

**APPLICATION NO. 8
STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Neighborhood Planning Company, LLC 1390 South Dixie Highway, Suite 1200 Coral Gables, Florida 33146	Joseph G. Goldstein, Esq. Richard A. Perez, Esq. & Hugo P. Arza, Esq Holland & Knight, LLP 701 Brickell Avenue Suite 3000 Miami, Florida 33131 (305) 374-8500; (305) 789-7799 (fax)

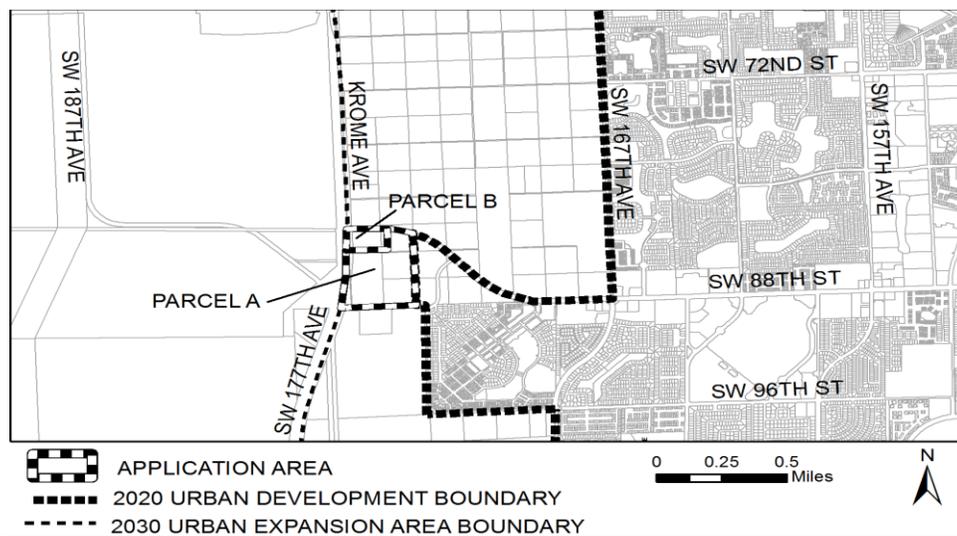
Requested Amendment to the Land Use Plan Map

- Expand the 2020 Urban Development Boundary (UDB) to include the application site.
- Redesignate Parcel A (±51.1 gross acres; ±46.04 net acres) of the application site on the Land Use Plan map
From: "Agriculture"
To: "Industrial and Office"
- Redesignate Parcel B (±10.0 gross acres; ±7.36 net acres) of the application site on the Land Use Plan map
From: "Agriculture"
To: "Business and Office"
- Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP Land Use Element. to include the proffered Declaration of Restrictions, if accepted by the Board of County Commissioners

Location: Southeast corner of the intersection SW 88 Street and SW 177 Avenue

Acreege of Application Area: ±61.1 gross acres; ±53.4 net acres

Acreege Owned by Applicant: ±53.4 acres



Notes:

- This page is not part of the Application that was filed by the applicant.
- The Disclosure of Interest published herein contains only those applicable pages; all others were deleted

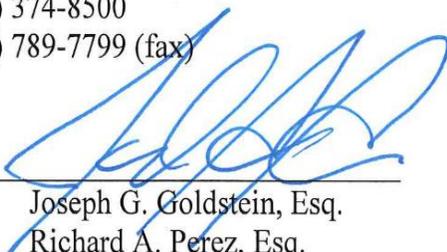
**APPLICATION FOR AN AMENDMENT TO THE
LAND USE ELEMENT OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Neighborhood Planning Company, LLC
1390 South Dixie Highway, Suite 1200
Coral Gables, FL 33146

2. APPLICANT'S REPRESENTATIVES

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By: 

Joseph G. Goldstein, Esq.
Richard A. Perez, Esq.
Hugo P. Arza, Esq.



