

**APPLICATION TO AMEND THE
LAND USE PLAN MAP OF THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

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PER-PLANNING DIVISION

1. APPLICANT

Altis Ludlam - Miami, LLC
1515 S. Federal Highway, Suite 300
Boca Raton, FL 33432
(561) 997-8661 Office

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr., Esq.
Hugo P. Arza, Esq.
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701 Brickell Avenue, Suite 3000
Miami, Florida 33131-2847
(305) 374-8500 (o)
(305) 679-6305 (f)



5/4/18

By: _____

Gloria M. Velazquez, Esq.

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Business and Office" and "Industrial and Office" to "Bird Road Development Area - Ludlam Trail Corridor District".

B. Description of the Subject Property (the "Property").

The Property contains approximately ± 3.48 gross acres and is located on the S.E. corner of S.W. 40th Street and S.W. 70th court, lying west of the Florida East Coast Railroad and south of 40th Street, more particularly described in the legal description attached to this application as Exhibit "B".

C. Gross and Net Acreage.

Application area: ± 3.48 gross acres (± 2.73 net acres)
Acreage Owned by Applicant: ± 2.73 net acres

D. Requested Change.

1. Applicant requests that the Property be re-designated on the Land Use Plan map from "Business and Office" and "Industrial and Office" to "Bird Road Development Area Ludlam Trail Corridor District".
2. Applicant requests that the Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property to “Bird Road Development Area – Ludlam Trail Corridor District.”

The Ludlam Trail Corridor District (“District”) is a Special District on the CDMP Land Use Plan Map which comprises areas with unique characteristics where special land use provisions are warranted. Specifically, the District applies to approximately 5.8 -mile segment of the former Florida East Coast (FEC) Railway South Little River Branch spur-line that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue (the “Corridor”).

As stated in the Comprehensive Development Master Plan, the purpose of the District is to enhance regional mobility, provide opportunities for physical activity, and improve the economic vitality of the area by facilitating the conversion of this former railway corridor into a continuous publicly-accessible primarily pedestrian and bicycle trail while ensuring that development along the Corridor occurs at appropriate locations and in a manner that is sensitive to and compatible with adjacent uses.

After many years of discussions, several regional and local studies identified an opportunity for a regionally significant trail and greenway along the Corridor that will connect to the County's greenway and trail network, link the surrounding communities, and provide vital neighborhood connections. In other words, the former FEC railroad Corridor is to be developed into a continuous, publicly-accessible pedestrian and bicycle trail, with private development at appropriate locations of the Corridor, in a manner that would be compatible with adjacent uses.

Trails, in general, have been seen in other communities as an amenity and a substantial benefit to the quality of life to all the residences. Many years of studies and efforts have gone into this Ludlam Trail effort because of the positive impacts seen in other communities throughout the nation. Since there is little open space remaining and available within the infill areas, this environment provides for the perfect synergy to partake in addressing the housing needs in our community while embracing the trail initiative.

From Pinellas County, Florida to Portland, Oregon, residents of many cities and counties around the country have experienced the social, environmental and economic benefits associated with trails and linear park spaces. To attain a more livable and sustainable community, these trails and linear parks, have had significant positive impacts in achieving just that. Overall, trails increase accessibility to schools, parks, transit and employment for residents while providing

recreation opportunities. Trails can also help stabilize or increase property values of nearby homes and businesses, and create new retail sales and jobs.¹

With that said, the Property is ideally situated to promote and support all of the factors delineated in the CDMP as it relates to the District's goals and objectives, in addition to other CDMP goals, policies and objectives. Because of its position and location, expanding the District to include the Property will provide an opportunity for additional improvements to the economic viability of the area. Redevelopment of the existing surrounding areas will spur the momentum necessary to promote the revitalization of the Corridor as a greenway and trail. It also provides an ideal opportunity for infill neighborhood growth, which is so vital to our community in addressing the well-documented need for additional housing opportunities.



The Property, as outlined in the above aerial, abuts a segment of the Corridor to the east and is adjacent to a Recreational Trail Segment. The Property is located between the intersections of SW 70th Court and SW 72nd Avenue and SW 40th Street, lying west of the Florida East Coast Railroad and south of 40th Street. Currently, there are four (4) District Development Areas and this Application will expand westward the Bird Road Development Area.



¹ Miami-Dade County Parks, Recreation and Open Spaces Department.

As shown above, the Bird Road Development Area includes those portions of the corridor located between ± 248 feet north of the centerline of Bird Road to $\pm 2,600$ feet south of the centerline of Bird Road. Uses permitted in the Bird Road Development Area include the full range of sales and service activities, residential uses, and the mixing of residential use with commercial, office and hotels which are also permitted. Development in this area is limited to a maximum density of 90 dwelling units per gross acre; with a maximum floor area ratio of 2.5 and a maximum building height of six (6) stories.

The addition of the Property to the District will facilitate and encourage the development envisioned as part of the Corridor initiative by providing critical development mass at one of the designated development areas. Indeed, this request supports and promotes the County's vision to transform the Corridor into an urban corridor with new housing, supportive community features and services, adequate mobility options, and a unique greenway and trail with safe and direct access to parks, schools, work, shopping, and transit for residents, trail riders, cyclists, and pedestrians. In addition, the Property's prime location presents a unique opportunity to incorporate residential and commercial uses.

The Property within the application area is comprised of two parcels which are currently vacant and zoned BU-3 (Liberal Business District) and IU-1 (Industrial Light Manufacturing District) and have a land use designation of Business and Office and Industrial and Office. The parcels are located in a transitioning industrial neighborhood with some residential and commercial uses SW 40th Street. The surrounding neighborhood is made of an assortment of uses and the buildings are fairly old and in need of renovation. The re-designation of the Property, its development and the development of the Corridor will be a catalyst in the reinvigoration of the area. Recently, the property to the east of the Corridor was re-designated to the Bird Road Development Area – Ludlam Trail Corridor District thereby expanding the District to the east along Bird Road. The re-designation of the Property is compatible with the area in that it provides for a residential component to this segment of the Corridor making it more accessible and usable for the residents to enjoy. This Application and the development that will follow will cause a positive domino effect to the surrounding properties.

