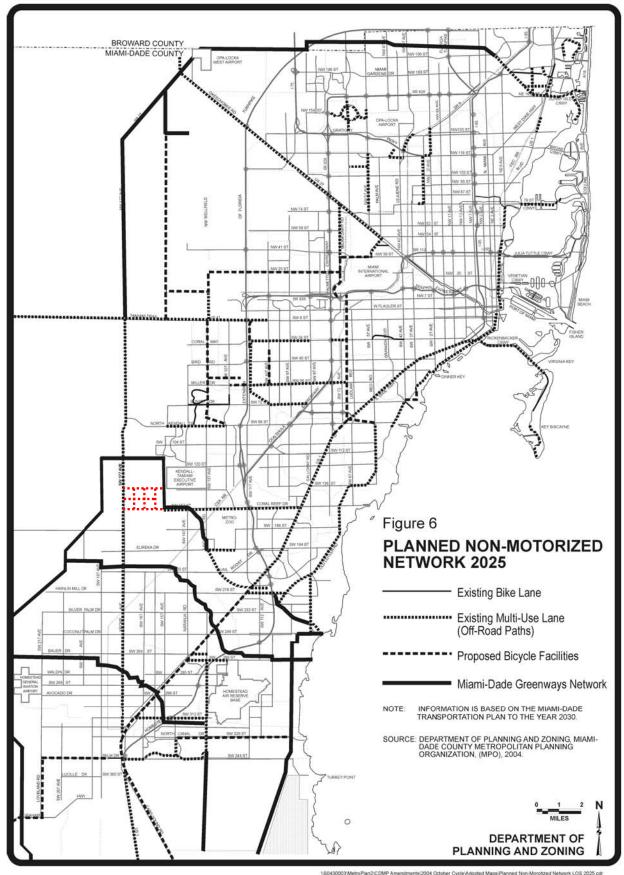




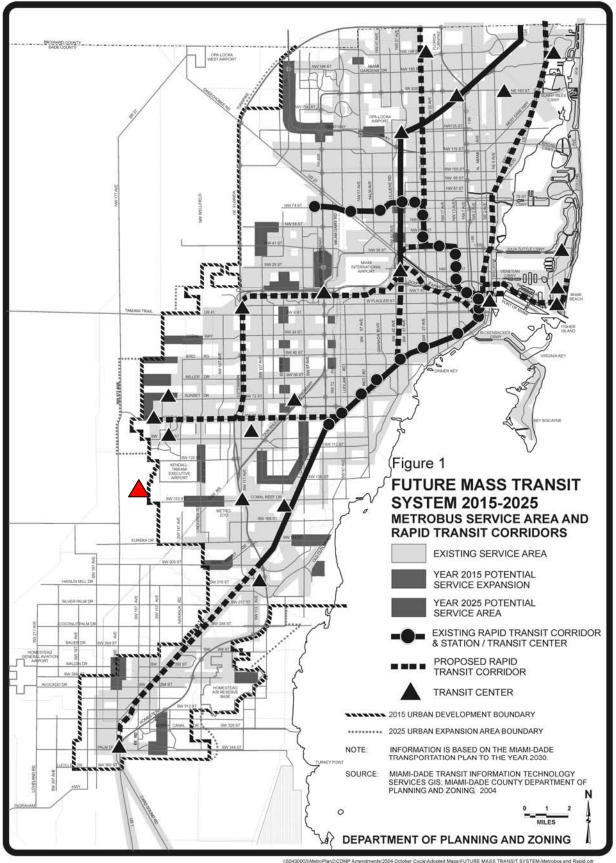
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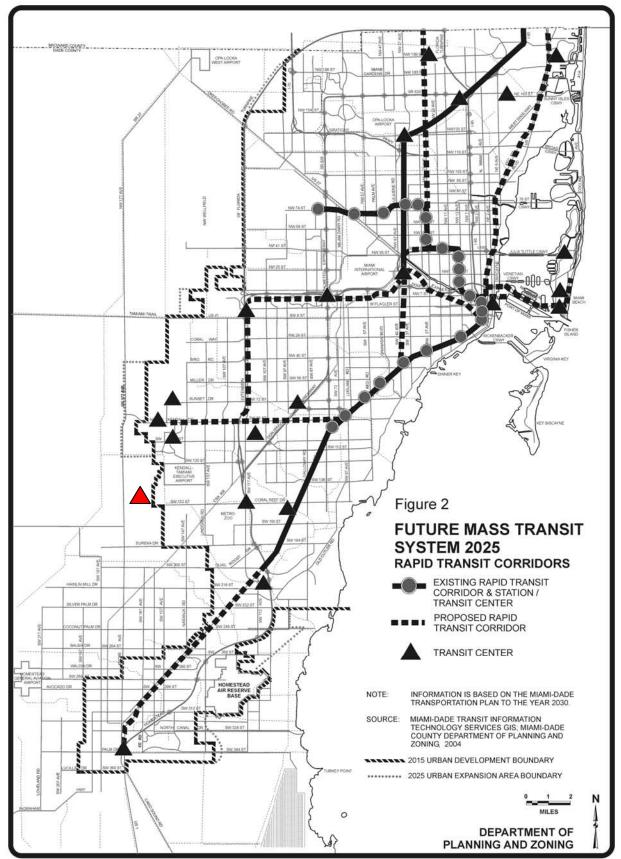
Proposed CDMP Amendment Map Changes for Parkland DRI – 8-29-07



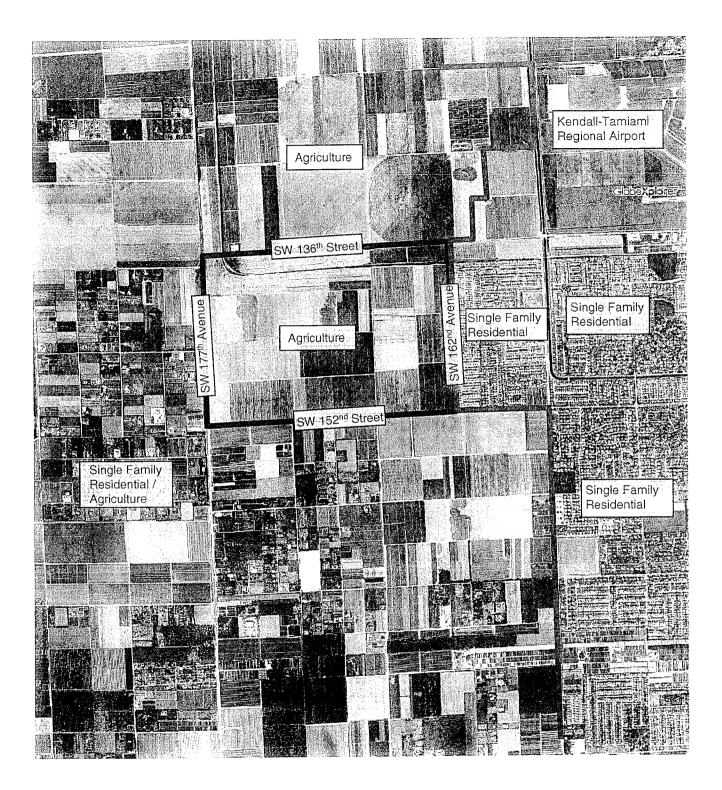
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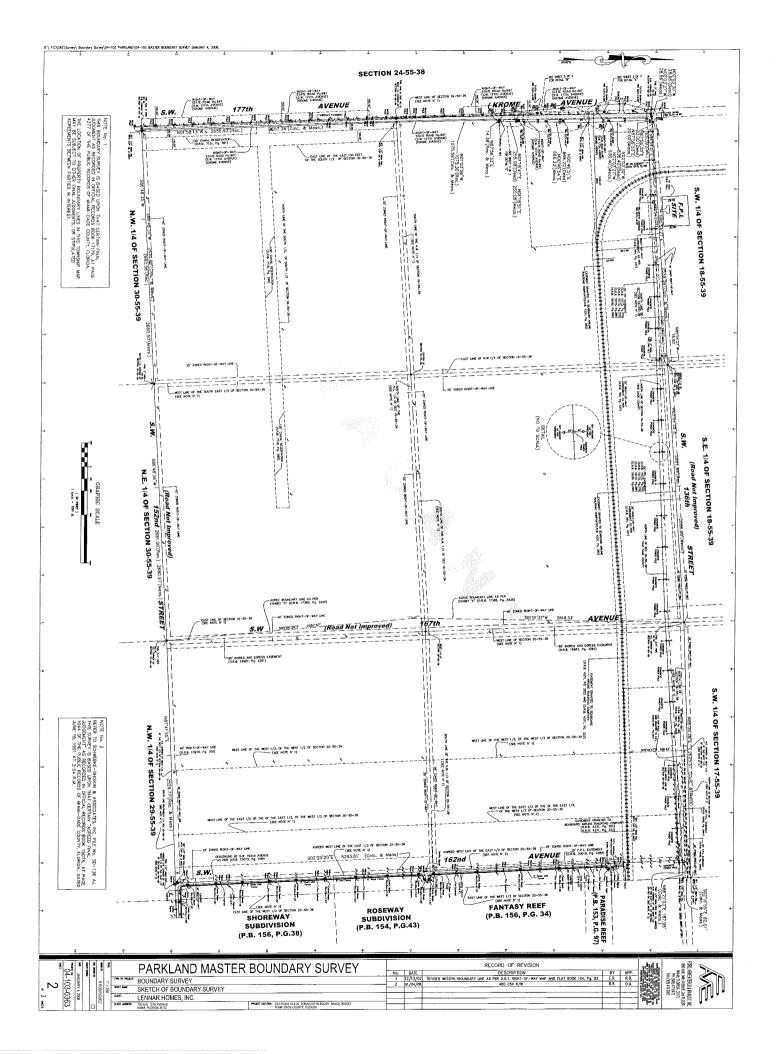


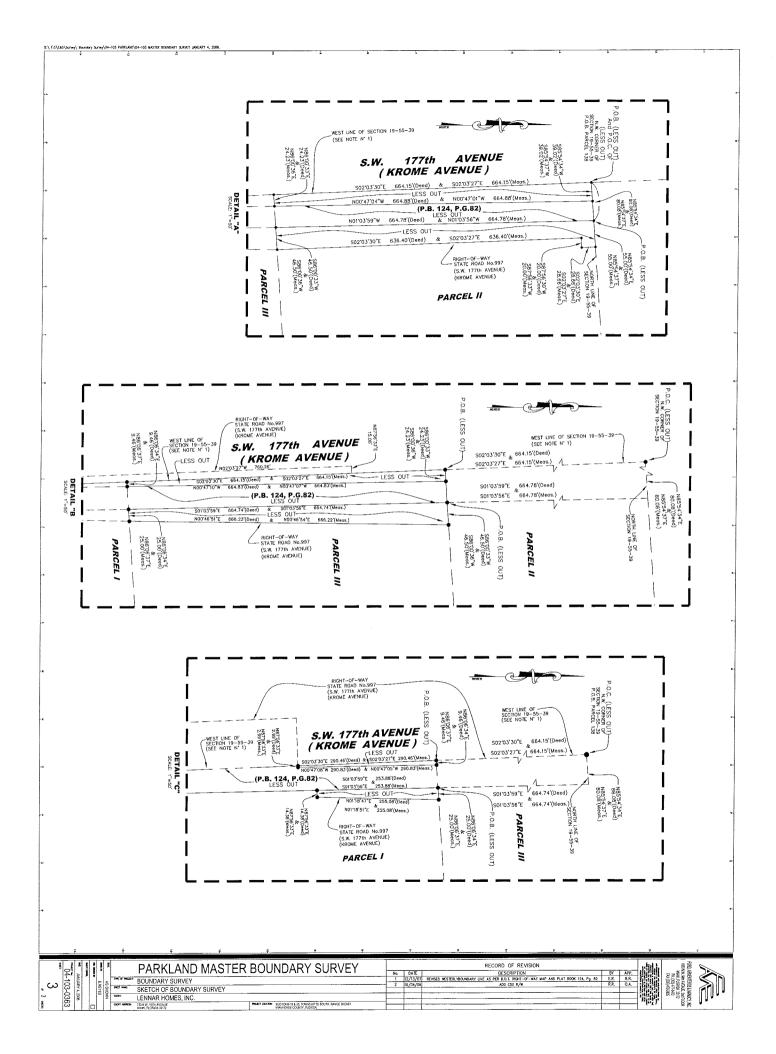


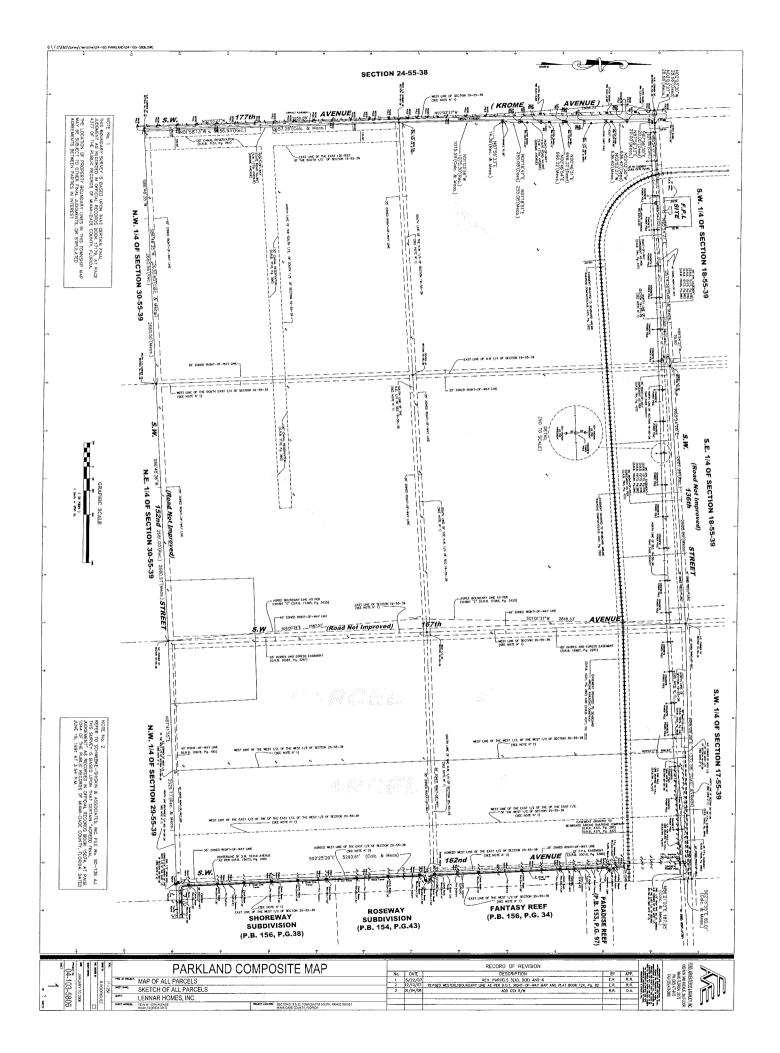
Site Location 2015 Urban Development Boundary Map D Existing Land Use Map Parkland July 2006