Date

3. DESCRIPTION OF REQUESTED CHANGE

A. The following change to the Land Use Element Land Use Plan Map (item A.1 (d) in the fee schedule) is being requested:

1. A Change to the Land Use Element, Land Use Plan Map. The Applicant requests a change to the Land Use Element's Land Use Plan (LUP) map to re-designate the subject property from "Agriculture" to "Industrial and Office" for Parcel A and from "Agriculture" to "Business and Office" for Parcel B.

B. Description of the Subject Area.

1. The subject property contains approximately 61.1 gross acres (\pm 53.4 net acres) of land located in Section 31, Township 54 South, Range 39 East, located on the southeast corner of the intersection of SW 177 Avenue (Krome Avenue) and SW 88 Street (North Kendall Drive) in unincorporated Miami-Dade County. The Property is more specifically described in Exhibit "A" to this application.

2. Acreage.

Net: \pm 53.4 Acres composed of \pm 46.04 acres ("Industrial and Office" Parcel A) and \pm 7.36 acres ("Business and Office" Parcel B)

Gross: \pm 61.1 Acres composed of \pm 51.1 acres ("Industrial and Office" Parcel A) and \pm 10.0 acres ("Business and Office" Parcel B)

Acreage Owned by Applicant: \pm 53.4 Acres

3. Requested Change.

a. It is requested that the Urban Development Boundary (UDB) be expanded to include the Property.

b. It is requested that Parcel A be re-designated on the LUP Map from "Agricultural" to "Industrial and Office" and Parcel B be re-designated from "Agricultural" to "Business and Office".

4. REASONS FOR AMENDMENT

The Property is located on the southeast corner of the intersection of North Kendall Drive (SW 88th Street), a major four lane divided arterial roadway and Krome Avenue (SW 177th Avenue), a major arterial roadway that is slated for expansion to four lanes by the Florida Department of Transportation ("FDOT"). The Property is designated Agriculture on the Land Use Plan (LUP) map of the County's Comprehensive Development Master Plan (the "CDMP"). The Property is at the western end of North Kendall Drive—a roadway that is the central corridor of the Kendall community and contains a wide variety of uses throughout its entire length. While the Property is located outside the UDB, it is adjacent to land designated "Business and Office" (and currently developing partially for multi-family housing) and Low Density (developed as the Kendall Commons Traditional Neighborhood Development, consisting of single family, townhome, live-work units, multi-family residences and future commercial).

Population. The Property is located in Minor Statistical Area (MSA) 6.2, which runs from SW 88th Street to SW 184th Street and west of the Florida Turnpike. MSA 6.2 is the County's fifth most populous MSA, with a population of 144,679 in 2010 and a projected population of 183,222 residents by 2030. Additionally, the Property is located at the very northern edge of MSA

looked in the aggregate, the projected population is expected to reach over 400,000 residents by the year 2030. This roughly 200 block by 60 block rectangle would, if incorporated into a municipality, be one of the five largest cities in Florida.

Need for Industrial Land. Despite the population growth in MSA 6.2, the area remains underserved by industrial uses, particularly in areas that might serve as economic catalysts for job creation. While the 2010 Evaluation and Appraisal Report, adopted March 23, 2011, (the “2010 EAR”), reflects that industrial land in MSA 6.2 is scheduled to be depleted by 2022 (2010 EAR at Page 1.1-41) the nature of industrial land in MSA 6.2 requires stricter scrutiny. The bulk of the available industrial land in MSA 6.2 is adjacent to Miami Executive Airport (formerly Kendall Tamiami Airport) and is characterized by development that is more geared for small businesses that operate out of smaller bays and warehouse space. While important contributors to the economy, these businesses do not create the type and quantity of jobs that might help sustain robust industrial employment centers (such as those around Miami International Airport and the City of Doral) that can alleviate the needs of a community that must commute long distances from their homes to the centers of employment. As discussed below, providing employment opportunities in the west end of the County would greatly assist the stifling transportation needs of the community.

Because of the proximity of the Property to MSA 6.1, it is essential to examine the industrial and commercial land supply in MSA 6.1. However, the situation in MSA 6.1 is even more dismal. In fact, the 2010 EAR concludes that industrial land in MSA 6.1 was depleted in 2010. In practical terms, this means that there is little opportunity to create any development opportunities that will generate job growth anywhere west of the Florida Turnpike from SW 8th Street all the way to SW 120th Street (where the available industrial land adjacent to Miami Executive Airport can be found but has not produced major employment opportunities despite its proximity to the airport). The residents of this sizable and populous part of Miami Dade County have little option but to travel east and north to employment centers—further congesting the County’s roadways and creating lengthy commutes.