Notably, the Property is also located within the Urban Infill Area where infill development and redevelopment are given priority. Indeed, Policy LU-1C states that "Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand." The public facilities and services in the vicinity have the capacity to adequately serve the Property. Although, the traffic impacts produced will be served by the multitude of existing transit routes that run by the Property, the approval of this Application will provide for a safe and dedicated bicycle access route that is pedestrian friendly for the residents to interconnect with the schools, parks, shopping centers and work places.

Located at the S.E. intersection of SW 40th Street (Bird Road) between SW 70th Court and SW 72nd Avenue and where a bus stop exists or is less than $\frac{1}{4}$ mile from the Property coupled with mass transit traveling with less than 15 minute headways during peak hours, the proposed land use would promote pedestrianism and transit ridership which would satisfy one of the review factors for proposed land use changes. See CDMP Land Use Element Policy LU-8E(v) (at page I-16) ("If

located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, [the proposal] would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.”)

The requested change is also consistent with several other of the Miami-Dade County CDMP’s Goals, Objectives and Policies, including the following Objectives and Policies:

Objective LU-1

The location and configuration of Miami-Dade County’s urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

Policies

- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.
- LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the “Guidelines for Urban Form” contained in the “Interpretation of The Land Use Plan Map” text adopted as an extension of these policies.
- LU-1H. The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted. Such greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces.
- LU-1T. Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

Objective LU-2

Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2020, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.

Policy

LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the “Concurrency Management Program” section of the CIE.

Objective LU-4

Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

Policy

LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

Objective LU-8

Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan map accommodates projected countywide growth.

Policies

LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Objective LU-10

Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

Policy

LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

Objective LU-12

Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law.

Policies

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

- LU-12E. Miami-Dade County shall continue to investigate and seek opportunities to incentivize infill development, shall publicize available incentives, and make information regarding available incentives easily accessible to developers and property owners, particularly for infill development that is transit supportive and provides workforce housing. Such incentives may include, but not be limited to, joint development agreements at transit stations and transit centers, and flexibility of development standards, particularly for irregular shaped or otherwise substandard lots.

Objective TE-2

In furtherance of pedestrianism and other non-motorized modes of transportation in the planned urban area, Miami-Dade County shall enhance its transportation plans, programs and development regulations as necessary to accommodate the safe and convenient movement of pedestrians, non motorized vehicles and motorized vehicles.

Policies

- TE-2A. The County shall continue to promote and assist in the creation of a Countywide system of interconnected designated bicycle ways, and promote the implementation of the Miami-Dade Bicycle Facilities Plan.
- TE-2B. The County shall continue to develop a comprehensive countywide greenways network providing continuous corridors for travel by pedestrians and non motorized vehicles incorporating elements of the adopted South Dade Greenway Network Master Plan and the North Dade Greenways Plan.
- TE-2F. The County shall consider the use of utility easements and transit or railroad rights-of-way as locations for bicycle ways linking existing and planned major urban activity centers.
- TE-2G. The County shall encourage inclusion in, and review, all plans and development proposals for provisions to accommodate safe movement of bicycle and pedestrian traffic, and facilities for securing non-motorized vehicles in all new development and redevelopment and shall address this as a consideration in development and site plan review.

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.

Policy

- ROS-1A. Areawide park and recreation open spaces shall be provided to meet the diverse needs of all Miami-Dade residents and visitors. They shall continue to be established on the presence or development of regionally significant natural,

historic, cultural, or tourism resources. Areawide park and recreation open spaces include Metropolitan Parks, Natural Area Preserves, Special Activity Areas, District Parks and Greenways. Areawide parks may include areas owned by other public agencies but managed by the County for passive public recreational purposes. The County shall be responsible for providing areawide park and recreation open spaces to all Miami-Dade County residents and visitors.

Objective ROS-3

Access to parks and recreational facilities will be improved in Miami-Dade County by 2017.

Policy

ROS-3B. The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-5

Maintain a formal capital improvements planning program that improves and expands the park and recreation system through the acquisition of land, the renovation and restoration of facilities and natural areas, the development of new park and recreation open space and facilities, and the linking of parks and other public spaces.

Policy

ROS-5F. Continue to implement and consider expansion of segments of the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan that provide recreation and environmental benefits while improving connectivity to parks, natural areas, and other recreational facilities.

Objective ROS-8

The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy

ROS-8E. By 2014, Miami-Dade County shall develop a greenways prioritization plan to prioritize areas to be designated for greenways, trails, and bicycle lanes, and update the North Miami-Dade Greenway Master Plan and South Miami-Dade Greenway Network Master Plan and the CDMP to include such greenways. The update shall include the designation of the Western Greenway and implementation of the Miami-Dade County Trail Design Guidelines and Standards. On an on-going basis, Miami-Dade County shall coordinate with State, regional, federal, and local government agencies to establish a countywide interconnected system of nonmotorized pathways that link neighborhoods, parks, natural areas, civic centers,

schools, and commercial areas to achieve goals and objectives through a diverse combination of financing methods, partnerships, and interagency coordination.

Objective CIE-3

CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

Policy

CIE-3B. Service and facility impacts of new development must be identified and quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new, or significant expansion of existing urban land uses, shall be contingent upon the provision of services at levels which meet or exceed the adopted LOS standards except as otherwise provided in the “Concurrency Management Program” section of the CIE.

Objective CHD-1

Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policies

CHD-1A. Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, work places and neighborhood-based retail to each other and residential areas.

CHD-1G. Promote coordination between jurisdictions in the planning and implementation of bicycle, trail, transit, pedestrian and other alternative transportation modes to establish continuous networks that support healthy communities.

Objective CHD-2

Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy

CHD-2A. Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;

4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

Objective CHD-3

Institute safety measures through urban design and material standards.

Policy

- CHD-3B. Encourage walking and bicycle riding as a means of transportation to and from school, by implementing capital projects that support the development of safe routes to school.