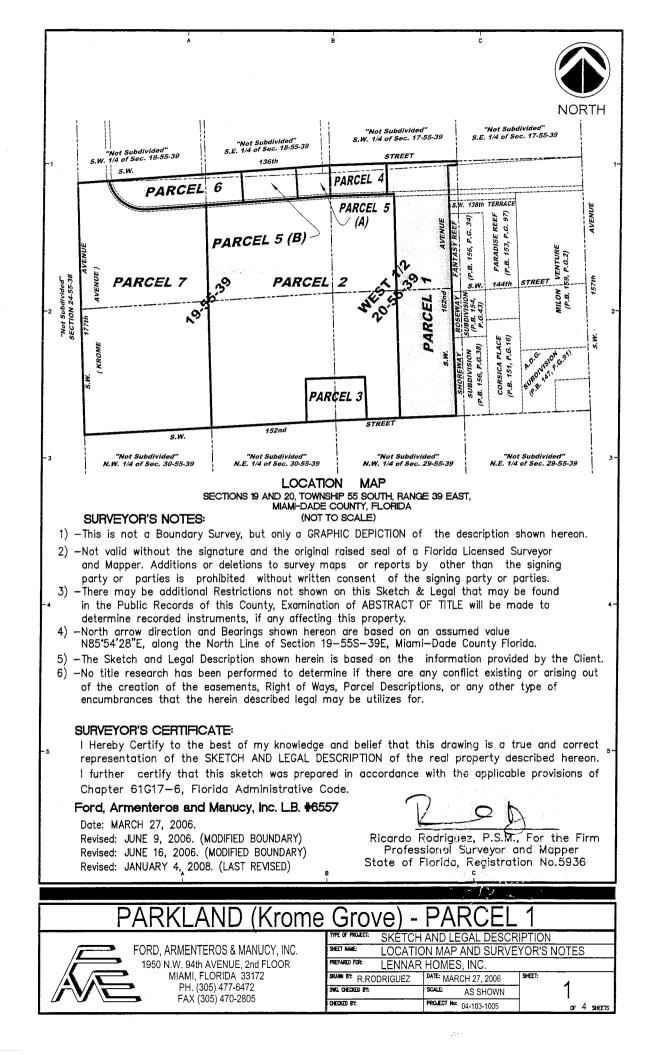
Source: The Curtis Group

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LEGAL DESCRIPTION:

A portion of the West 1/2 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

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COMMENCE at the Southwest Corner of said Section 20: thence N87deg41min55secE, along the South Line of the Southwest 1/4 of said Section 20, for a distance of 1352.36 feet to the Southeast Corner of the West 1/2. of the West 1/2 of said Section 20, said point also being the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N02deg04min17secW, along the West Line of the said East 1/2, of the West 1/2 of said Section 20, for a distance of 4732.38 feet to a point on the centerline of a 100.00 feet Easement Granted to Seaboard Airline Railroad Company, as recorded in Official Records Book 4331, Page 282, and Official Records Book 4371, Page 323, all of the Public Records of Miami-Dade County, Florida; thence S88deg09min57secW for a distance of 140.36 feet; thence N01deg51min42secW for a distance of 656.65 feet to a point on the North Line of said Section 20; thence N88deg05min28secE, along the North Line of said Section 20, for a distance of 1470.54 feet; thence S02deg16min56secE for a distance of 81.70 feet; thence S86deg21min03secW for a distance of 187.95 feet to the Agreed Northwest Corner of the East 1/2 of said Section 20, as per Official Records Book 15074, Page 1044 of the Public Records of Miami-Dade County, Florida; thence S02deg25min20secE, along the Agreed West Line of the East 1/2 of said Section 20, as per Official Records Book 15073, at Page 1077 and Official Records Book 15074, at Page 1044, all of the Public Records of Miami-Dade County, Florida, said Line also being the Centerline of S.W. 162nd AVENUE, as per Official Records Book 15073, at Page 1084 of the Public Records of Miami-Dade County, Florida, for a distance of 5293.61 feet; thence S87deg41min55secW, along said South Line of the Southwest 1/4 of said Section 20, for a distance of 1177.42 feet to the POINT OF BEGINNING.

All of the above described lands situated, being and lying in Miami-Dade County, Florida and containing 6,359,248.81 Square Feet and/or 145.99 Acres more or less.

NOTE No. 1

THIS SKETCH AND LEGAL DESCRIPTION IS BASED UPON THAT CERTAIN FINAL JUDGMENT AS RECORDED IN OFFICIAL RECORDS BOOK 17179, AT PAGE 4377 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE LOCATION OF PROPERTY BOUNDARY LINES IN THIS TOWNSHIP MAP MAY BE SUBJECT TO OTHER FINAL JUDGMENTS, OR STIPULATED AGREEMENTS BETWEEN PARTIES IN INTEREST.

- 5

LEGEND:

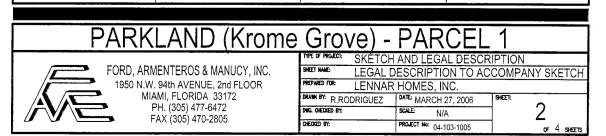
O.R.B. = Official Records Book

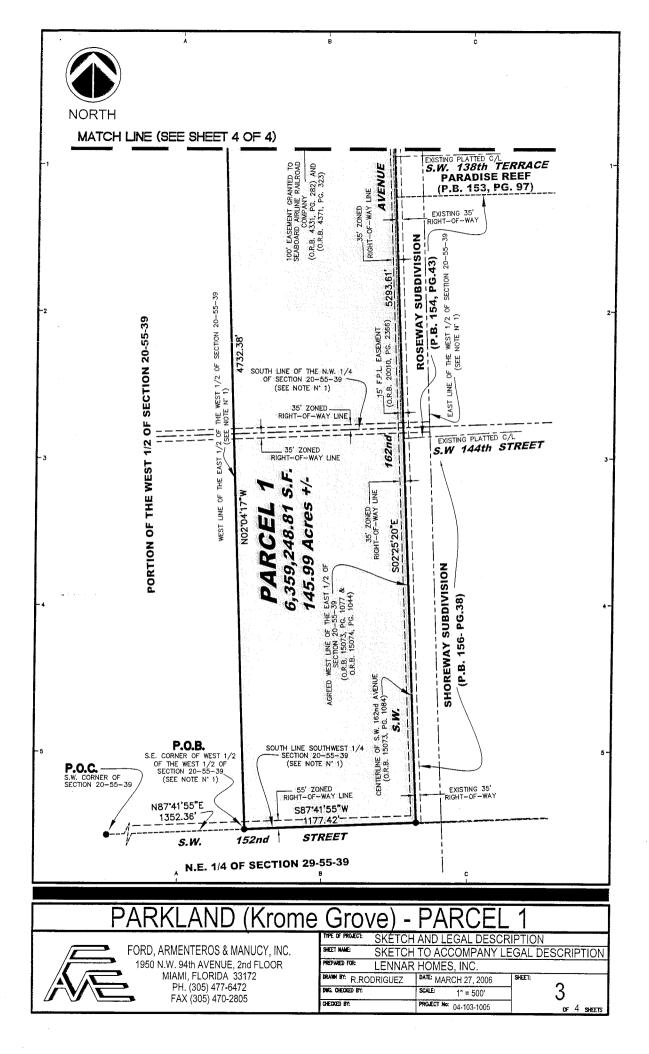
P.B. = Plat Book

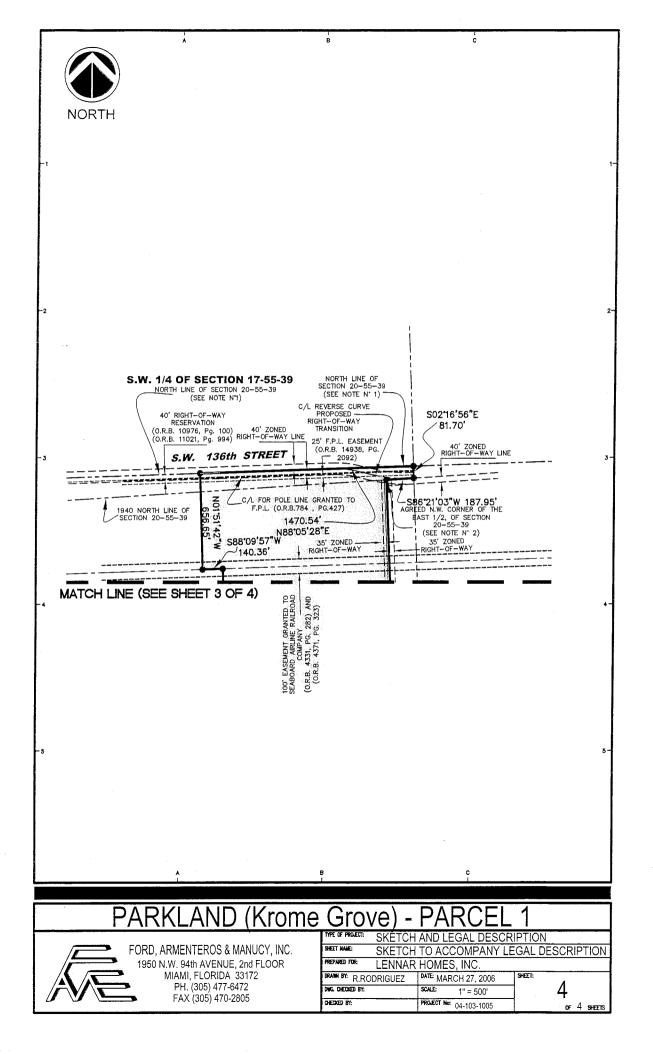
PG. = Page

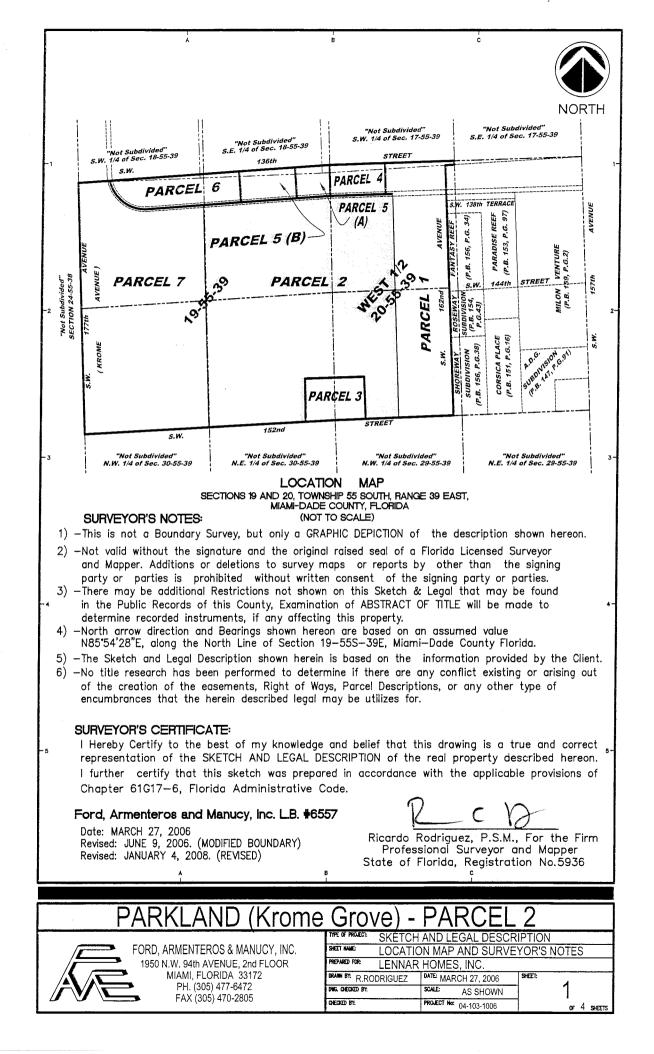
P.O.B. = Point of Beginning

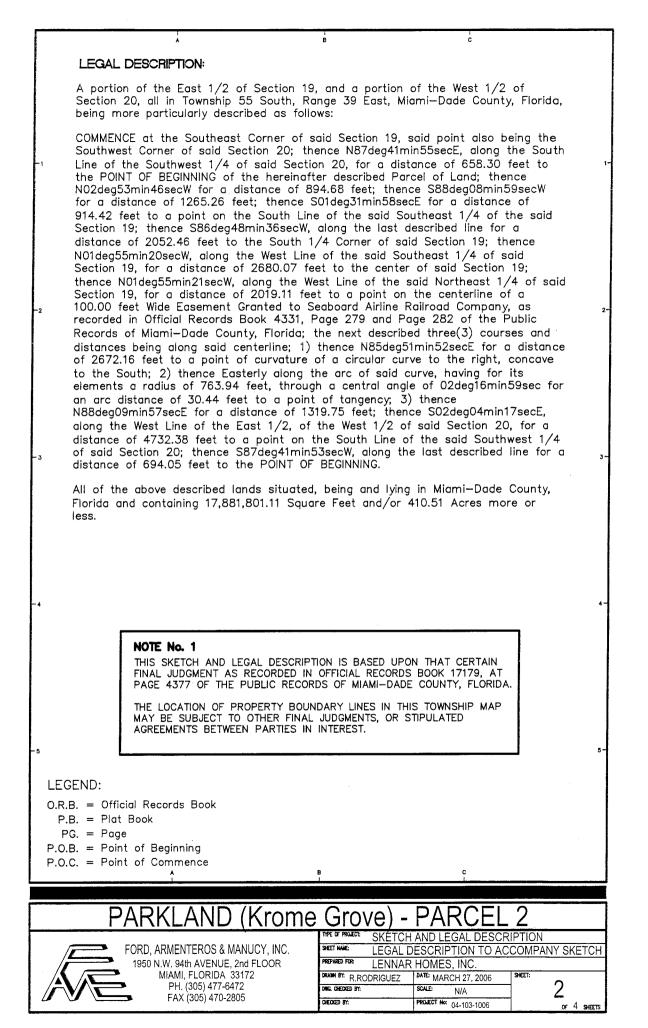
P.O.C. = Point of Commence

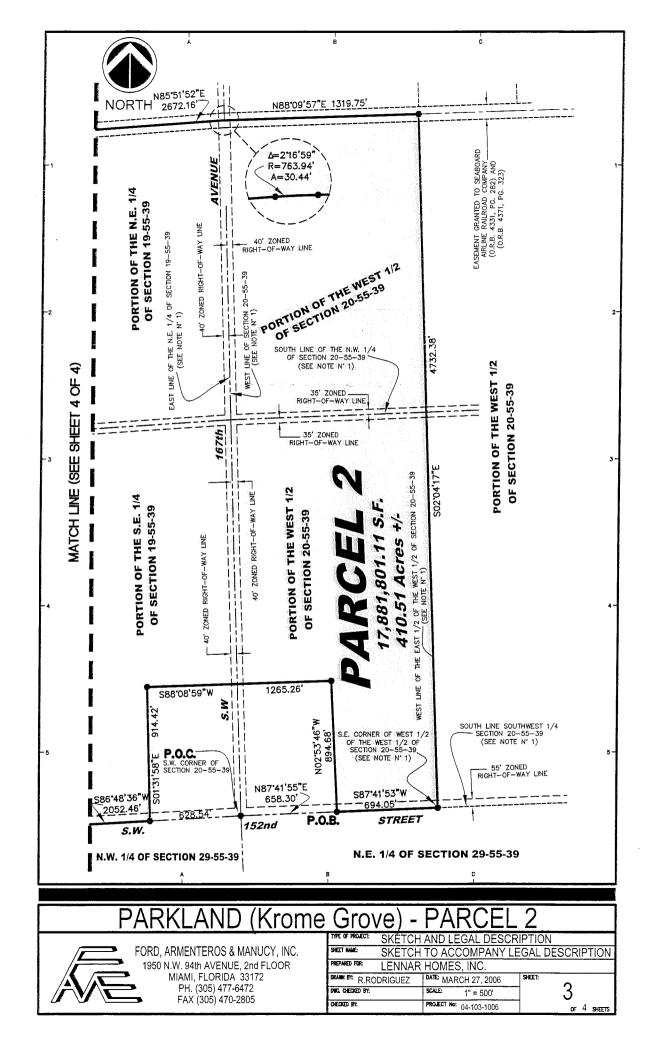


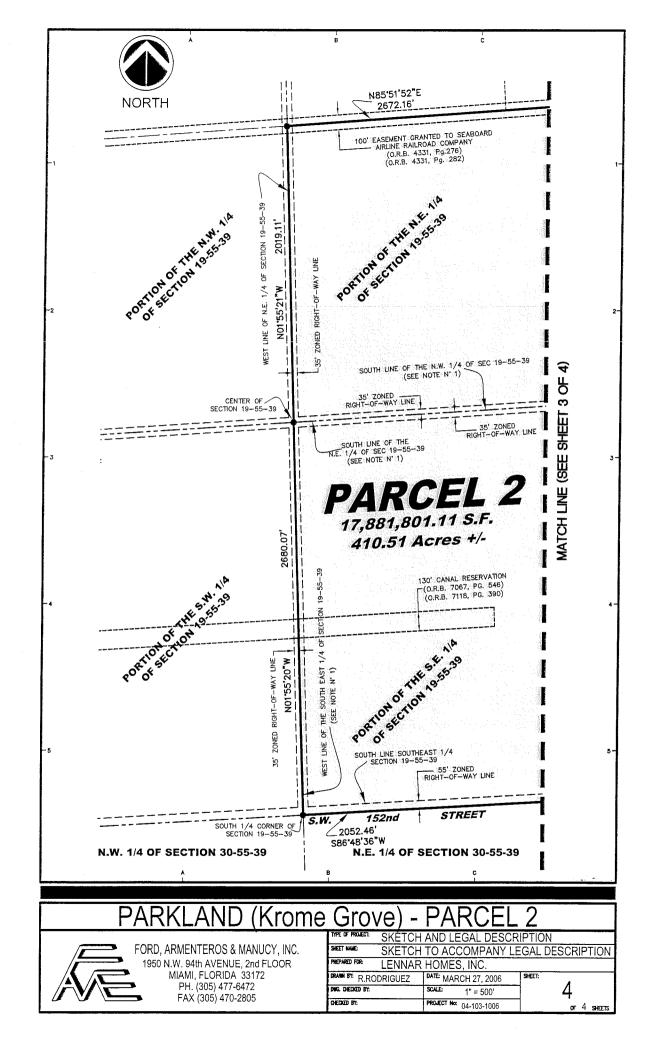


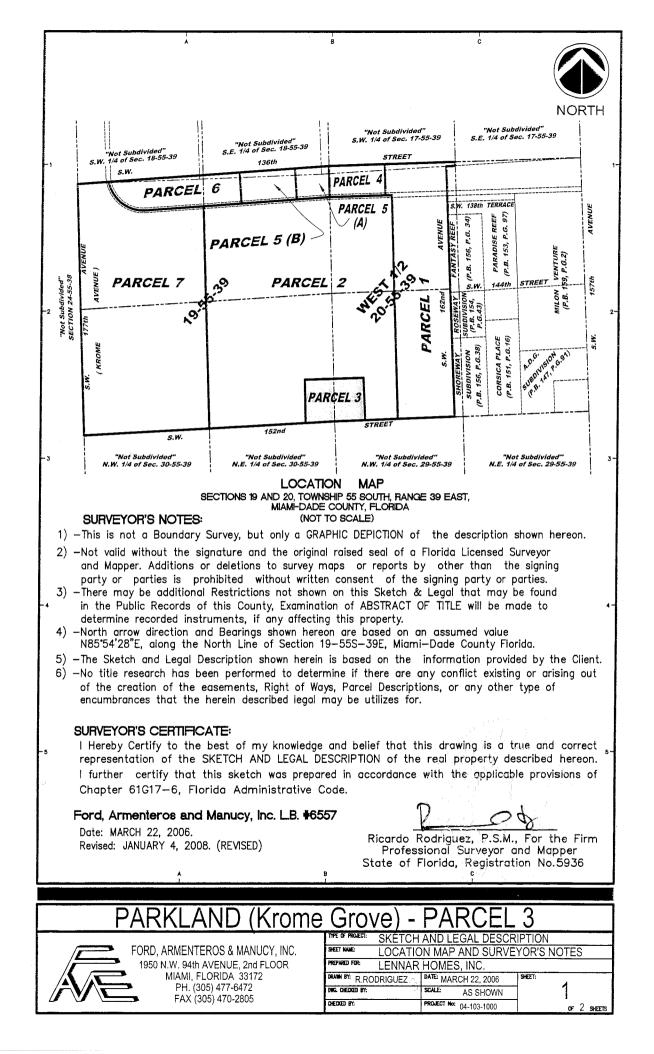


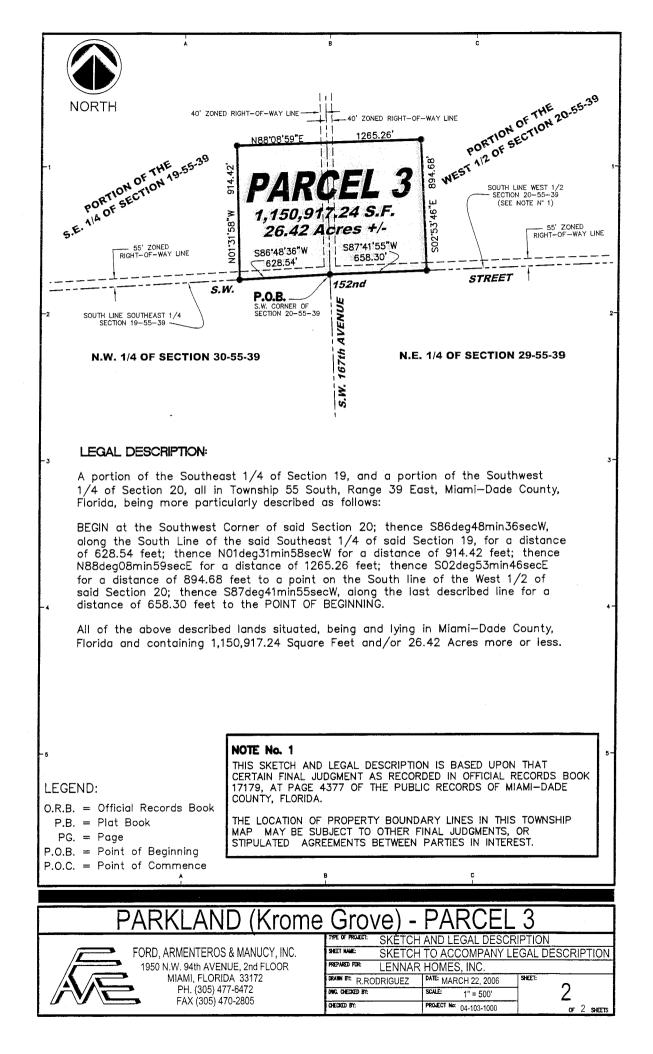


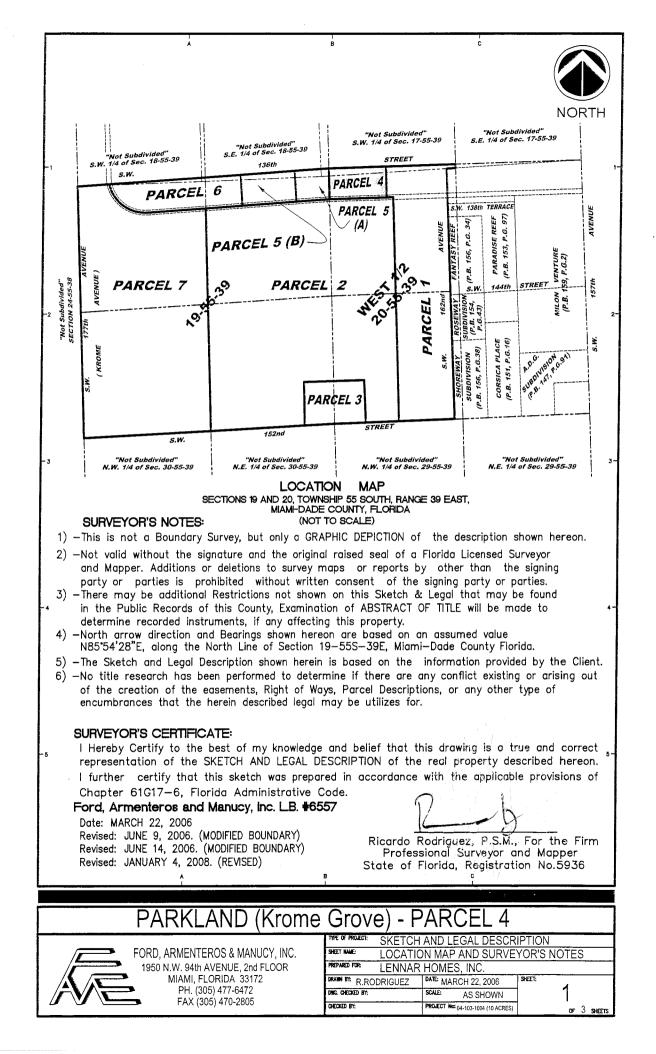


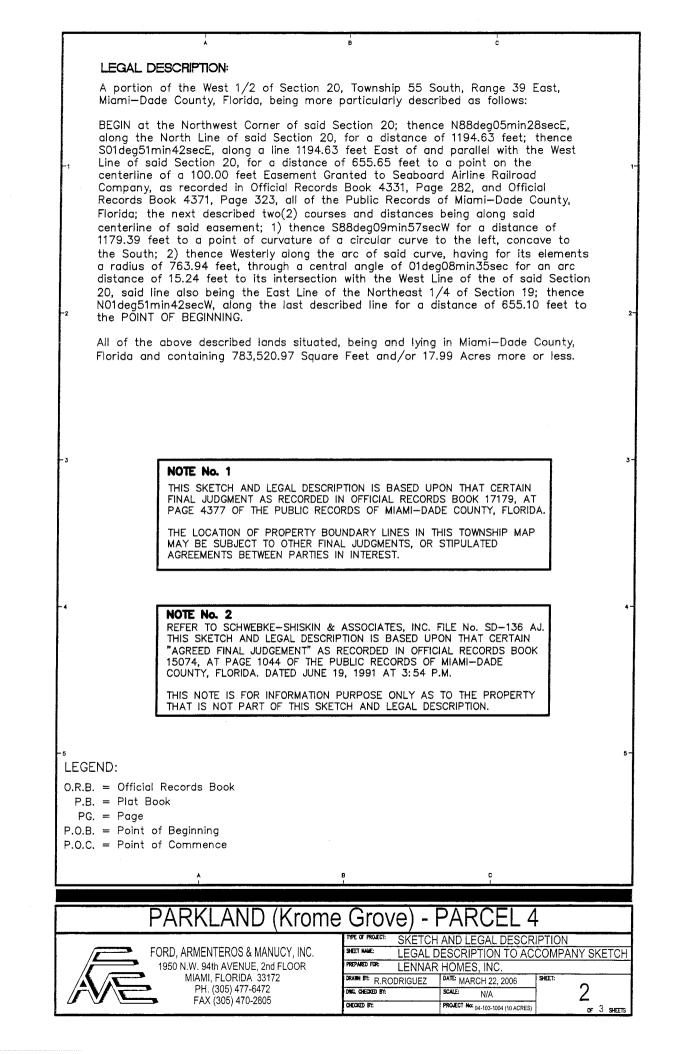


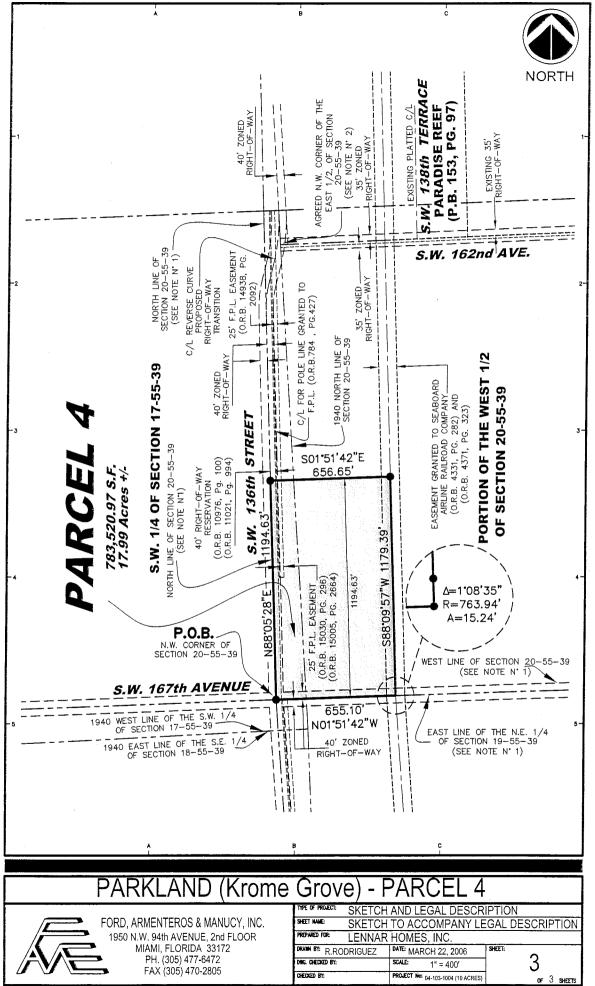


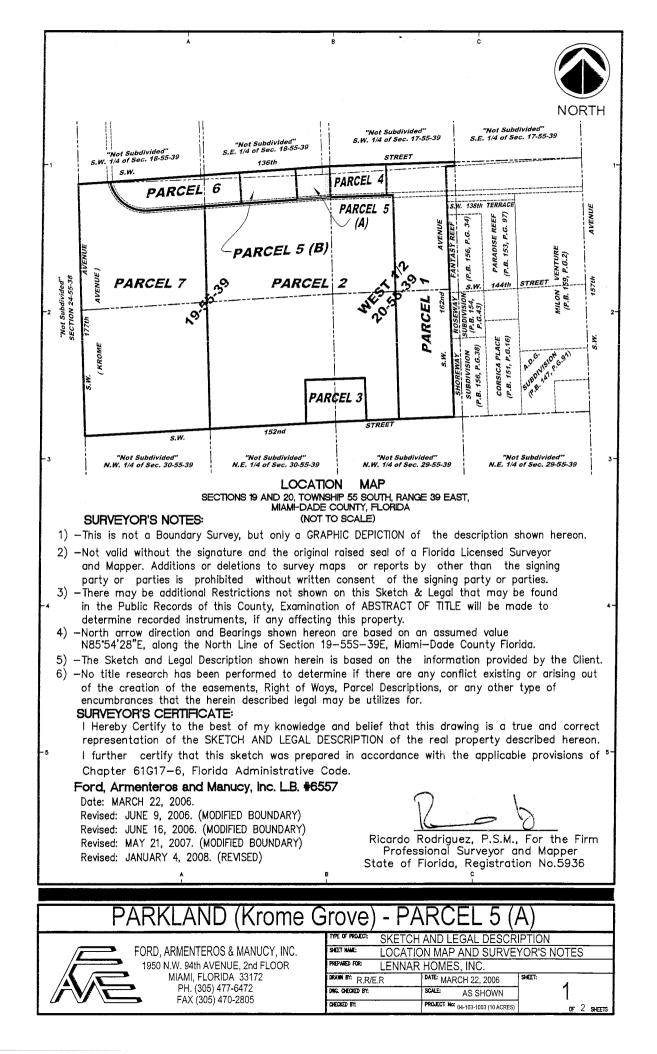


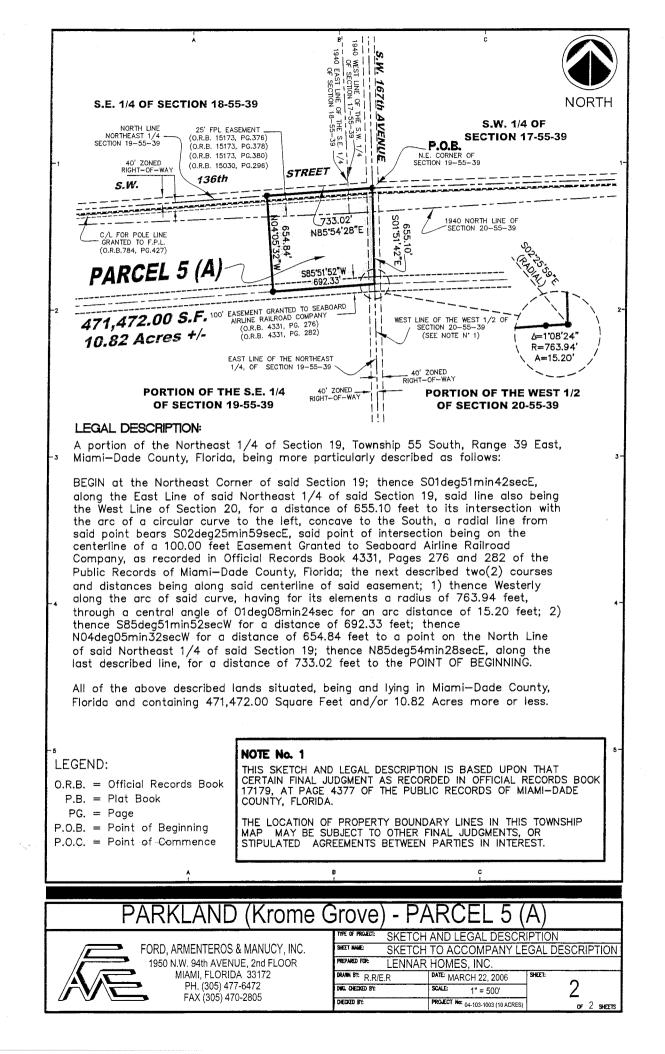


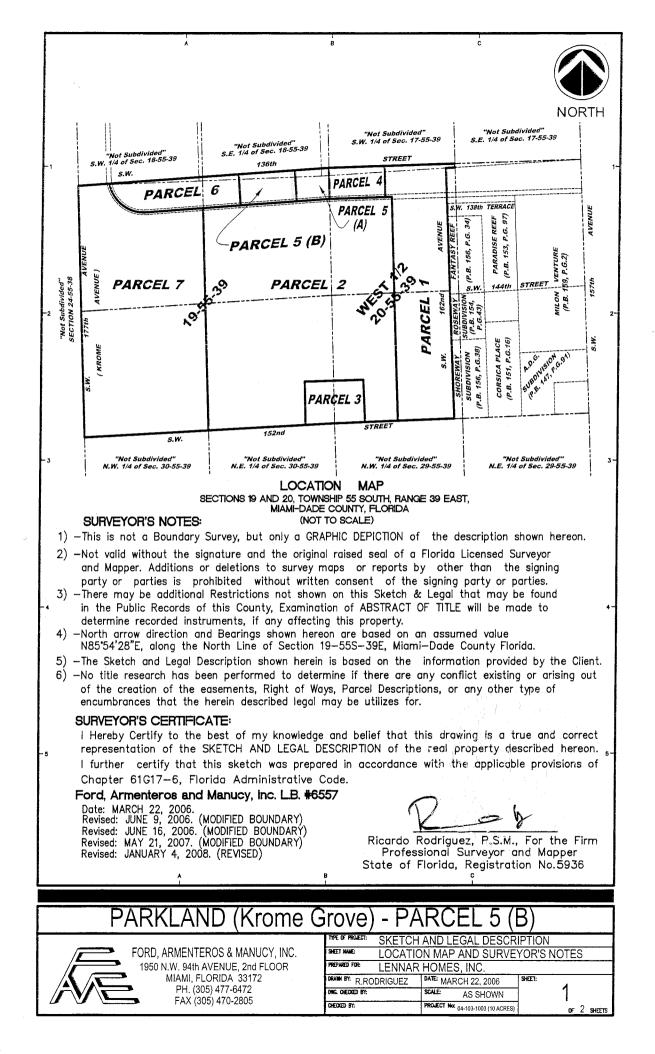




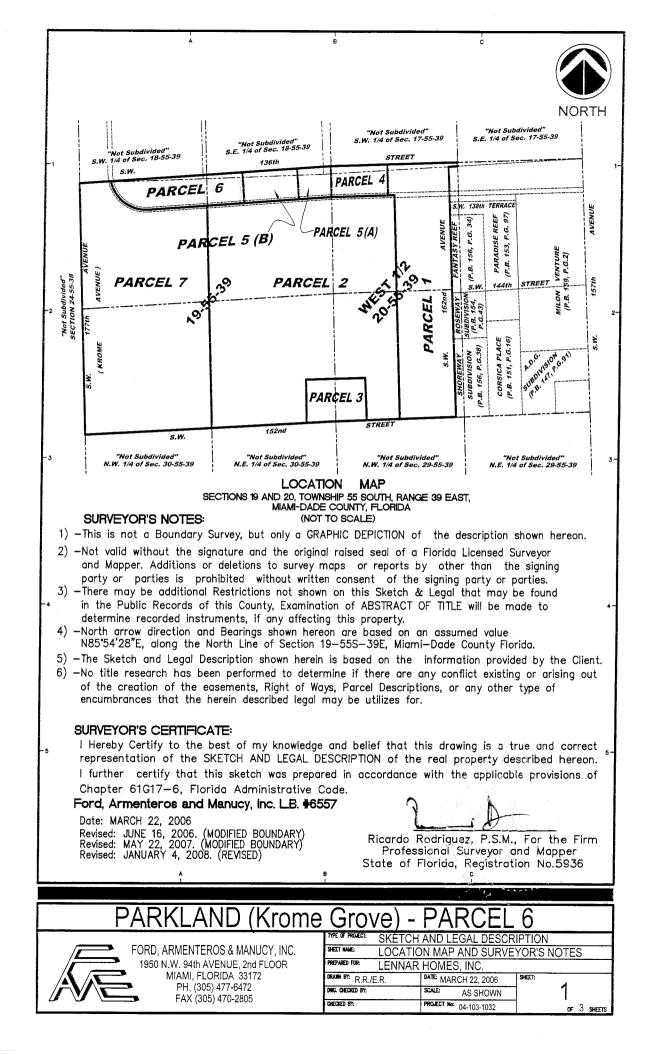








NORTH LINE NORTHEAST 1/4 SECTION 19-55-39 25' FPL EASEMENT (O.R.B. 15173, PG.376) (O.R.B. 15173, PG.376) (O.R.B. 15173, PG.376) (O.R.B. 15173, PG.380) (O.R.B. 15173,	B H H H H H H H H H H H H H
PARCEL 5 (B)	RIGHT-OF-WAY III FORTION OF THE WEST 1/2
LEGAL DESCRIPTION: A portion of the Northeast 1/4 of Section Miami-Dade County, Florida, being more pa COMMENCE at the Northeast Corner of said the East Line of said Northeast 1/4 of said of Section 20, for a distance of 655.10 fee curve to the left, concave to the South, a S02deg25min59secE, said point of intersect Easement Granted to Seaboard Airline Railra 4331, Pages 276 and 282 of the Public Re described three(3) courses and distances b thence Westerly along the arc of said curve through a central angle of 01deg08min24se S85deg51min52secW for a distance of 692 hereinafter described Parcel of Land; 3) the of 1187.45 feet; thence N04deg05min32sec the North Line of said Northeast 1/4 of said the last described line, for a distance of 11 distance of 654.84 feet to the POINT OF B	19, Township 55 South, Range 39 East, rticularly described as follows: Section 19; thence S01deg51min42secE, along d Section 19, said line also being the West Line it to its intersection with the arc of a circular radial line from said point bears ion being on the centerline of a 100.00 feet bad Company, as recorded in Official Records Book cords of Miami-Dade County, Florida; the next eing along said centerline of said easement; 1) , having for its elements a radius of 763.94 feet, c for an arc distance of 15.20 feet; 2) thence 33 feet to the POINT OF BEGINNING of the ence continue S85deg51min52secW for a distance W for a distance of 655.74 feet to a point on id Section 19; thence N85deg54min28secE, along 87.45 feet; thence S04eg05min32secE for a EGINNING. eing and lying in Miami-Dade County, Florida and