Need for Commercial Land. While at first blush the depletion year of 2029 for commercial land in MSA 6.2 would suggest that there is ample commercial land for development on an aggregate level, there are few opportunities to find a large tract of land such as Parcel B at the intersection of two arterial roadways. This privileged location would provide for commercial shopping uses for travelers on Krome Avenue—a major north/south arterial roadway slated for expansion (see below)—as well as North Kendall Drive (the area’s principal east/west corridor). Moreover, development within Parcel B would provide complementary personal and retail services to the firms and workers in Parcel A. Once again, it is useful to look across North Kendall Drive to the conditions of MSA 6.1, where little, if any, commercial land is available. As with the need for additional industrial land, the need for commercial land in MSA 6.1 is uncontroverted. In fact, the 2010 EAR projects that the available commercial land in MSA 6.1 will be depleted this year (2015).

“West End” Report. As discussed above, the addition of the Property to the UDB would create provide a large enough tract of land at the crossroads of MSA 6.1 and 6.2 to promote the establishment of a large employment center in close proximity to a future population of 400,000. Job creation was one of the principal tenets of the recently completed “West End Strategy: A

Vision for the Future”, (the “West End Study”), published this year by the Florida International University College of Architecture, with the assistance of a grant provided by the Board of County Commissioners at the request of the Commissioner for District 11 (where the Property is located). To be clear, the West End Study states clearly that it is not meant to supplement the CDMP, but rather to augment it (Page 13 of the West End Study). As defined (from SW 8th Street to SW 152nd Street and from the Florida Turnpike to Krome Avenue) the “West End” includes the Property and is home to approximately 213,000 residents as of 2015. The West End Study is both informational in its collection of data; and aspirational in its goal setting and call for strategic action. In particular, item 2 of the West End Study’s Strategic Action agenda is entitled “Create Immediate Employment and Work Opportunities in the West End”. Tellingly, this entire section is highlighted and bolded on page 25 of the West End Study:

“Expanding employment opportunities within the area may be the single most important issue facing the West End. The mismatch between the West End’s high number of resident employees (over 105,000) and low number of jobs within the district means that 78% of the West End’s residents leave the West End to work each day. This simple characteristic is a major source of the West End’s transportation congestion, long commute times, and congestion on all major routes leading into and out of the area. This situation is highly unsustainable.” (Page 25 of the West End Study)

The West End Study provides a break-down of the ‘workplace clusters’ for residents in District 11. In particular, 31.7% of the workers in District 11 (which includes the Property, and generally stretches west of SW 137th Avenue--though at some points it reaches as far east as SW 107th Avenue--and from 8th Street to SW 152nd Street) travel toward the northeast to an area that roughly encompasses the Cities of Doral, Hialeah (partially) and Hialeah Gardens and the Town of Medley for work (see page 98 of the West End Study). What those areas have in abundance is large, well developed industrial and commercial tracts that can support increased employment. In fact, more District 11 residents travel this area than any other, including the downtown Miami urban core for work. The request to re-designate the Property is an opportunity to create a sizable employment center and the opportunity to start to reverse the tide—and the commute direction—for this community.

Transportation Improvements and Accessibility of the Property.

The CDMP is a forward-looking, prospective guiding document. In turn, our community’s planners and transportation agencies determine short, medium and long range plans and needs to accommodate the needs of the community. As noted above, the Property is located at the intersection of Krome Avenue and North Kendall Drive. Krome Avenue has long been a major thoroughfare for north/south travel at the western end of our community. Over the years, growth to the south and an increased need to move commercial goods away from the more congested roads in the center of Miami-Dade County have led to sizable increases in traffic for Krome Avenue. As such, FDOT, which manages and maintains Krome Avenue, has commenced an ambitious and community-changing remodel, redesign and enhancement of this important arterial thoroughfare. According to the FDOT, this is the proposed scope of work for the stretch of Krome Avenue from North Kendall Drive north to SW 8th Street:

SR 977 Krome Avenue:

- Widening the road from two lanes to four lanes
- Installing a 40-foot median
- Installing a new drainage system
- Installing guardrail throughout the project limits
- Installing plastic poles between northbound and southbound travel lanes to increase awareness and discourage passing
- Constructing a new multi-use trail for walking and biking

SR 94/Kendall Drive/SW 99 Street

- Realigning the intersection
- Reconstructing the roadway and shoulders
- Upgrading signage, lighting and traffic signals

This project commenced in February 2015 and is slated for completion in December 2017 at a cost of \$58,988,318 (all project data from www.fdotmiamidade.com).¹ Given the timing of this request, and any subsequent zoning approvals and subdivision platting requirements for the Property, the Krome widening project will likely be finished concurrently with any development of the Property. This will allow the proposed development of the Property to enjoy the benefits of greater, faster access to the north without the need to travel east into the heart of Miami-Dade County (and creating greater gridlock).

In addition to the Krome Avenue widening project, the Miami-Dade Expressway Authority (MDX) is also weighing and studying the “SR 836 Southwest Extension”. SR 836 (the Dolphin Expressway) is Miami-Dade County’s major east-west thoroughfare. In the last decade, SR 836 was expanded west by 20 blocks to SW 137th Avenue. While this has provided some relief for the residents of the “West End” and western Miami-Dade County, the reality is that a further expansion to the south and west would continue to provide for limited-access highway transportation to an area that has grown exponentially over the last two decades. MDX’s initial studies have identified a number of locations for the ‘southwest’ extension of SR 836 and all options being studied would bring any extension to within no more than 40 blocks of the Property. In fact, a prominent option would co-locate the extension along Krome Avenue, further enhancing the capacity of that corridor. Other options for the roadway include routes along SW 137th Avenue and SW 157th Avenue—both options that would bring increased limited-access highway connectivity much closer to the Property and would alleviate any increase in traffic to the east.

Proposed Declaration of Restrictions.

CDMP applications are inherently conceptual and deservedly so. The focus of any analysis should be broad-based, including an assessment of general conditions, needs, relationship to other communities and other requirements as imposed by the CDMP. Site specific considerations

¹ In fact, FDOT has several other projects slated for Krome that will ultimately widen the road south to its terminus in Homestead and make other improvements. For instance, the stretch from Krome to SW 136th Street is scheduled to be widened to four lanes starting in August 2016 and be completed in February 2019.

regarding any proposed project are better suited for analysis during the zoning and site plan approval phase when those details can be elaborated. However, an application to amend the UDB merits additional discussion about the proposed project contemplated and the limitations on the proposed development that might be warranted. In keeping with the desire to address both the established needs (as defined in the CDMP) for more industrial and commercial lands and the broader base need (as articulated in the West End Study and other discussions) to grow the employment base of this area of Miami Dade County, the Applicant will provide through a Declaration of Restrictions a development program that will incorporate traditional industrial space (warehouses and related offices), a stand-alone office building, retail and personal services within Parcel B (fronting the two major roadways). The proposed Declaration of Restrictions will prohibit residential dwelling units in the Property. Finally, the Declaration of Restrictions would provide for the management and preservation of the certain environmental sensitive areas in the southeast corner of the Property, consistent with the requirements of Chapter 24 of the County Code and would prohibit the storage, use, generation or disposal of hazardous materials within the Property.

UDB Expansion Criteria Review. Requests to expand the UDB are governed principally by Policies LU-8F, LU-8G and LU-8H of the Land Use Element ("LUE") of the CDMP. LU-8F provides, in part, as follows:

- The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities. (*emphasis added*)

As noted above, there is support for the inclusion of additional industrial, as well as business and office designated lands, as requested by this Application simply by performing the standard needs analysis. This is particularly true when you incorporate the CDMP's guidance, emphasized above, to take a regional look for larger tracts of land. In fact, MSA 6.2 is part of the wider South Central Tier, in which both commercial and industrial lands will be depleted by 2022. Given the lead time for any development such as the one proposed for the Property, prudent planning requires that the County take action now to address the impacts of the upcoming depletion on an expanding population (with the accompanying need for jobs and services). Similarly, the analysis contained in the West End Study, which studies another 'area'—the West End—reaches a complementary conclusion in exhorting for more employment centers in the western half of Miami-Dade County.