It is for these reasons that we request a small scale land use change of these parcels from “Business and Office” and “Industrial and Office” to “Bird Road Development Area – Ludlam Trail Corridor District.”

5. LOCATION MAP FOR APPLICATION

Attached as Exhibit “A”

6. ADDITIONAL MATERIALS SUBMITTED

Additional items in support of this application may be submitted at a later date.

7. LEGAL DESCRIPTION

Attached as Exhibit “B”

8. COMPLETE DISCLOSURE OF INTEREST FORM

Attached as Exhibit “C”

Attachments: Location Map for Application - Exhibit “A”
Legal Descriptions for the Property and Parcels - Exhibit “B”
Disclosure of Interest Form - Exhibit “C”

Aerial Photograph – Exhibit "D"
Supplemental Disclosure Form – Exhibit "E"
Declaration of Restrictions – Exhibit "F"
Survey – Exhibit "G"
Traffic Study – Exhibit "H"

EXHIBIT "A"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

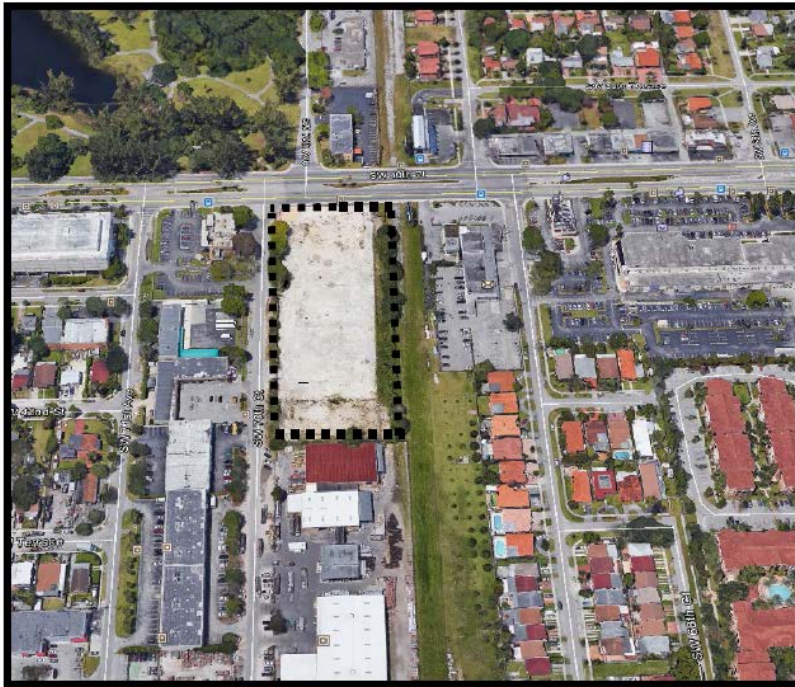
Altis Ludlam - Miami, LLC /

Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq. and Gloria M. Velazquez, Esq.

DESCRIPTION OF SUBJECT AREA

The Property contains approximately ± 3.48 gross acres (± 2.73 net acres) and is located on the S.E. intersection of SW 70th Court and SW 40th Street, lying west of the Florida East Coast Railroad and south of 40th Street, more particularly described in the legal attached to this application as Exhibit "B".

LOCATION MAP



Application area delineated above owned by Applicant.

1"=300'

Legend



Subject Property



EXHIBIT "B"

LEGAL DESCRIPTION FOR PROPERTY

Lot 1, Block 1, AMERILUMBER, according to the Plat thereof as recorded in Plat Book 171, Page 66, of the Public Records of Miami-Dade County, Florida

and

Lot 2, Block 1, AMERILUMBER, according to the Plat thereof as recorded in Plat Book 171, Page 66, of the Public Records of Miami-Dade County, Florida

EXHIBIT "C"

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.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT:

Altis Ludlam - Miami, LLC
1515 S. Federal Highway, Suite 300
Boca Raton, FL 33432

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	SIZE IN ACRES
Altis Ludlam - Miami, LLC	30-4023-100-0010 & 30-4023-100-0020 (Parcel 1 & 2)		+/- 2.73 net acres

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	OWNER	CONTRACTOR FOR PURCHASE	LESSEE	OTHER (Attach Explanation)
Altis Ludlam - Miami, LLC				
	X			

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.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
	%

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 (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.]

CORPORATION NAME Altis Ludlam - Miami, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
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See attached Exhibit "E".	

- c. If the applicant is a TRUSTEE, 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), 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].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
---------------------------------------	-------------------------------

- 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(s) trust(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].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
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- 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

PERCENTAGE OF INTEREST

Date of Contract _____

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

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner 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

- b. If the owner 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(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.]

CORPORATION NAME: _____

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF STOCK

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: 1. _____

2. _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

1. _____

2. _____

- c. If the owner 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. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(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].

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

- d. 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)

PERCENTAGE OF INTEREST

Date of Contract _____

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

if a corporation, partnership, or trust

For any changes of ownership or changes in contracts 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.

ALTIS LUDLAM-MIAMI, LLC, a Delaware limited liability company

By: ALTIS LUDLAM-MIAMI CAPITAL, LLC,
its Manager

By: ALTIS LUDLAM-MIAMI INVESTORS, LLC,
its Manager

By: [Signature]
Name: [Signature]
Title: Manager

Sworn to and subscribed before me

this 15th day of May, 2018

[Signature]
Notary Public, State of Florida at Large (SEAL)



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT "D"