O.R.B. = Official Records BookCERTAIN FINALP.B. = Plat Book17179, AT PAGPG. = PageCOUNTY, FLORP.O.B. = Point of BeginningTHE LOCATIONP.O.C. = Point of CommenceMAP MAY BE	AND LEGAL DESCRIPTION IS BASED UPON THAT JUDGMENT AS RECORDED IN OFFICIAL RECORDS BOOK E 4377 OF THE PUBLIC RECORDS OF MIAMI-DADE DA. OF PROPERTY BOUNDARY LINES IN THIS TOWNSHIP SUBJECT TO OTHER FINAL JUDGMENTS, OR AGREEMENTS BETWEEN PARTIES IN INTEREST.
FORD, ARMENTEROS & MANUCY, INC. 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805	Grove) - PARCEL 5 (B) Infe of frace: SKETCH AND LEGAL DESCRIPTION SKET MARE SKETCH TO ACCOMPANY LEGAL DESCRIPTION Infe of frace: LENNAR HOMES, INC. Infe of frace: LENNAR HOMES, INC. Infe of frace: SKATCH TO ACCOMPANY LEGAL DESCRIPTION Infe of frace: LENNAR HOMES, INC. Infe of frace: LENNAR HOMES, INC. Infe of frace: SKATE: Infe of frace: Infe of frace: Infe of frace: Infe of frace: Infe of frace: SKATE: Infe of frace: Infe of frace: Infe of frace: Infe of frace:



LEGAL DESCRIPTION:

A portion of the North 1/2 of Section 19, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

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BEGIN at the North 1/4 Corner of said Section 19; thence N85deg54min28secE, along the North Line of the Northeast 1/4 of said Section 19, for a distance of 767.52 feet; thence S04deg05min32secE for a distance of 655.74 feet to a point on the centerline of a 100.00 feet Easement Granted to Seaboard Airline Railroad Company, as recorded in Official Records Book 4331, Pages 276 and 282 of the Public Records of Miami-Dade County, Florida; the next described two(2) courses and distances being along said centerline of said easement; 1) thence S85deg51min52secW for a distance of 2011.97 feet to a point of curvature of a circular curve to the right, concave to the Northeast; 2) thence Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 763.94 feet, through a central angle of 82deg04min33sec for an arc distance of 1094.34 feet to its intersection with the North Line of the Northwest 1/4 of said Section 19; thence N85deg54min27secE, along the last described line for a distance of 2002.21 feet to the POINT OF BEGINNING.

All of the above described lands situated, being and lying in Miami-Dade County, Florida and containing 1,698,846.66 Square Feet and/or 39.00 Acres more or less.

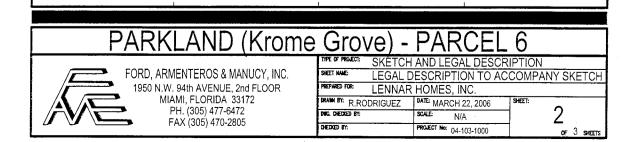
NOTE No. 1

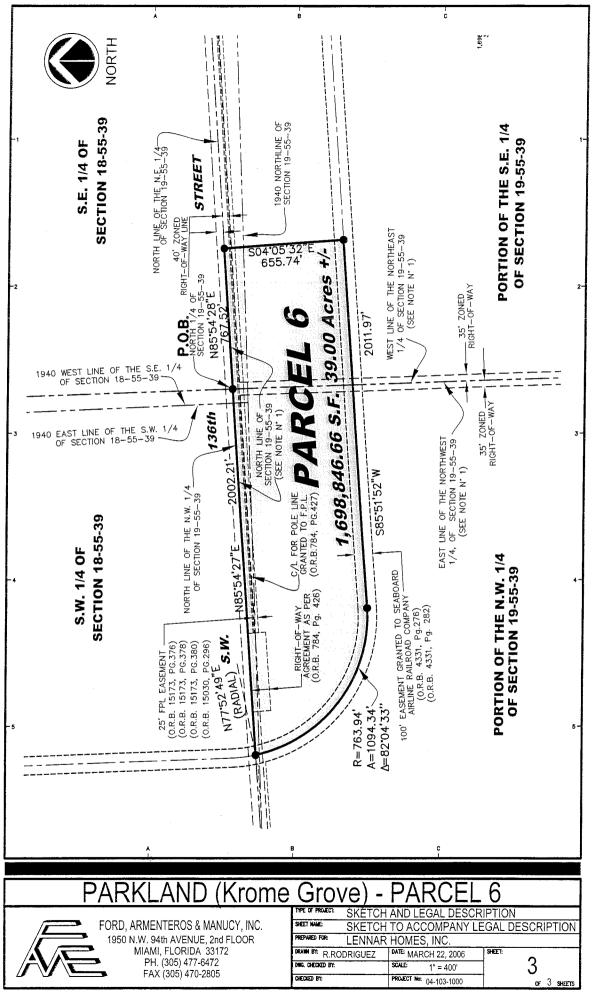
THIS SKETCH AND LEGAL DESCRIPTION IS BASED UPON THAT CERTAIN FINAL JUDGMENT AS RECORDED IN OFFICIAL RECORDS BOOK 17179, AT PAGE 4377 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