A review of Policy LU-8G(iii), the pertinent section for review with respect to the Property, reads as follows:

- When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with the foregoing Policy LU-8F:
 - (iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:
 - Land within the Planning Analysis Tiers having the earliest projected supply depletion year; and
 - Land with the UEA (urban expansion areas) and contiguous to the UDB; and
 - Locations within one mile of a planned urban center or extraordinary transit service; and
 - Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

The Property meets the four sub-criteria of Policy LU-8G(iii). In particular, the Property is in the UEA, contiguous to the UDB and is served, or can be easily served at the owner's expense, by all public infrastructure needs (water, sewer, etc.).

Finally, we review the criteria set forth in Policy LU-8H, which contains a number of requirements concerning minimum development density (to be addressed in the proposed Declaration), adequate buffering to adjacent agricultural lands and the promotion of bicycle and pedestrian accessibility (which can be addressed in any future site plan). Any UDB application must also not discourage or inhibit redevelopment efforts within the UDB, which as we have shown is not the case as this Property's size and location makes it ideal for a regional employment center not likely to be replicated in smaller infill parcels. Additionally, no intervening parcels are left between the Property and the UDB (no 'hole-in-the donut'), and finally an industrial and commercial parcel such as the Property will have a net positive fiscal impact on the County. In particular, the development of the Property will create jobs and increase the tax base. The owners of the Property will submit under separate cover an economic analysis for staff's consideration.

Additional CDMP Goals, Objectives and Policies Satisfied by Application. Approval of this application would further implementation of the following CDMP objectives and policies:

LAND USE 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.

LAND USE POLICY 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.

LAND USE POLICY LU-1G: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE 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.

LAND USE POLICY 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.

LAND USE POLICY 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 the 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 ¼ 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.

LAND USE OBJECTIVE LU-9: Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhood and communities and well-designed buildings.

LAND USE POLICY LU-9H: Miami-Dade County shall continue its special area planning program to emphasize preparation of physical land use and urban design plans for strategic and high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LAND USE POLICY LU-9J: Miami-Dade County shall continue to use the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.

LAND USE OBJECTIVE LU-10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems.

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, 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.

5. LOCATION MAP for APPLICATION

Attached.

6. COMPLETED DISCLOSURE FORMS

Attached.

7. ADDITIONAL MATERIALS SUBMITTED

Legal Description and Sketch (See Exhibit A)

Section Sheet (See Exhibit B)

Aerial (See Exhibit C)

Additional items in support of this Application, including the proposed Declaration of Restrictions, will be submitted at a later date.

Exhibit "A"

Legal Description for Parcel A (Re-designation to Industrial and Office):

A PORTION OF LAND LYING IN TRACTS 41, 42, 56, 57 AND ALL OF TRACTS 55 AND 58, OF MIAMI EVERGLADES LAND CO. LTD., RECORDED IN PLAT BOOK 2 AT PAGE 3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF LAND LYING WITHIN SECTION 31, TOWNSHIP 51 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N02°13'21"W 548.25 FEET, ALONG THE WEST LINE OF SAID SECTION 31, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 177th AVENUE (KROME AVENUE-STATE ROAD No. 997), SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 5804.58 FEET WHICH BEARS A RADIAL LINE S83°00'07"E; THENCE NORTHERLY 934.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°13'14"; THENCE ALONG A TANGENT LINE, N02°13'21"W 381.92 FEET, TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE FOR S.W. 88th STREET (KENDALL DRIVE); THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, N89°44'52"E 573.06 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1854.86 FEET; THENCE SOUTHEASTERLY 694.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°26'49"; THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE, S02°13'48"E 1687.70 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 31; THENCE ALONG THE PREVIOUSLY DESCRIBED LINE, S87°43'33"W 1321.34 FEET, TO THE POINT OF BEGINNING. CONTAINING 53.4 ACRES MORE OR LESS