AERIAL PHOTOGRAPH

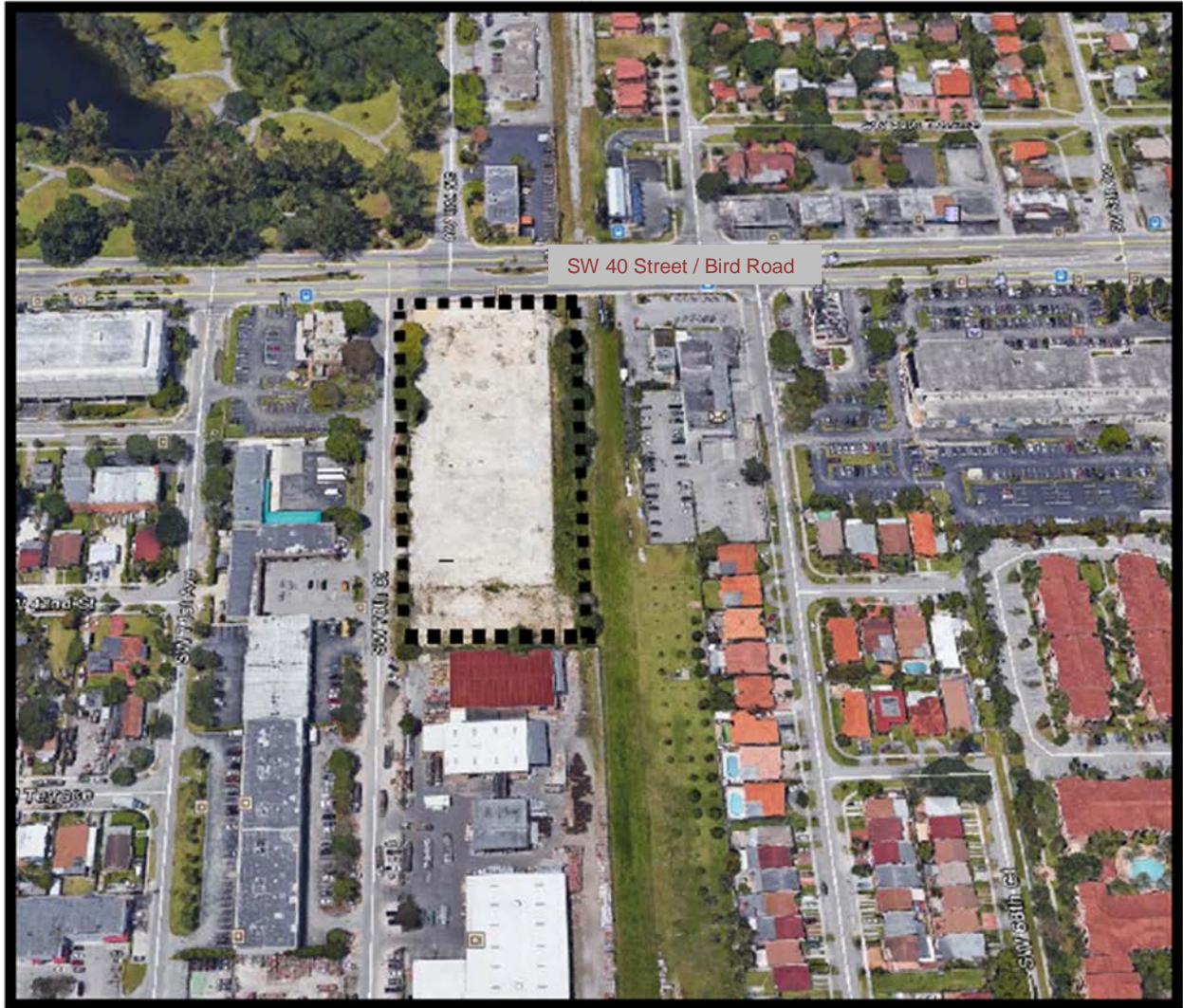


EXHIBIT "E"

SEE ATTACHED SUPPLEMENTAL DISCLOSURE FORM

SUPPLEMENTARY DISCLOSURE OF INTEREST**Interests in Altis Ludlam – Miami, LLC (f/k/a Ludlam Trail Holdings, LLC)**

	Percentage of Interest
Altis Ludlam – Miami Capital, LLC 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	100%

Interests in Altis Ludlam – Miami Capital, LLC (f/k/a Bird Group Ludvest, LLC)

	Percentage of Interest
Altis Ludlam – Miami Investor, LLC 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	28.62%
Matto Bird Ludvest, LLC 1401 Brickell Avenue, Suite 530 Miami, FL 33131	71.38%

Interests in Matto Bird Ludvest, LLC

	Percentage of Interest
Sinco Bird LLC 1401 Brickell Avenue, Suite 530 Miami, FL 33131	18.18%
Glenfin Southern Enterprises, LLC 1401 Brickell Avenue, Suite 530 Miami, FL 33131	9.09%
ACAMM, LLC 1401 Brickell Avenue, Suite 530 Miami, FL 33131	22.73%
Kraalm Bird, LLC 1108 Whitehawk Street Plantation, FL 33324	3.64%
Di Santoro Bird LLC 21301 Powerline Road, Suite 207 Boca Raton, FL 33433	5.45%

Lagoon Matto Investment LLC 1450 Brickell Avenue, 18 th Floor Miami, FL 33131	27.27%
--	--------

Bird USA LLC 1395 Brickell Avenue, Suite 650 Miami, FL 33155	9.09%
--	-------

Macavi Properties LLC 1635 S. Miami Avenue Miami, FL 33129	4.55%
--	-------

Interests in Sinco Bird LLC

	Percentage of Interest
Black River Group LTD Alameda Gabriel Monteiro da Silva 2578 Sao Paulo, SP 01442-002 BR	100%

Interests in Black River Group LTD

	Percentage of Interest
Tadeu Jallad Alameda Gabriel Monteiro da Silva 2578 Sao Paulo, SP 01442-002 BR	50%
Jose Luis Sanchez Alameda Gabriel Monteiro da Silva 2578 Sao Paulo, SP 01442-002 BR	50%

Interests in Glenfin Southern Enterprises, LLC

	Percentage of Interest
ICAPUI Ltd. Ave. Dr. Gastao Vidigal 1.132 #10 Bloco, Via Leopoldina SP 05314-001 Brazil	100%

Interests in ICAPUI Ltd.