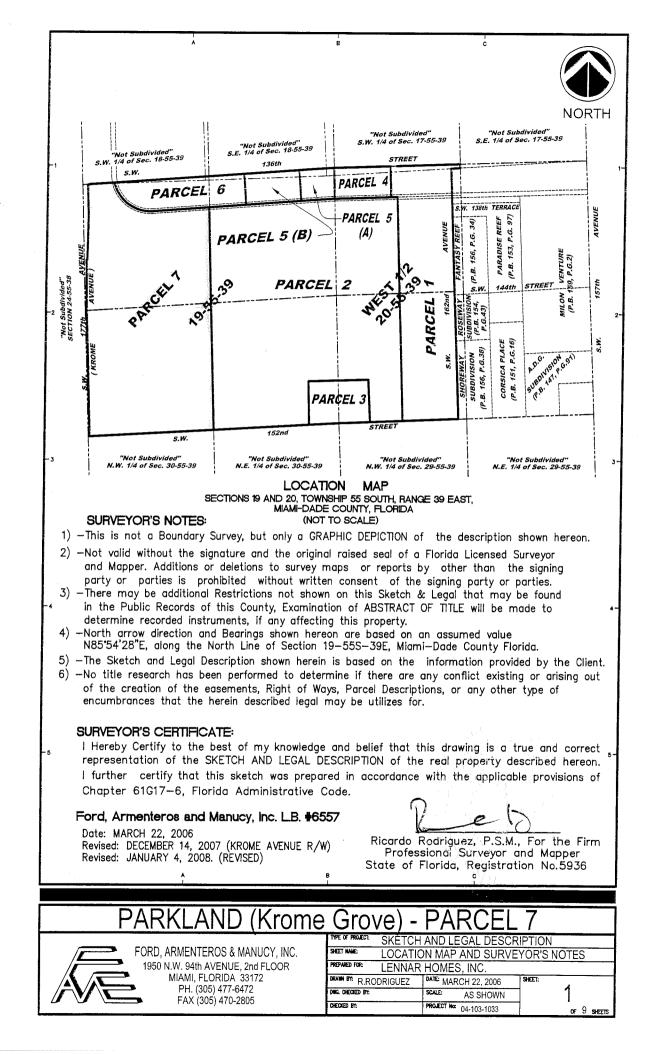
THE LOCATION OF PROPERTY BOUNDARY LINES IN THIS TOWNSHIP MAP MAY BE SUBJECT TO OTHER FINAL JUDGMENTS, OR STIPULATED AGREEMENTS BETWEEN PARTIES IN INTEREST.

LEGEND:

- O.R.B. = Official Records Book
 - P.B. = Plat Book
 - PG. = Page
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commence







LEGAL DESCRIPTION:

All of the Southwest 1/4 and a portion of the Northwest 1/4 of Section 19, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

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BEGIN at the Southwest Corner of said Section 19; thence NO2egO3min27secW, along the West Line of said Section 19, for a distance of 5313.60 feet to the Northwest Corner of said Section 19; thence N85deg54min27secE, along the North Line of the Northwest 1/4 of said Section 19, for a distance of 672.15 feet to its intersection with the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N77deg52min49secE, said point being on the centerline of a 100.00 feet Easement Granted to Seaboard Airline Railroad Company, as recorded in Official Records Book 4331, Pages 276 and 282 of the Public Records of Miami-Dade County, Florida; the next described two(2) courses and distances being along said centerline of said easement; 1) thence Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 763.94 feet, through a central angle of 82deg04min33sec for an arc distance of 1094.34 feet to a point of tangency; 2) thence N85deg51min52secE for a distance of 1219.59 feet to a point on the East Line of said Northwest 1/4 of said Section 19, said line also being the West Line of the Northeast 1/4 of said Section 19; thence S01deq55min21secE, along the last described line for a distance of 2019.11 feet to the Center of said Section 19: thence S01deg55min21secE, along the East Line of the said Southwest 1/4 of said Section 19, said line also being the West Line of the Southeast 1/4 of said Section 19, for a distance of 2680.07 feet to the South 1/4 Corner of said Section 19; thence S86deg48min35secW, along the South Line of said Southwest 1/4 of said Section 19, for a distance of 2660.56 feet to the POINT OF BEGINNING.

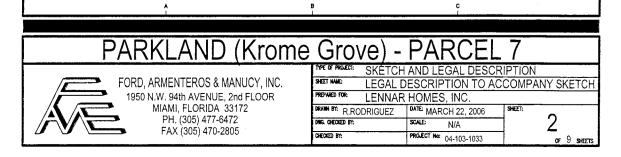
LESS AND EXCEPT:

A portion of land lying in the Northwest (N.W. 1/4) of Section 19, Township 55 South, Range 39 East, Miami—Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 19, thence run S02deg03min30secE along the West line of said Section 19, a distance of 1328.30 feet to the POINT OF BEGINNING; thence continues S02deg03min30secE along the West line of said Section 19, a distance of 290.46 feet; thence run N87deg56min30secE to a point on the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 2.99 feet; thence run N00deg47min08secW along the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 291.05 feet; thence S86deg06min34secW a distance of 9.46 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northwest corner of said Section 19, thence run N85deg54min34secE along the North line of said Section 19, to the point of intersection with the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 88.08 feet; thence S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 1329.52 feet to the POINT OF BEGINNING; thence continues S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 1329.52 feet to the POINT OF BEGINNING; thence continues S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 253.88 feet; thence run N87deg56min30secE a distance of 14.38 feet; thence run N01deg18min47secE a distance of 255.08 feet; thence run S86deg06min34secW a distance of 25.00 feet to the POINT OF BEGINNING.



LESS AND EXCEPT:

A portion of land lying in the Northwest one-quarter (N.W. 1/4) of Section 19, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

, COMMENCE at the Northwest corner of said Section 19, thence run S02deg03min30secE along the West line of said Section 19, a distance of 664.15 feet to the POINT OF BEGINNING; thence continues S02deg03min30secE along the West line of said Section 19, a distance of 664.15 feet; thence run N86deg06min34secE to the point of intersection with the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 9.46 feet; thence run N00deg47min10secW along the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 9.46 feet; thence run N00deg47min10secW along the West Right of 664.83 feet; thence run S86deg00min33secW a distance of 24.23 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northwest corner of said Section 19, thence run N85deg54min34secE along the North line of said Section 19 to a point on the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 80.08 feet; thence S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation

Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.78 feet to the POINT OF BEGINNING; thence continue S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.74 feet; thence run N86deg06min34secE a distance of 25.00 feet; thence run N00deg46min51secE a distance of 666.22 feet; thence run S86deg00min33secW a distance of 46.50 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A portion of land lying in the Northwest one-quarter (N.W. 1/4) of Section 19, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Section 19, thence run S02deg03min30secE along the West line of said Section 19, a distance of 664.15 feet; thence run N86deg00min33secE to the point on the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 24.23 feet; thence run N00deg47min04secW along the West Right of Way Line of State Road 997 (S.W. 177th

Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.88 feet; thence run S85deg54min34secW along the North line of said Section 19, a distance of 39.02 feet to the POINT OF BEGINNING.



LESS AND EXCEPT:

COMMENCE at the Northwest corner of said Section 19, thence run N85deg54min34secE along the North line of said Section 19 a distances of 80.08 feet to the POINT OF BEGINNING; thence continues N85deg54min34secE along the North line of said Section 19 for a distance of 55.00 feet; thence run S02deg03min30secE a distance of 28.66 feet; thence run S87deg56min30secW a distance of 20.00 feet; thence run S02deg03min30secE a distance of 636.40 feet; thence run S86deg00min33secW to a point on the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150–2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 46.50 feet; thence run N01deg03min59secW along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150–2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 46.50 feet; thence run N01deg03min59secW along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150–2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.78 feet to the POINT OF BEGINNING.

AND

- 2

LESS AND EXCEPT:

A Portion of the West 1/2 of Section 19, Township 55 South, Range 39 East, that lies within the Easterly and the Westerly Rigt-of-Way lines of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, bounded on the North by the Northerly line of the Northwest 1/4 of said Section 19 and bounded on the South by the Southerly line of the Southwest 1/4 of said Section 19.

All of the above described lands situated, being and lying in Miami-Dade County, Florida and containing 12,744,017.11 Square Feet and/or 292.56 Acres more or less.

NOTE No. 1

THIS SKETCH AND LEGAL DESCRIPTION IS BASED UPON THAT CERTAIN FINAL JUDGMENT AS RECORDED IN OFFICIAL RECORDS BOOK 17179, AT PAGE 4377 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

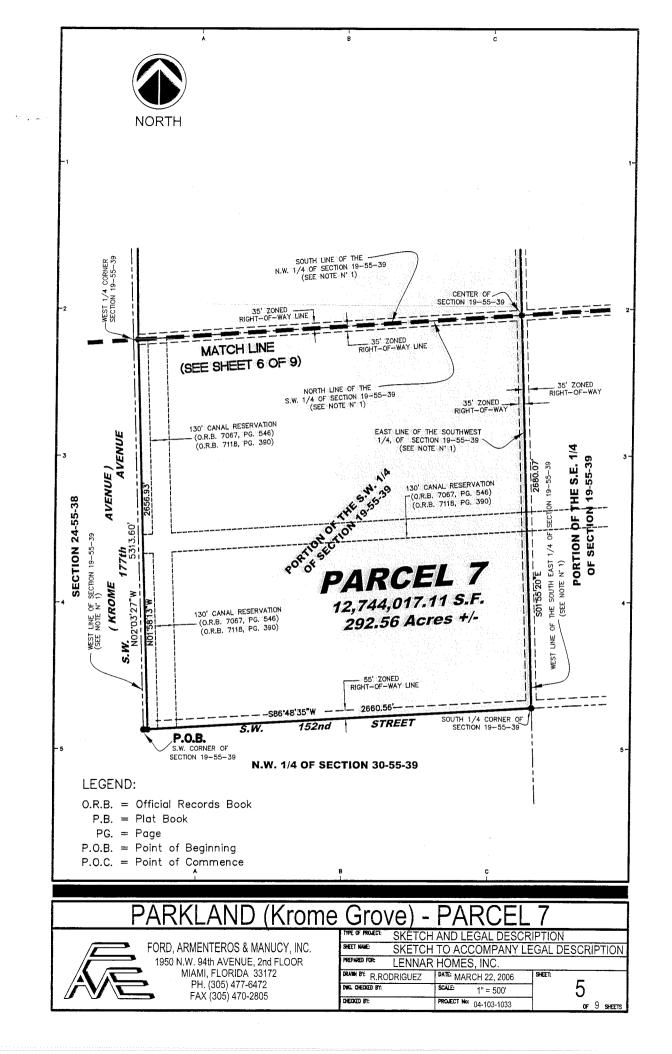
THE LOCATION OF PROPERTY BOUNDARY LINES IN THIS TOWNSHIP MAP MAY BE SUBJECT TO OTHER FINAL JUDGMENTS, OR STIPULATED AGREEMENTS BETWEEN PARTIES IN INTEREST.

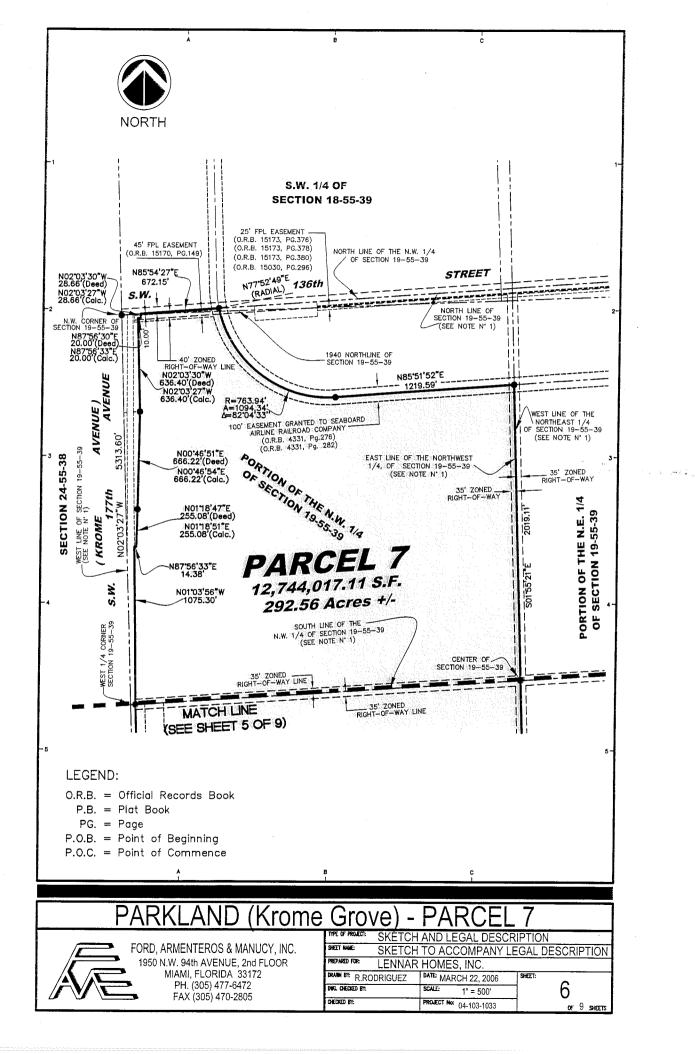
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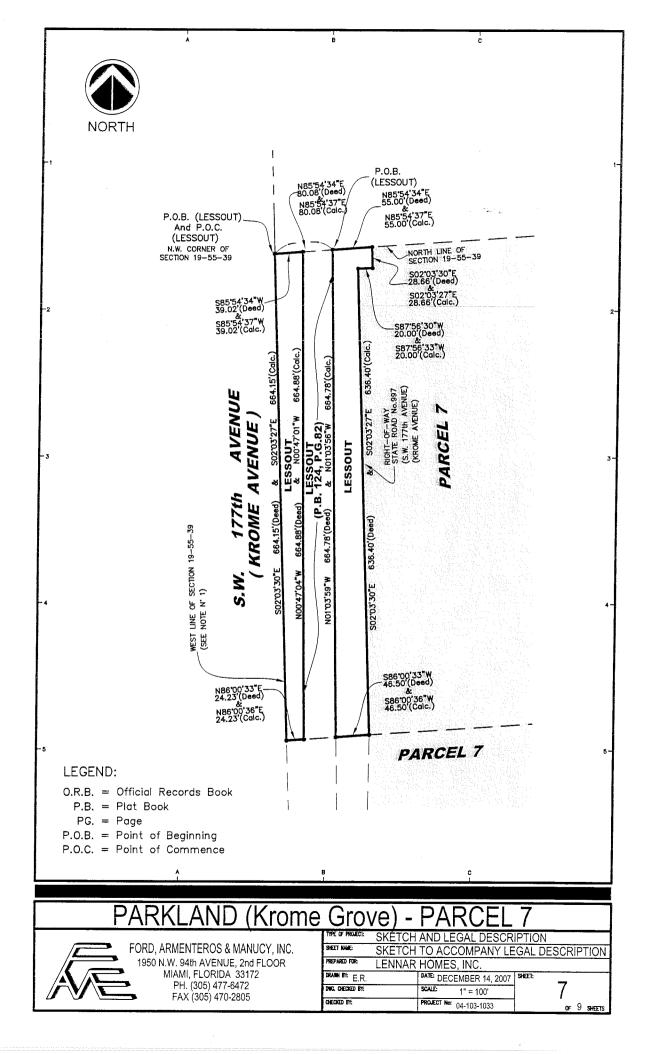
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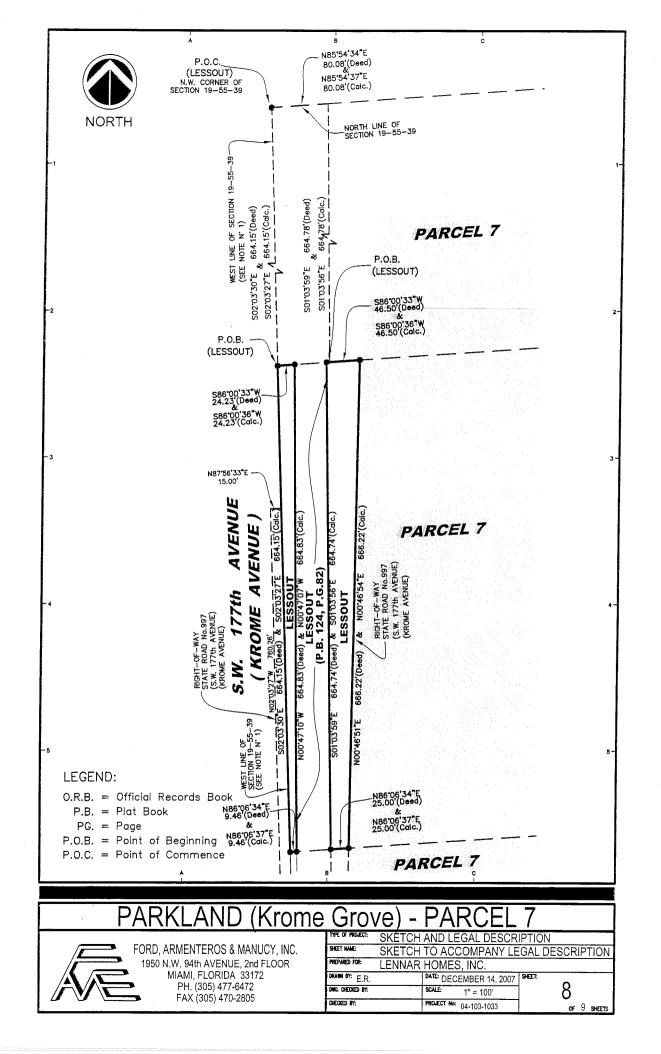
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DADKI AND (Kromo	Crove DADOEL 7	
	Grove) - PARCEL 7	
	THE OF PROJECT: SKETCH AND LEGAL DESCRIPTIC	N
FORD, ARMENTEROS & MANUCY, INC.	SHET NAME: LEGAL DESCRIPTION TO ACCOM	PANY SKETCH
1950 N.W. 94th AVENUE, 2nd FLOOR	PREPARED FOR: LENNAR HOMES, INC.	
MIAMI, FLORIDA 33172	DRAWN BY: R.RODRIGUEZ DATE: MARCH 22, 2006 SHEET:	
PH. (305) 477-6472 FAX (305) 470-2805	DIRG. CHEDRED BY: SCALE: N/A	4
I AX (300) 470-2003	CHECKED BY: PROJECT No: 04-103-1033	OF 9 SUTTS