LESS

A portion of Tracts 41 & 42 of "MIAMI EVERGLADE LAND Co. LTD", according to the Plat thereof, as recorded in Plat Book 2, at Page 3, of the Public Records of Miami Dade County, Florida, and lying in Section 31, Township 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the SE Corner of Section 36, Township 54 South, Range 38 East, Miami-Dade County, Florida; thence N89°44'52"E for 75.04 feet to a point on the Northerly prolongation of the East Right of Way Line of State Road No. 997 (Krome Avenue), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971; thence S02°13'21"E along said Northerly prolongation of the East Right of Way Line of State Road No. 997 (Krome Avenue), for 55.03 feet to a point on the South Right of Way Line of State Road No. 94 (North Kendall Drive), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971, said point also being the POINT OF BEGINNING of the parcel of land hereinafter described; thence N89°44'52"E along said South Right of Way Line of State Road No. 94 (North Kendall Drive), for 573.06 feet to a Point of Curvature of a circular curve, concave to the Southwest; thence Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 1854.86 feet, a central angle of 4°20'38" for an arc distance of 140.63 feet; thence S02°13'48"E for 444.73 feet; thence S89°44'52"W for 713.84 feet to a point on the East Right of Way Line of State Road No. 997 (Krome Avenue), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9,

1971, said point also being on a circular curve, concave to the West (said point bears N88°27'19"E from the center of said curve); thence Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 5804.58 feet, a central angle of 00°40'20" for an arc distance of 68.11 feet to a Point of Tangency; thence N02°13'21"W along said East Right of Way Line of State Road No. 997 (Krome Avenue), for 381.94 feet to the Point of Beginning.

Containing 320,643 Square Feet or 7.36 Acres, more or less (Net Area) and 435,657 Square Feet or 10.00 Acres, more or less (Gross Area), by calculations.

Legal Description for Parcel B (Re-designation to Business and Office):

A portion of Tracts 41 & 42 of "MIAMI EVERGLADE LAND Co. LTD", according to the Plat thereof, as recorded in Plat Book 2, at Page 3, of the Public Records of Miami Dade County, Florida, and lying in Section 31, Township 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