	Percentage of Interest
Gilberto Saraiva Av. Dr. Gastão Vidigal, 1.132 - sala 10 Bloco	100%

AVila Leopoldina - Sao Paulo, SP Brazil
CEP 05314 -001

Interests in ACAMM, LLC

	Percentage of Interest
Loggan Investments Limited 3rd Floor, Yamraj Building Market Square Road Town, Tortola, British Virgin Islands	20%
DPG Investment 6 Cardinal Ave., 3rd Floor, Scotiabank Building Georgetown, Grand Cayman Islands	40%
Marvin Management Limited 3rd Floor, Yamraj Building Market Square Road Town, Tortola, British Virgin Islands	20%
SMA Global Investments Ltd. Marcy Building, 2nd Floor, Purcell Estate Road Town, Tortola, British Virgin Islands	20%

Interests in Loggan Investments Limited

	Percentage of Interest
Alexandre Lorenzetti Avenida Presidente Wilson, 1230 Mooca - Sao Paulo, SP Brazil 03107-901	100%

Interests in DPG Investment

	Percentage of Interest ¹
Claudio Lourenco Lorenzetti, Perola Heredia Luongo Lorenzetti and Daniela Luongo Lorenzetti Avenida Presidente Wilson, 1230 Mooca - Sao Paulo, SP Brazil 03107-901	25%
Claudio Lourenco Lorenzetti, Perola Heredia Luongo Lorenzetti and Gabriela Luongo Lorenzetti	25%

¹ NTD: To be confirmed.

Avenida Presidente Wilson, 1230
Mooca - Sao Paulo, SP Brazil 03107-901

Claudio Lourenco Lorenzetti, Perola Heredia 25%
Luongo Lorenzetti and Debora Luongo
Lorenzetti
Avenida Presidente Wilson, 1230
Mooca - Sao Paulo, SP Brazil 03107-901

Claudio Lourenco Lorenzetti, Perola Heredia 25%
Luongo Lorenzetti and Paola Luongo
Lorenzetti
Avenida Presidente Wilson, 1230
Mooca - Sao Paulo, SP Brazil 03107-901

Interests in Marvin Management Limited

	Percentage of Interest
Mario Eugenio Lorenzetti 25% Avenida Presidente Wilson, 1230 Mooca - Sao Paulo, SP Brazil 03107-901	
Mara Alice Tonon Lorenzetti 25% Avenida Presidente Wilson, 1230 Mooca - Sao Paulo, SP Brazil 03107-901	
Mariane Tonon Lorenzetti 25% Avenida Presidente Wilson, 1230 Mooca - Sao Paulo, SP Brazil 03107-901	
Vinicius Eugenio Tonon Lorenzetti 25% Avenida Presidente Wilson, 1230 Mooca - Sao Paulo, SP Brazil 03107-901	

Interests in SMA Global Investments Ltd.

	Percentage of Interest
Adriano Lorenzetti Bassetto 50% Rua Camargo Cabral, 30 - AP 31 Itaim - Sao Paulo, SP Brazil 014-090	
Mauricio Vaz Rodrigues 50% Rua Leopolo Couto de Magalhaes Jr, 1337 AP 18 Itaim - Sao Paulo, SP Brazil 04542-012	

Interests in Kraalm Bird, LLC

Percentage of Interest

Gustavo Almonacid	100%
11108 Whitehawk Street	
Plantation, FL 33324	

Interests in Di Santoro Bird, LLC

Percentage of Interest

Airton Armando Disantoro	100%
21301 Powerline Road, Suite 207	
Boca Raton, FL 33433	

Interests in Lagoon Matto Investment LLC

Percentage of Interest

Axxis Investments Ltd.	100%
Trudent Trust, Trudent Chambers	
Road Town, Tortola, British Virgin Islands	

Interests in Axxis Investments Ltd.

Percentage of Interest

Eliane Mansur	50%
Rua Sta Rita Durao 1155 AP, AP 1701	
Funcionarios Belo Horizonte, Brazil	

Geraldo Mol Straling Filho	50%
Rua Sta Rita Durao 1155 AP, AP 1701	
Funcionarios Belo Horizonte, Brazil	

Interests in Bird USA LLC

Percentage of Interest

Paulo Roberto Souza	100%
1395 Brickell Avenue, Suite 650	
Miami, Florida 33131	

Interests in Macavi Properties LLC

	Percentage of Interest
Ruy Maciel 1635 S. Miami Avenue Miami, FL 33129	50%
Renata Avila da Silveira 1635 S. Miami Avenue Miami, FL 33129	50%

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in Altis Ludlam – Miami Investor, LLC

	Percentage of Interest
Altman Ludlam – Miami Manager, LLC 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	66.70%
BBX Ludlam - Miami, LLC 401 East Las Olas Blvd., Suite 800 Fort Lauderdale, FL 33301	33.30%

Interests in Altman Ludlam – Miami Manager, LLC

	Percentage of Interest
Apartment Development GP, LLC 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	1.00%
Altman Partners – Ludlam - Miami, Ltd. 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	25.00%
ADC Equity Partners – Ludlam - Miami, Ltd. 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	12.50%
Joel L. Altman 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	61.50%

Interests in Apartment Development GP, LLC

	Percentage of Interest
The Altman Companies, Inc. 124 West Allegan Street, Suite 700 Lansing, MI 48933	100%

Interests in The Altman Companies, Inc.

	Percentage of Interest
Joel L. Altman 1515 S. Federal Highway, Suite 300	100%

Boca Raton, FL 33432

Interests in Altman Partners – Ludlam - Miami, Ltd.

	Percentage of Interest
The Altman Companies, Inc. 124 West Allegan Street, Suite 700 Lansing, MI 48933	1.0% (General Partner)
Timothy A. Peterson 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	12.0% (Limited Partner)
Jeffrey A. Roberts 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	12.0% (Limited Partner)

Interests in ADC Equity Partners – Ludlam - Miami, Ltd.