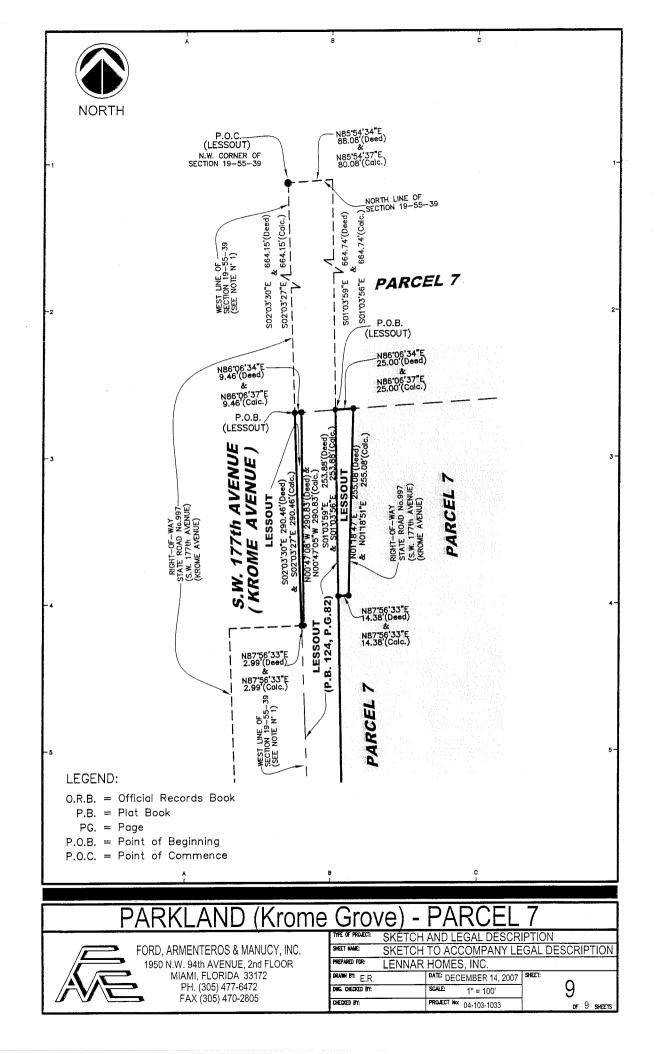
с











DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

APPLICANT (S) NAME AND ADDRESS:

- APPLICANT A: Edward W. Easton, Trustee Krome Groves Land Trust 10165 N.W. 19 Street Miami, Florida 33172
 - B: Guherqui International, S.A. 6100 Glades Road, Suite 213 Boca Raton Florida 33434
 - C: Peter M. Hodkin, Trustee Corsica West II Land Trust 4901 NW 17 Way, Suite 504 Ft. Lauderdale, FL 33309

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	ACRES IN SIZE (net)
А.	Krome Groves Land Trust	30-5919-000-0010	604.70
		30-5919-000-0011	18.86
		30-5919-000-0012	19.55
		30-5920-000-0050	164.73
		30-5920-000-0210	10.30
B.	Guherqui International, S.A.	30-5920-000-0030	81.48
C.	Corsica West II Land Trust	30-5920-000-0040	27.97
		30-5920-000-0070	9.80
		30-5920-000-0080	20.82
	Margaret, Astrid, Susan, and Erik Milner (non-applicants)		1.41 (partial folio)
	CSX Transportation Inc. (non-applicant)	30-5919-000-0020	0.00 (right of way easement – acreage

BERCOW RADELL & FERNANDEZ

		30-5920-000-0031	subsumed in adjacent parcels) 1.53 (partial folio, remaining acreage subsumed in adjacent parcels)
Т	otal:		961.15

CONTRACTOR

OTTLED (Attach

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2., above.

APPLICANT	<u>OWNER</u>	<u>LESSEE</u>	FOR PURCHASE	Explanation)
Α.	Х		Х	
В.	Х			
C.	Х			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (5), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME	E: Guherqui International, S.A.	
<u>N</u> See attached	AME, ADDRESS, AND OFFICE (if applicable)	<u>PERCENTAGE OF</u> <u>STOCK</u>

c. If the applicant is a TRUSTEE, list the trustee's name, the name beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the

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individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME:	Edward W. Easton, Trustee, Peter M. Hodkin, Trustee	
See attached	BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (5) trust (5) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

<u>N/A</u>

e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS

Edward W. Easton, Trustee Krome Groves Land Trust 10165 N.W. 19 Street Miami, Florida 33172 PERCENTAGE OF INTEREST

See attached for disclosure of interest

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

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N/A

a. If the owner is an i		
	ndividual (natural person) the percentage of interest h	list the applicant and all other individuated by each.
INDIVIDUAL'S NA	AME AND ADDRESS	<u>PERCENTAGE OF</u> INTEREST
<u>N/A</u>		`

principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

		PERCENTAGE OF
	NAME, ADDRESS, AND OFFICE (if applicable)	<u>STOCK</u>
N/A		
<u>N/A</u>		

c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME:	
	PERCENTAGE OF
BENEFICIARY'S NAME AND ADDRESS	<u>INTEREST</u>
<u>N/A</u>	

d. If the owner is a P ARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar

BERCOW RADELL & FERNANDEZ

N/A

e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME. ADDRESS, AND OFFICE (if applicable)</u> Edward W. Easton, Trustee Krome Groves Land Trust 10165 N.W. 19 Street Miami, Florida 33172 <u>PERCENTAGE OF</u> <u>INTEREST</u> See attached for disclosure of interest

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contract for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

Edward W. Easton, Trustee Krome Groves Land Trust

Sworn to and subscribed before me this <u>2</u> day of <u>asgust</u> ,20 07

Notary Public, State of Florida at Large (SEAL) My Commission Expires: 11- 79-09

LENETTE TRIVETT Notary Public - State of Florida My Commission Expires Nov 29, 2009 Commission # DD 456269 Bonded by National Notary Assn.

N/A

e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME. ADDRESS, AND OFFICE (if applicable) Edward W. Easton, Trustee Krome Groves Land Trust 10165 N.W. 19 Street Miami, Florida 33172 PERCENTAGE OF INTEREST See attached for disclosure of interest

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contract for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Frinted Names

Peter M. Hodkin, Trustee Corsica West II Land Trust

Sworn to and subscribed before me this 3/ day of fully Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME. ADDRESS, AND OFFICE (if applicable) Edward W. Easton, Trustee Krome Groves Land Trust 10165 N.W. 19 Street Miami, Florida 33172 <u>PERCENTAGE OF</u> <u>INTEREST</u> See attached for disclosure of interest

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contract for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

John C. Cheng, President Guherqui International, S.A.

Sworn to and subscribed before me this ______day of ______, 20 _____

Notary Public, State of Florida at Large (SEAL) My Commission Expires:

LICDO. CESAR ERNESTO DIAZESPINOSA Ced. 8-260-290 Notario Público cuarto



N/A

L. En Panamá el presente do	APOSTILLE n de la Haye du 5 octobre 1961) ocumento público
2. ha sido firmado por	CESAR ERNESTO DIAZ ESPINOSA
3. quien actúa en calidad de.	NOTARIO
DEL CIRCUIT 5. En el Ministerio de Relaci 7 por JEPET DE AUT	timbre de NOTARIA PUBLICA CUARTA O DE PANAMA CERTIFICADO ones Exteriores 6. el día 19-9-2007 PENTICACION Y LEGALIZACION CDEO / # Rev.: 170302

LEGAL DESCRIPTION

PARCEL "A"

The West 1/2, of the East 1/2, of the West 1/2 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida.

PARCEL "B"

The West 1/2, of the East 1/2, of the East 1/2, of the S.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

PARCEL "C"

The East 1/2, of the East 1/2, of the East 1/2, of the S.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida. Less and except that parcel taken on the East side as per case # 86-40255 recorded in Official Records Book 15074 at Page 1044 of the Public Records of Miami-Dade County, Florida, said Parcel described as follows:

That portion of the East 1/2, of the East 1/2, of the East 1/2, of the S.W. 1/4 of said Section 20, lying East of that certain boundary agreement line in case # 86-40255 recorded in Official Records Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

PARCEL "D"

The East 1/2, of the East 1/2, of the N.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, lying South of the Centerline of a 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company, as recorded in Official Records Book 4331, at Page 282, and Official Records Book 4371, at Page 323, all of the Public Records of Miami-Dade County, Florida. Less and except that Parcel taken on the East side as per case # 86-40255 recorded in Official Records Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida, said Parcel described as follows:

That portion of the East 1/2, of the East 1/2, of the N.W. 1/4 of said Section 20, lying South of the Centerline of the said 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company and lying East of that certain boundary

agreement line in case # 86-40255 recorded in said or Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

PARCEL "E"

The East 1/2, of the East 1/2, of the N.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, lying North of the Centerline of a 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company, as recorded in Official Records Book 4331, at Page 282, and Official Records Book 4371, at Page 323, all of the Public Records of Miami-Dade County, Florida. Less and except that Parcel taken on the East side as per case # 86-40255 recorded in Official Records Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida, said Parcel described as follows:

That portion of the East 1/2, of the East 1/2, of the N.W. 1/4 of said Section 20, lying North of the Centerline of the said 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company and lying East of that certain boundary agreement line in case # 86-40255 recorded in said or Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

PARCEL "I"

Section 19, Township 55 South, Range 39 East, less the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) thereof and road right(s) of way(s). Miami-Dade County, Florida. Less that portion of the West 1/2 of Section 19, Township 55 South, Range 39 East, that lies within the Easterly and the Westerly Right-of-Way lines of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida.

LESS AND EXCEPT:

A portion of land lying in the Northwest (N.W. 1/4) of Section 19, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 19, thence run S02deg03min30secE along the West line of said Section 19, a distance of

1328.30 feet the POINT OF to **BEGINNING:** thence continues S02deq03min30secE along the West line of said Section 19, a distance of 290.46 feet; thence run N87deg56min30secE to a point on the West Right of Wav Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 2.99 feet; thence run N00deg47min08secW along the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 291.05 feet; thence S86deg06min34secW a distance of 9.46 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northwest corner of said Section 19, thence run N85dea54min34secE along the North line of said Section 19, to the point of intersection with the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 88.08 feet: thence S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 1329.52 feet to the POINT OF BEGINNING; thence continues S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 253.88 feet; thence run N87deg56min30secE a distance of 14.38 feet; thence run N01deq18min47secE distance а of 255.08 feet: thence run S86deg06min34secW a distance of 25.00 feet to the POINT OF BEGINNING.

PARCEL "II"

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 55 South, Range 39 East, located in Miami-Dade County, Florida. Less that portion of the West 1/2 of Section 19, Township 55 South, Range 39 East, that lies within the Easterly and the Westerly Right-of-Way lines of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida.

LESS AND EXCEPT:

A portion of land lying in the Northwest one-quarter (N.W. 1/4) of Section 19, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Section 19, thence run S02deg03min30secE along the West line of said Section 19, a distance of 664.15 feet; thence run N86deg00min33secE to the point on the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 24.23 feet; thence run N00deg47min04secW along the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.88 feet; thence run S85deg54min34secW along the North line of said Section 19, a distance of 39.02 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northwest corner of said Section 19, thence run N85deg54min34secE along the North line of said Section 19 a distances of 80.08 feet to the POINT OF BEGINNING: thence continues N85deq54min34secE along the North line of said Section 19 for a distance of 55.00 feet; thence run S02deg03min30secE a distance of 28.66 feet; thence run S87deg56min30secW a distance of 20.00 feet; thence run S02deq03min30secE a distance of 636.40 feet; thence run S86deg00min33secW to a point on the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 46.50 feet; thence run N01deg03min59secW along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.78 feet to the POINT OF **BEGINNING.**

PARCEL "III"

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 55 South, Range 39 East. Miami-Dade County, Florida. Less that portion of the West 1/2 of Section 19, Township 55 South, Range 39 East, that lies within the Easterly and the Westerly Right-of-Way lines of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on

Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida.

LESS AND EXCEPT:

A portion of land lying in the Northwest one-quarter (N.W. 1/4) of Section 19, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 19, thence run S02deg03min30secE along the West line of said Section 19, a distance of 664.15 feet to the POINT OF **BEGINNING**: thence continues S02deq03min30secE along the West line of said Section 19, a distance of 664.15 feet; thence run N86deg06min34secE to the point of intersection with the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 9.46 feet; thence run N00deg47min10secW along the West Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.83 feet; thence run S86deg00min33secW a distance of 24.23 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northwest corner of said Section 19, thence run N85deq54min34secE along the North line of said Section 19 to a point on the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records County Florida, a distance of 80.08 feet: thence of Miami-Dade S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.78 feet to the POINT OF BEGINNING; thence continue S01deg03min59secE along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County Florida, a distance of 664.74 feet; thence run N86deg06min34secE a distance of 25.00 feet; thence run N00deg46min51secE a distance of 666.22 feet; thence run S86deg00min33secW a distance of 46.50 feet to the POINT OF BEGINNING.

PARCEL "IV"

The West (W 1/2) of the West (W 1/2) of Section 20, Township 55 South, Range 39 East, Dade County, Florida.

LESS AND EXCEPT:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 20, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

PARCEL "V"

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4 of Section 20, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Interests in Corsica West II Land Trust

Percentage of Interest

Silvio Cardoso 7975 N.W. 154 Street, Suite 400, Miami Lakes Florida 33016

50%

Anthony Mijares 7975 N.W. 154 Street, Suite 400, Miami Lakes Florida 33016 50%

100%

Interest in Guhergui International, S.A.

Percentage of Interest

John C. Cheng 6100 Glades Road, Suite 213 Boca Raton Florida 33434

Interests in Krome Groves Land Trust

	Percentage of Interest
Lennar Homes, Inc., a Publicly Traded Entity 730 N.W. 107 Avenue, Suite 400 Miami, Florida 33172	33.37%
Krome Groves Investors, LLC 10165 N.W. 19 Street Miami, Florida 33172.	33%
Neighborhood Planning Company, LLC 1390 S. Dixie Highway, Suite 2120 Coral Gables, Florida 33126	.34%

Interests in Krome Groves Investors, L.L.C.

	Percentage of Interest
Krome G I, LLC 13 S.W. 7 Street Miami, Florida 33130	30%
Wesleyan Limited Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	25%
Edward W. Easton 10165 N.W. 19 Street Miami, Florida 33172	11.7057%
KD & DP Associates General Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	10%
JAL Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.2943%
MacDonald Family L.L.C c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.5%
James A. MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.75%
Christian MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.75%

Interests in Krome G I, L.L.C.

Percentage of Interest

12.50%

Michael Latterner c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172

2

Wayne Rosen c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	12.50%
Paige Latterner c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	6.41%
Sean Latterner c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	2.56%
Krome Grove Lincoln, L.L.C. c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	2.56%
Ara Kulhanjian c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.85%
Krome Grove Holdings, L.L.C. c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.33%
Wayne Rosen, Trustee c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	12.82%
Sam Lo Bue c/o Krome Groves Investors <u>,</u> L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.55%
Joseph M. Lo Bue c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.55%
Georgeann and Joseph G. Lo Bue c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.55%
Joel Vigo c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	12.82%

Interests in Wesleyan Limited Partnership

	Percentage of Interest	
Kris Czartoryski c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	57.14%	
Carol Czartoryski c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	42.86%	
Interests in KD&DP Associates Gene	ral Partnership	
	Percentage of Interest	
Newcaster Devcorp, Inc. 203 Waterford Way, Suite 800 Miami, Florida 33126	1%	
W. Douglas Pitts c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	49.5%	
Courtelis Investment Trust fbo Louise Courtelis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	49.5%	
Interests in JAL Partnership		
	Percentage of Interest	
Edward W. Easton c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	50%	
Hillis Family Limited Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	50%	
Interests in MacDonald Family L.L.C.		

Percentage of Interest

The Alan S. MacDonald 2005 GRAT38.35%c/o Krome Groves Investors, L.L.C.38.35%

10165 N.W. 19 Street Miami, Florida 33172	
The Maria Christina MacDonald 2005 GR c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	26.34%
Sterg Christian Antoni MacDonald 2005 c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	17.11%
James Alexander MacDonald 2005 GST c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	17.11%
Alan S. MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	0.61%
Maria Christina MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	0.48%

Interests in Newcaster Devcorp, Inc.

	Percentage of Interest
W. Douglas Pitts 203 Waterford Way, Suite 800 Miami, Florida 33126	50%
Courtelis Investment Trust fbo Louise Courtelis 203 Waterford Way, Suite 800	50%

Interests in Courtelis Investment Trust fbo Louise Courtelis

Percentage of Interest

Louise Courtelis 203 Waterford Way, Suite 800 Miami, Florida 33126

Miami, Florida 33126

100%

Interests in Hillis Family Limited Partnership

	Percentage of Interest
Carole Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	17.5%
Kathleen Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	9.5%
Robert W. Hillis III c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	23.5%
Daniel Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	9.5%
Margaret Roediger c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	9.5%
Patricia Clark c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.55%
Martin Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	15.5%
Patrick Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.5%

Interests in Krome Grove Lincoln, L.L.C.

	Percentage of Interest
Clifford Lincoln c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	99%
Thelma Lincoln c/o Krome Groves Investors, L.L.C.	1%

Interests in Krome Grove Holdings, L.L.C.

	Percentage of Interest
Carolee McIntire c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.69%
Christina Vargas c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Maria Delgado c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.69%
Maritza Lau c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Michael Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Paul and Cathy Girten c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	2.15%
Carol Gleber, Trustee c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	30.76%
Conrad Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	1.54%
Conrad and Delia Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Patrick Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	26.92%

Alyse Goldberg c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	0.77%
Brian Wollard c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Judith Brostoff, Trustee c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	4.00%
David Bracha c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%

Interests in Carole Gleber Trust

Percentage of Interest

Carol Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172 100%

100%

Interests in Judith Brostoff Trust

Percentage of Interest

Judith Brostoff c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172

Interests in Neighborhood Planning Company, L.L.C.

Adolfo and Elizabeth Henriques 1.1357% 445 Grand Bay Drive Apt. 809 Key Biscayne, FL 33149-1911 ALA LLC 1.1357% 395 Casuarina Concourse Coral Gables, FL 33143-6507 Alberto and Olga Irene Perez 2.2713%

37 South Royal Poinciana Blvd Miami Springs, FL 33166	
Arazoza Land Bank LLC 2100 Salzedo Street Suite #300 Coral Gables, FL 33134	0.8864%
Bernardo Goenaga 600 Biltmore Way #509 Coral Gables, FL 33134	4.5422%
Brialan Corp 241 Cape Florida Drive Key Biscayne, FL 33149	1.3628%
CMG Holdings LLC 12444 SW 127th Ave 2nd Floor Miami, FL 33186	9.0842%
DLD Investments Inc. 9688 SW 24th Street Miami, FL 33165	3.1796%
EEH Family Investments, Inc. 8500 SW 8th Street #228 Miami, FL 33144	0.8864%
Ezequiel Herran as Trustee of the Ezequiel Herran Revocable Trust & Nancy Herran as Trustee of the Nancy Herran Revocable Trust 14020 SW 36th Street Miami, FL 33175	2.2711%
First Southeast Equities Inc. 8500 SW 8th Street Suite #228 Miami, FL 33144	1.1357%
Fortec LLC 9361 Fontainebleau Blvd Miami, FL 33172	4.5422%

Geor 44 W 8th F	cisco and gina A. Angones, /est Flagler Street loor ni, FL 33130	1.1357%	
8500 Suite	eral Real Estate Corporation SW 8th Street #228 ni, FL 33144	2.2711%	
8440	ra Group Company LLC SW 58th Street i, FL 33143	2.7254%	
8455	Investment Inc. Grand Canal Drive i, FL 33144	1.8168%	
7254	and Company, LLC SW 48th Street i, FL 33155	1.2719%	
8455	A. Herran Revocable Trust Grand Canal Drive i, FL 33144	2.7254%	
	Garcia Irrevocable Trust 4 SW 127th Ave loor	4.5422%	
- . E 			
	ado Land Holdin <u>as LLC</u>	1.1357%	
, <u>N. [V</u>			
. <u>*</u>	۶		
Suite Miami	#238 , FL 33144		

Manuel A Herran as Trustee

9 0842%

Suite #228 Miami, FL 33144

Natasha Andrade Irrevocable Trust 12444 SW 127th Ave 2nd Floor Miami, FL 33186	0.5674%
Planned Land Investments LLC 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	27.2524%
Prime-Site Investment LLC 9301 SW 103rd Street Miami, FL 33176	1.1357%
Ramon E. Rasco & Ana Lauda Rasco 283 Catalonia Ave 2nd Floor Coral Gables, FL 33134	0.90856%
Ramon A. Rasco, 283 Catalonia Ave 2nd Floor Coral Gables, FL 33134	0.22714%
Rodney Barreto 235 Catalonia Ave Coral Gables, FL 33134	1.7727%
Sasha Andrade Irrevocable Trust 12444 SW 127th Ave 2nd Floor Miami, FL 33186	0.5674%
Tres Hermanos LLP 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	1.3628%
Valen LLC 9688 SW 24th Street Miami, FL 33165	2.5211%

Interests in ALA, L.L.C.

Percentage of Interest

Conchy Perdomo 395 Casuarina Concourse Coral Gables, FL 33143-6507

Interests in Arazoza Land Bank, L.L.C.

Percentage	of	Interest
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60%

Carlos Arazoza 2100 Salzedo Street Suite #300 Coral Gables, FL 33134

Carlos F. Arazoza 2100 Salzedo Street Suite #300 Coral Gables, FL 33134

Alberto J. Arazoza 2100 Salzedo Street Suite #300 Coral Gables, FL 33134

Interests in Brialan Corporation

Alberto Guerra 241 Cape Florida Drive Key Biscayne, FL 33149

Vivian Guerra 241 Cape Florida Drive Key Biscayne, FL 33149

Interests in CMG Holdings, L.L.C.

Percentage of Interest

100%

Carlos Garcia

20%

50%

50%

100%

12444 SW 127th Ave 2nd Floor Miami, FL 33186

Interests in DLD Investments, Inc.

	Percentage of Interest
Leticia R. Valdes 9688 SW 24th Street Miami, FL 33165	33.33%
Daniel F. Valdes 9688 SW 24th Street Miami, FL 33165	33.33%
Daniel L. Valdes 9688 SW 24th Street Miami, FL 33165	33.33%

Interests in EEH Family Investments, Inc.

Percentage of Interest

50%

50%

Emiliano E. Herran 8500 SW 8th Street #228 Miami, FL 33144

Emiliano Herran 8500 SW 8th Street #228 Miami, FL 33144

Interests in Ezequiel Herran Revocable Trust

Percentage of Interest

Ezequiel & Nancy Herran 14020 SW 36th Street Miami, FL 33175

Interests in Nancy Herran Revocable Trust

Percentage of Interest

Ezequiel & Nancy Herran 14020 SW 36th Street 100%

Miami, FL 33175

Interests in First Southeast Equities, Inc.

Percentage of Interest

100%

James and Samantha Dorsy 8500 SW 8th Street Suite #228 Miami, FL 33144

Interests in Fortec, L.L.C.

	Percentage of Interest
Miguel Poyastro 9361 Fontainebleau Blvd Miami, FL 33172	50%
Ezra Katz 9361 Fontainebleau Blvd Miami, FL 33172	30%
W. Thomas Duncan 9361 Fontainebleau Blvd Miami, FL 33172	10%
Ashbell Investments, Ltd. 9361 Fontainebleau Blvd Miami, FL 33172	10%

Interests in General Real Estate Corp.

Percentage of Interest

Agustin Herran 8500 SW 8th Street Suite #228 Miami, FL 33144

Interests in Guerra Group Company, L.L.C.

Percentage of Interest

Jorge & Martha B. Guerra 8440 SW 58th Street 84%

Miami, FL 33143

Miami, FL 33155

Jorge Guerra, Jr. 8440 SW 58th Street Miami, FL 33143	8%	
Anamaria Guerra-Vera 8440 SW 58th Street Miami, FL 33143	4%	
Guerra Children's Irrevocable Trust No. 3 8440 SW 58th Street Miami, FL 33143	4%	
Interests in Heys Investmen	<u>t, Inc.</u>	
	Percentage of Interest	
Jose A. & Maria M. Herran 8455 Grand Canal Drive Miami, FL 33144	40%	
Jose A. Jr & Lourdes M. Herran 8455 Grand Canal Drive Miami, FL 33144	20%	
Ana Mary Herran & Alexander Ynastrilla 8455 Grand Canal Drive Miami, FL 33144	20%	
Daniel Herran & Nancy San Emeterio Herran 8455 Grand Canal Drive Miami, FL 33144	20%	
Interests in Highland Company, L.L.C.		
	Percentage of Interest	
Robert E. Chisholm and Lilliam F. Chisholm, as joint tenants with rights of survivorship 7254 SW 48th Street Miami, FL 33155	89.28%	
Robert M. Chisholm 7254 SW 48th Street	5.36%	

Alfred E. Chisholm and Maria L. Chisholm,3.57%as joint tenants with rights of survivorship7254 SW 48th StreetMiami, FL 33155

Jacqueline A. Chisholm 7254 SW 48th Street Miami, FL 33155 1.79%

Interests in Jose A. Herran Revocable Trust

Percentage of Interest

Jose A. Herran 8455 Grand Canal Drive Miami, FL 33144

100%

Interests in Karl Garcia Irrevocable Trust

Percentage of Interest

100%

Karl Garcia 12444 SW 127th Ave 2nd Floor Miami, FL 33186

Interests in Machado Land Holdings L.L.C.

Percentage of Interest

Jose Luis Machado III Revocable Trust 8500 SW 8th Street Suite #238 Miami, FL 33144

Machado Family Investments, LLC 8500 SW 8th Street Suite #238 Miami, FL 33144 14.3%

85.7%

Interests in Manuel A. Herran Revocable Trust and Nyria Herran Revocable Trust.

Percentage of Interest

Manuel A. Herran and Nyria Herran 8460 SW 5th Street Miami, FL 33144 100%

Interests in Master Plan Developers, L.L.C.