	Percentage of Interest
The Altman Companies, Inc. 124 West Allegan Street, Suite 700 Lansing, MI 48933	.95% (General Partner)
Sue Fry 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	.85% (Limited Partner)
Rob Gillette 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	1.0% (Limited Partner)
Gary Glenewinkel 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	3.0% (Limited Partner)
Rob Demiduke 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	3.0% (Limited Partner)
Derek Lubsen 1515 S. Federal Highway, Suite 300 Boca Raton, FL 33432	.85% (Limited Partner)
Derek Uhler 1515 S. Federal Highway, Suite 300	.85% (Limited Partner)

Boca Raton, FL 33432

Jeff Buising
1515 S. Federal Highway, Suite 300
Boca Raton, FL 33432

1.5% (Limited Partner)

Chris Tanis
1515 S. Federal Highway, Suite 300
Boca Raton, FL 33432

.50% (Limited Partner)

Interests in BBX Ludlam - Miami, LLC

Percentage of Interest

BBX Capital Corporation²
401 East Las Olas Blvd., Suite 800
Fort Lauderdale, FL 33301

100%

² BBX Capital Corporation is a publicly-traded company (NYSE: BBX) (OTCQX: BBXTB).

EXHIBIT "F"

SEE ATTACHED DECLARATION OF RESTRICTIONS

EXHIBIT "F"

This instrument was prepared by:

Name: Gloria M. Velazquez, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Altis Ludlam-Miami, LLC (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "Application"), as an expedited CDMP Application in May 2018 and said amendment is identified as Application No. _____.

WHEREAS, the Application seeks to re-designate the Property from "Business and Office" and "Industrial and Office" to "Bird Road Development Area - Ludlam Trail Corridor District" on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map.

NOW, THEREFORE, in order to assure the Miami-Dade County that the representations made by the owner during consideration of the Application will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) The Property will be limited to 313 residential units and 10,000 square feet of retail space

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

County Inspections. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full

power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

DRAFT

IN WITNESS WHEREOF, ALTIS LUDLAM-MIAMI, LLC, has caused these present to be signed in its name on this ____ day of _____, 201__.

WITNESSES:

ALTIS LUDLAM-MIAMI, LLC,
a Delaware limited liability company

Witness

By: ALTIS LUDLAM-MIAMI CAPITAL, LLC,
a Florida limited liability company, Manager

Printed Name

By: ALTIS LUDLAM – MIAMI INVESTOR, LLC,
a Florida limited liability company, Manager

Witness

By: _____

Printed Name

Name: Jeffrey Roberts
Title: Manager

STATE OF FLORIDA)

) SS:

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 201__, by Jeffrey Roberts, as Manager of ALTIS LUDLAM-MIAMI INVESTOR, LLC, a Florida limited liability company, as Manager of ALTIS LUDLAM-MIAMI CAPITAL, LLC, a Florida limited liability company, as Manager of ALTIS LUDLAM-MIAMI, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

My Commission Expires:

Notary Public – State of Florida

Printed Name

EXHIBIT “G”

SEE ATTACHED SURVEYS

ALTA/ACSM LAND TITLE SURVEY

Folio No. 30-4023-100-0010

Legal Description:
Lot 1, Block 1, AMERILUMBER, according to the Plat thereof as recorded in Plat Book 171, Page 66, of the Public Records of Miami-Dade County, Florida.

Title Commitment Schedule B-Section II:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
Not a survey or a plottable matter
2. Rights or Claims of parties in possession not shown by the public records.
Not a survey or a plottable matter
3. Intentionally deleted
4. Intentionally deleted
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Not a survey or a plottable matter
6. Intentionally deleted
7. Taxes for the year 2018 and subsequent years which are not yet due and payable.
Not a survey or a plottable matter
8. Intentionally deleted.
9. Easements, dedications, restrictions, covenants and conditions as set forth in the Plat of Amerilumber, recorded in Plat Book 171, page 66.
This affects the property and It is shown on the survey
10. Intentionally deleted
11. Intentionally deleted
12. Intentionally deleted
13. Covenant Running with the Land in favor of Metropolitan Dade County recorded in Official Records Book 13656, Page 3779.
This affects the property in a blanket way, it is not a survey or a plottable matter
14. Intentionally deleted
15. Ordinance No. 14-105 recorded in Official Records Book 29396, Page 4688.
This affects the property in a blanket way, it is not a survey or a plottable matter
16. Agreement for Water and Sanitary Sewer Facilities recorded in Official Records Book 29814, Page 1630.
This affects the property in a blanket way, it is not a survey or a plottable matter
17. Declaration of Restrictive Covenant recorded in Official Records Book 30162, Page 4226.
This affects the property in a blanket way, it is not a survey or a plottable matter
18. Declaration of Signage Easement and Restrictive Covenant recorded in Official Records Book 30162, Page 4236.
This affects the property and it is shown on the survey

Title Commitment by WFG National
Title Insurance Company;
Commitment No.:FL18118549;
Commitment Date: March 5, 2018 @ 11:59 PM

Flood Zone Information:
Flood Zone: X and AH, base flood 9.0 ft;
Panel No: 12086C0456L, effective November 11, 2009; Community Name /No.: Miami Dade County/120635

Visual Encroachments Noted:
① - Chain link fence along the east side encroaches up to up to 2.6 feet into the adjoining rail road right of way
② - Chain link fence encroaches into a 10 foot utility Easement long the west and north sides

Legend:

- 🔦

Fire Hydrant
- ⊙

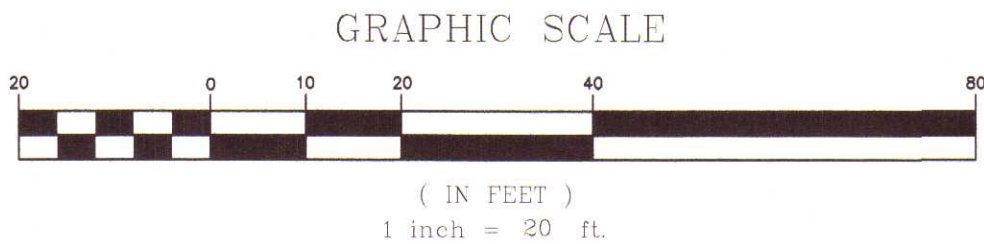
Manhole
- ☆

Metal Light Pole
- Water Meter
- ⌵

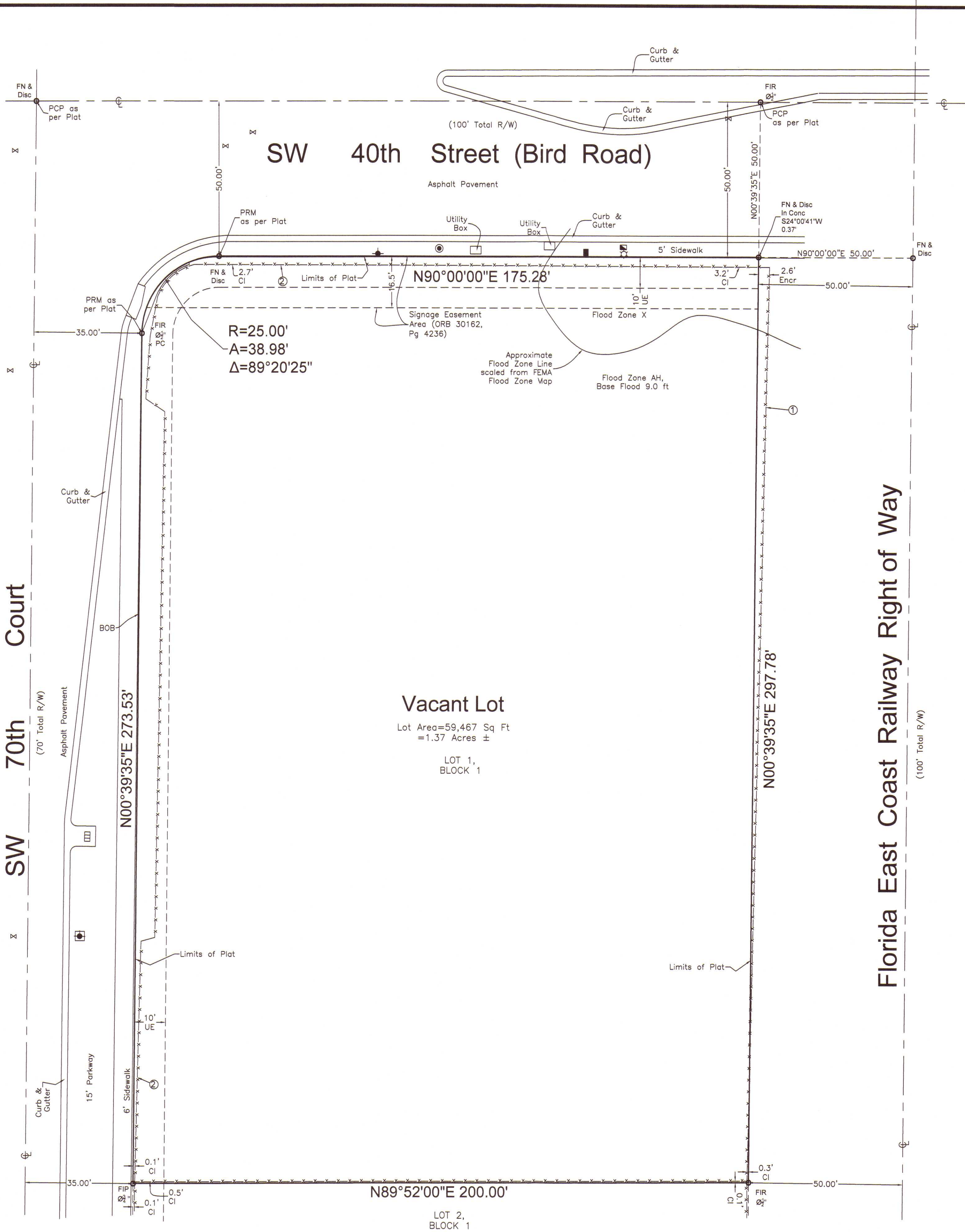
Water Valve
- 🔧

Utility Hand Hole
- 🚰

Utility Pole



ASSUMED



Vicinity Map

Not to Scale

LEGAL NOTES

This Survey does not reflect or determine ownership; Legal Description provided by client; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

Revisions:

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

Ordered By:
Yandra Hernandez | Holland & Knight
Paralegal
Holland & Knight LLP
701 Brickell Avenue, Suite 3300 | Miami,
FL 33131 Phone 305.349.2177
Fax 305.789.7799

Order No 18-0079

To Altis Ludlam-Miami, LLC, a Delaware limited liability company, WFG National Title Insurance Company and Holland & Knight LLP: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7 (a), 11 (by observed evidence only) and 19 of Table A thereof. The fieldwork was completed on 03-25-2018

Aniano J. Garcia
State of Florida PLSM # 5105

Folio No. 30-4023-100-0020

Legal Description:
Lot 2, Block 1, AMERILUMBER, according to the Plat thereof as recorded in Plat Book 171, Page 66, of the Public Records of Miami-Dade County, Florida.

Title Commitment Schedule B-Section II:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
Not a survey or a plottable matter
2. Rights or Claims of parties in possession not shown by the public records.
Not a survey or a plottable matter
3. Intentionaly
4. Intentionally deleted
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Not a survey or a plottable matter
6. Intentionally deleted
7. Taxes for the year 2018 and subsequent years which are not yet due and payable.
Not a survey or a plottable matter
8. Intentionally deleted.
9. Easements, dedications, restrictions, covenants and conditions as set forth in the Plat of Amerilumber, recorded in Plat Book 171, page 66.
This affects the property and It is shown on the survey
10. Intentionally deleted
11. Intentionally deleted
12. Intentionally deleted
13. Covenant Running with the Land in favor of Metropolitan Dade County recorded in Official Records Book 13656, Page 3779.
This affects the property in a blanket way, it is not a survey or a plottable matter
14. Intentionally deleted
15. Ordinance No. 14-105 recorded in Official Records Book 29396, Page 4688.
This affects the property in a blanket way, it is not a survey or a plottable matter
16. Agreement for Water and Sanitary Sewer Facilities recorded in Official Records Book 29814, Page 1630.
This affects the property in a blanket way, it is not a survey or a plottable matter
17. Declaration of Restrictive Covenant recorded in Official Records Book 30162, Page 4226.
This affects the property in a blanket way, it is not a survey or a plottable matter
18. Declaration of Signage Easement and Restrictive Covenant recorded in Official Records Book 30162, Page 4236.
This affects the property in a blanket way, it is an easement outside the subject property, along the North 16.5 feet of Lot 1, Block 1, of AMERILUMBER, Plat Book 171, Page 66, Miami Dade County Public Records

Vicinity Map

Not to Scale



Legend:

- Fire Hydrant
- Manhole
- Metal Light Pole
- Water Meter
- Water Valve
- Utility Hand Hole
- Utility Pole

Visual Encroachments Noted:
① - Damaged chain link fence along the south side encroaches up to 2.2 feet into the subject property
② - Chain link fence along the east side encroaches up to 0.4 feet into the adjoining rail road right of way
③ - Chain link fence encroaches into a 10 foot Utility Easement along the west side

LEGEND AND ABBREVIATIONS

A = Arc Length; AC = Air Conditioner; ■ = Utility Hand Hole; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pb = Plat Book; PC = Point of Curvature; PCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTY = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; Ⓢ = Centerline; --- = Chain Link Fence; (ZZZZ) = Concrete Wall; ° = Degrees; ' = Central Angle; Ø = Diameter; --- = Existing Elevation; ' = Minutes; " = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification

LEGAL NOTES

This Survey does not reflect or determine ownership; Legal Description provided by client; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

Revisions:

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

Ordered By:

Yandra Hernandez | Holland & Knight Paralegal
Holland & Knight LLP
701 Brickell Avenue, Suite 3300 | Miami, FL 33131 Phone 305.349.2177
Fax 305.789.7799

Order No 18-0080

To Altis Ludlam-Miami, LLC, a Delaware limited liability company, WFG National Title Insurance Company and Holland & Knight LLP: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7 (a), 11 (by observed evidence only) and 19 of Table A thereof. The fieldwork was completed on 03-25-2018

Aniño J. Garcia
State of Florida PLSM # 5105

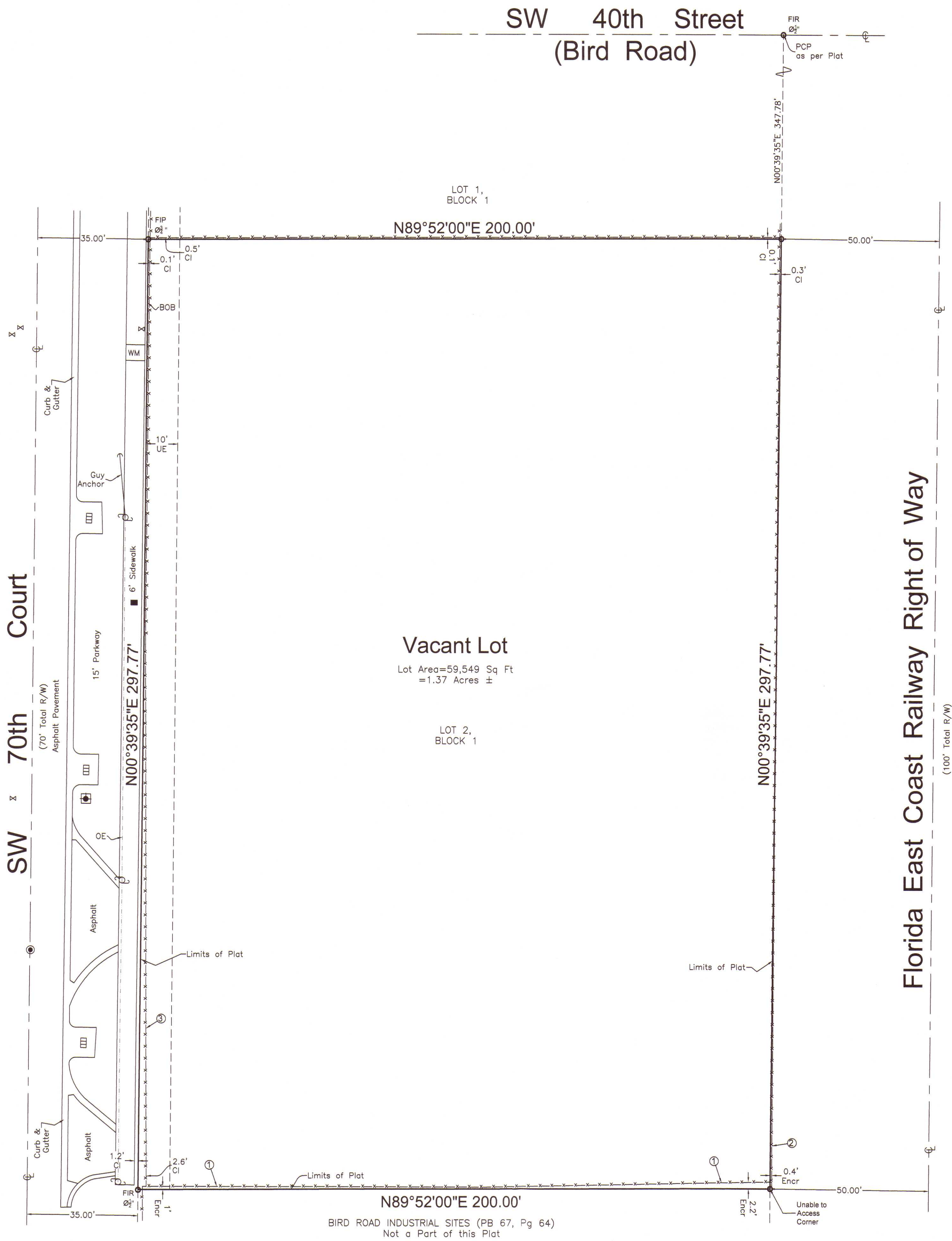


EXHIBIT “H”

SEE ATTACHED TRAFFIC STUDY