	Percentage of Interest	
Oscar Barbara 8500 SW 8th Street Suite #228 Miami, FL 33144	70%	
Jose A. Herran 8500 SW 8th Street Suite #228 Miami, FL 33144	5%	
Antonio Gonzalez 8500 SW 8th Street Suite #228 Miami, FL 33144	5%	
Interests in Master Plan Developers, L.L.C. Continued		
	Percentage of Interest	
Agustin Herran 8500 SW 8th Street Suite #228 Miami, FL 33144	19%	

Interests in Natasha Andrade Irrevocable Trust

Percentage of Interest

100%

Natasha Andrade 12444 SW 127th Ave 2nd Floor Miami, FL 33186

Interests in Planned Land Investments L.L.C.

	Percentage of Interest
Sergio Pino 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	50%
Maria C. Guerra Irrevocable Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	34%
Armando J. Guerra and Maria C. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	17%
Interests in Prime-Site Investm	ent L.L.C.
Interests in Prime-Site Investm	ent L.L.C. Percentage of Interest
Interests in Prime-Site Investm Antonio E. and Yolanda J. Placeres 9301 SW 103rd Street Miami, FL 33176	
Antonio E. and Yolanda J. Placeres 9301 SW 103rd Street	Percentage of Interest

Interests in Sasha Andrade Irrevocable Trust

Percentage of Interest

100%

Sasha Andrade 12444 SW 127th Ave 2nd Floor Miami, FL 33186

Interests in Tres Hermanos, L.L.P.

	Percentage of Interest	
Adrianne J. Guerra Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	33.33%	
Corinne M. Guerra Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	33.33%	
Eric A. Guerra Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	33.33%	
Interests in Valen, L.L.C.		
	Percentage of Interest	
Daniel R. Valdes as Trustee	45.16%	
9688 SW 24th Street Miami, FL 33165		
	27.45%	
Miami, FL 33165 Rosario Valdes as Trustee 9688 SW 24th Street	27.45% 22.72%	

Miami, FL 33165

Interests in Ashbell Investments, Ltd.

Percentage of Interest

98.9848%

Ashbell Security Trust 9361 Fontainebleau Blvd Miami, FL 33172

Boaz Ashbell 9361 Fontainebleau Blvd Miami, FL 33172 1.0152%

Interests in Guerra Children's Irrevocable Trust No. 3.

Percentage of Interest

Gabriel Guerra 8440 SW 58th Street Miami, FL 33143

Interests in Jose Luis Machado III Revocable Trust.

Percentage of Interest

100%

14.28%

14.28%

100%

Alison Machado 8500 SW 8th Street Suite #238 Miami, FL 33144

Interests in Machado Family Investments, L.L.C.

Percentage of Interest

Jose Luis Machado III 8500 SW 8th Street Suite #238 Miami, FL 33144

Vivian Isern 8500 SW 8th Street Suite #238 Miami, FL 33144

Jose Luis Machado Jr. Irrevocable Trust #1 14.28%

8500 SW 8th Street Suite #238 Miami, FL 33144

Jose Luis Machado Jr. Irrevocable Trust #2	14.28%
8500 SW 8th Street	
Suite #238	
Miami, FL 33144	

Jose Luis Machado Jr. Irrevocable Trust #3	14.28%
8500 SW 8th Street	
Suite #238	
Miami, FL 33144	

Jose Luis Machado Jr. Irrevocable Trust #4 14.28% 8500 SW 8th Street Suite #238 Miami, FL 33144

Jose Luis Machado III Children's Irrevocable Trust #3 14.28% 8500 SW 8th Street Suite #238 Miami, FL 33144

Interests in Victoria Real Estate Management.

Percentage of Interest

100%

Agustin Herran 8500 SW 8th Street Suite #228 Miami, FL 33144

Interests in Maria C. Guerra Irrevocable Trust.

Percentage of Interest

Armando J. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146

Interests in Adrianne J. Guerra Trust.

Percentage of Interest

100%

Adrianne J. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146

Interests in Corinne M. Guerra Trust.

Percentage of Interest

100%

Corinne M. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146

Interests in Eric A. Guerra Trust.

Percentage of Interest

100%

Eric A. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146

Interests in Daniel R. Valdes Trust.

Percentage of Interest

Daniel R. Valdes 9688 SW 24th Street Miami, FL 33165

Interests in Rosario Valdes Trust.

Percentage of Interest

100%

100%

Rosario Valdes 9688 SW 24th Street Miami, FL 33165

Miami, FL 33144

Percentage of Interest

100%

9361 Fontainebleau Blvd Miami, FL 33172

Interests in Ashbell Security Trust.

Interests in Jose Luis Machado Jr. Irrevocable Trust #1.

Percentage of Interest

Vivian Isern 8500 SW 8th Street Suite #238 Miami, FL 33144

Jose Luis Machado IV

8500 SW 8th Street

Suite #238

Boaz Ashbell

Interests in Jose Luis Machado Jr. Irrevocable Trust #2.

100%

Interests in Jose Luis Machado Jr. Irrevocable Trust #3.

Percentage of Interest

100%

Christina Isern 8500 SW 8th Street Suite #238 Miami, FL 33144

Emma M. Guerra 9688 SW 24th Street Miami, FL 33165

Percentage of Interest

100%

100%

Percentage of Interest

Interests in Jose Luis Machado Jr. Irrevocable Trust #4.

Percentage of Interest

100%

Andres Machado 8500 SW 8th Street Suite #238 Miami, FL 33144

Interests in Jose Luis Machado III Children's Irrevocable Trust #3.

Percentage of Interest

100%

Gabriela Machado 8500 SW 8th Street Suite #238 Miami, FL 33144



VIA HAND DELIVERY AND ELECTRONIC MAIL

January 14, 2008

Mr. Subrata Basu Interim Director Department of Planning and Zoning Stephen P. Clark Center 111 NW 1st Street 11th Floor Miami, FL 33128

RE: <u>Development Program to be Utilized for Review of Parkland</u> Comprehensive Development Master Plan ("CDMP") Application.

Dear Subrata:

This law firm represents Edward W. Easton, Trustee of the Krome Groves Land Trust, Guherqui International, S.A., and Peter M. Hodkin, Trustee of the Corsica West II Land Trust (the "Applicants"), the applicants in the concurrent Comprehensive Development Master Plan ("CDMP") and DRI applications for the Parkland community. Please consider this letter the Applicants' confirmation of the development impacts that should be reviewed by the relevant departments in processing of the CDMP amendment.

As you know, the DRI portion of the Parkland application contains detailed information regarding the proposed development plan for the project. The County and Miami-Dade County Schools should therefore utilize the development program information in the DRI "Application for Development Approval" in reviewing the application. For convenience, I am attaching an excerpt showing the basics of the development program to this letter.

The DRI application was found "sufficient" by the South Florida Regional Planning Council in March 2007. The Applicants are currently preparing revised materials to be submitted to the relevant agencies that will extend the proposed "build out" date of the DRI until 2018. Agencies should apply that date in any analysis of the CDMP application. Mr. Subrata Basu January 14, 2008 Page 2 of 2

Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely Graham Penn

cc: Mark Woerner Rosa Davis Brian Mulqueen, Esq. Jeffrey Bercow, Esq.



Table 1A – Parkland DRI Development Program		
Development Program Land Use	Scale of Development	
Single Family Detached	1,257 dwelling units	
Single Family Attached Townhomes	2,436 dwelling units	
Multi-Family Condominium /	3,248 dwelling units	
Apartment		
Retail	200,000 square feet	
Medical Office	100,000 square feet	
Hospital	200 beds	
Industrial-Flex Space	550,000 square feet	
Two K-8 Schools	3,200 students	
One High School	1,600 students	
Community Uses – Library, Police,	50,000 square feet	
Fire		
Parks	67.6 acres	



VIA HAND DELIVERY AND ELECTRONIC MAIL

January 7, 2008

Mr. Subrata Basu Interim Director Department of Planning and Zoning Stephen P. Clark Center 111 NW 1st Street 11th Floor Miami, FL 33128

RE: <u>Disclosure of Interests for Parkland Development of Regional Impact</u> ("DRI").

Dear Subrata:

This law firm represents Edward W. Easton, Trustee of the Krome Groves Land Trust, Guherqui International, S.A., and Peter M. Hodkin, Trustee of the Corsica West II Land Trust (the "Applicants"), the applicants in the Comprehensive Development Master Plan ("CDMP") application running concurrently with the Parkland DRI application. Please consider this letter the Applicants' confirmation of the validity of the disclosures of interests provided in the CDMP application.

<u>Ownership of Property.</u> The overall Parkland CDMP application area has now been reduced to 961.15 acres. The reduction was made to account for a right-of-way dedication of a portion of S.W. 177 Avenue (Krome Avenue). Based on title reports, the Applicants hold the fee simple interest to the vast majority of the application area. However, the Miami-Dade County Property Appraiser's records disagree with the title information in two respects:

1. <u>CSX Right of Way (Folios 30-5919-000-0020 and 30-5920-000-0031 (partial))</u>. The Applicants hold fee simple title to the vast majority of the CSX right of way that crosses the application area. The Property Appraiser has assigned the land to CSX for tax purposes based, as we understand it, on a long-held policy governing the taxation of railroad rights-of-way. We are working with both the Property Appraiser (which has acknowledged that CSX holds an easement over the right

Mr. Subrata Basu January 7, 2008 Page 2 of 2

> of way, not fee simple ownership) and CSX to resolve this issue. We have listed CSX as an owner of a small segment (1.53 acres) of the right-of-way because that portion of the right of way had been excluded from the legal description of the relevant parcels many years ago. Based on title records, the right of way segment should be listed as being under the ownership of the successors in interest to an apparently defunct corporation, the Mandan Securities Corporation. However, since our clients have no interest in the parcel, we have decided to reflect the Property Appraiser's records in the CDMP application.

2. <u>Re-Assigned Property (30-5920-000-0040)</u>. At some point in early 2007, the Property Appraiser re-assigned the ownership (for tax purposes) of approximately 1.41 acres of the application area from one of the Applicants to an adjacent property owner. We believe that this decision was an error. In an excess of caution, the CDMP application area has been drafted to reflect the current status of the Property Appraiser's records, listing the adjacent property owner as holding title to the disputed acreage. The Applicants will continue to discuss the issue with the Property Appraiser because the re-assignment is inconsistent with the available title records.

Disclosure of Interests Within Applicant Entities. As you know, the Applicants have submitted an extensive breakdown of the ultimate ownership of the Applicant trusts and corporations. As of the date of this letter, the submitted breakdown accurately reflects the various persons that have interests in the various entities.

<u>Conclusion</u>. Hopefully this letter has resolved any lingering issues you may have had with the ownership of the application area of the Parkland CDMP application. As always, thanks for your help. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely Graham Penn

cc: Mark Woerner Rosa Davis Brian Mulqueen, Esq. Jeffrey Bercow, Esq.





DIRECT LINE: (305) 377-6229 E-Mail: GPenn@BRZoningLaw.com

January 7, 2008

VIA CERTIFIED MAIL

Ms. Betty Jones CSX Transportation, Inc. 301 W. Bay Street, Suite 800 Jacksonville, Florida 32202

Re: Notification of Filing Comprehensive Plan Application – Miami-Dade County, Florida

Dear Ms. Jones:

This law firm represents Edward W. Easton, Trustee of the Krome Groves Land Trust, Guherqui International, S.A., and Peter M. Hodkin, Trustee of the Corsica West II Land Trust (the "Applicants"), which together are the owners of the vast majority of Section 19, Township 55S, Range 39E and the west half of Section 20, Township 55S, Range 39E located in unincorporated Miami-Dade County. As you may recall, we sent you a letter on August 14, 2007 explaining the current tax information issues for the Property.

CSX is listed as the owner of tax folios Folios 30-5919-000-0020 and 30-5920-000-0031, which consists solely of railroad right of way. As explained in our previous correspondence, the available title records indicate that all but 1.53 acres of the right of way is owned by our clients, with CSX holding an easement over the land. The Miami-Dade County Property Appraiser did not dispute the title information, but instead asked us to contact CSX directly about the issue, which we did in our letter of August 14, 2007.

We have not contested CSX's ownership of the 1.53 acre segment of the right-of-way because that portion of the right of way had been excluded from the legal description of the relevant parcels many years ago. Based on title records, the 1.53 acre right of way segment should be listed as being under the ownership of the successors in interest to an apparently defunct corporation, the Mandan Securities Corporation. However, since our clients have no interest in the parcel, we have not challenged the Property Appraiser's tax identification on this issue.

All of the land currently listed as being under your ownership for tax purposes within Section 19, Township 55S, Range 39E and the west half of Section 20, Township 55S, Range 39E is within the application area of the concurrent Comprehensive Development Master Plan ("CDMP") application for the "Parkland" Development of Regional Impact. Parkland, as explained in the attached document, is proposed to be a well designed self-sufficient community made up of residential, commercial, industrial, institutional, and recreational uses.

Please consider this letter the Applicants' formal notification to you of the filing of the CDMP amendment application. Under the current application, the property listed as being under your ownership is proposed to be brought within the County's Urban Development Boundary and designated for Low Density Residential, Low-Medium Density Residential, Office/Residential, Business and Office, and Industrial use. There is <u>no</u> proposal to modify the use of the right of way and all public crossings will need to be sought through the typical Florida Department of Transportation ("FDOT") process.

We look forward to the opportunity to discuss our application in more depth. Please let me know if you need any additional information. I can be reached directly at (305) 377-6229 or you can email me at <u>gpenn@brzoninglaw.com</u>. Thanks again for your help.

Sincerely, Sraham-Pénn

Enclosures

cc: Rosa Davis, Miami-Dade County



DIRECT LINE: (305) 377-6229 E-Mail: GPenn@BRZoningLaw.com

VIA CERTIFIED MAIL

January 7, 2008

Margaret Milner Astrid Milner Susan Milner Erik Milner Potters Farmhouse Wallingford Road North Moreton Didcot OX11 England United Kingdom

Re: Notification of Filing Comprehensive Plan Application – Miami-Dade County, Florida

Dear Mr. and Mrs. Milner:

This law firm represents Edward W. Easton, Trustee of the Krome Groves Land Trust, Guherqui International, S.A., and Peter M. Hodkin, Trustee of the Corsica West II Land Trust (the "Applicants"), which together are the owners of the vast majority of Section 19, Township 55S, Range 39E and the west half of Section 20, Township 55S, Range 39E located in unincorporated Miami-Dade County.

You are listed as the owners of tax folio No. 30-5917-000-0020. Approximately 1.41 acres of the land currently listed as being under your ownership is within the application area of the concurrent Comprehensive Development Master Plan ("CDMP") application for the "Parkland" Development of Regional Impact. Parkland, as explained in the attached document, is proposed to be a well designed self-sufficient community made up of residential, commercial, industrial, institutional, and recreational uses.

Please consider this letter the Applicants' formal notification to you of the filing of the CDMP amendment application. Under the current application, the property listed as being under your ownership is proposed to be brought within the County's Urban Development Boundary and designated for Low Density

Residential use. Because of the County's zoning regulations, most of the land will likely be zoned to be developed as a road right-of-way.

We look forward to the opportunity to discuss our application in more depth. Please let me know if you need any additional information. I can be reached directly at (305) 377-6229 or you can email me at gpenn@brzoninglaw.com.

Sincérely, Graham Penn

Enclosures

cc: Rosa Davis, Miami-Dade County