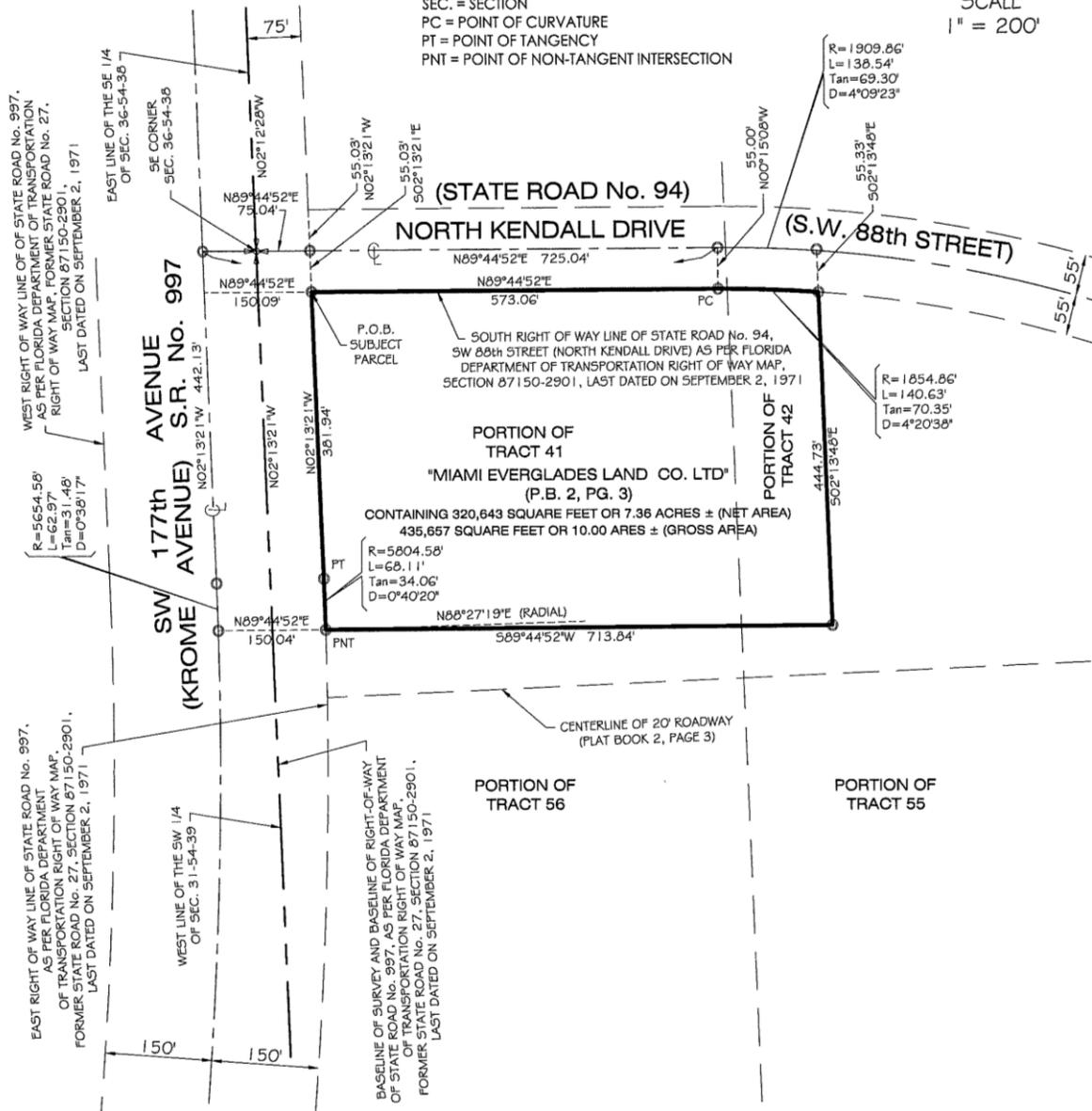
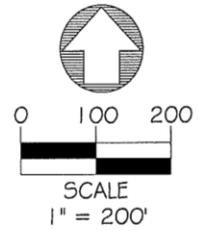
COMMENCE at the SE Corner of Section 36, Township 54 South, Range 38 East, Miami-Dade County, Florida; thence N89°44'52"E for 75.04 feet to a point on the Northerly prolongation of the East Right of Way Line of State Road No. 997 (Krome Avenue), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971; thence S02°13'21"E along said Northerly prolongation of the East Right of Way Line of State Road No. 997 (Krome Avenue), for 55.03 feet to a point on the South Right of Way Line of State Road No. 94 (North Kendall Drive), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971, said point also being the POINT OF BEGINNING of the parcel of land hereinafter described; thence N89°44'52"E along said South Right of Way Line of State Road No. 94 (North Kendall Drive), for 573.06 feet to a Point of Curvature of a circular curve, concave to the Southwest; thence Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 1854.86 feet, a central angle of 4°20'38" for an arc distance of 140.63 feet; thence S02°13'48"E for 444.73 feet; thence S89°44'52"W for 713.84 feet to a point on the East Right of Way Line of State Road No. 997 (Krome Avenue), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971, said point also being on a circular curve, concave to the West (said point bears N88°27'19"E from the center of said curve); thence Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 5804.58 feet, a central angle of 00°40'20" for an arc distance of 68.11 feet to a Point of Tangency; thence N02°13'21"W along said East Right of Way Line of State Road No. 997 (Krome Avenue), for 381.94 feet to the Point of Beginning.

Containing 320,643 Square Feet or 7.36 Acres, more or less (Net Area) and 435,657 Square Feet or 10.00 Acres, more or less (Gross Area), by calculations.

SKETCH AND LEGAL DESCRIPTION 10 ACRES PARCEL AT NPC 53 ACRES AT WEST KENDALL

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PNT = POINT OF NON-TANGENT INTERSECTION



NOTICE: This document is not valid, full and complete without all pages.

EXHIBIT "A"

LONGITUDE SURVEYORS, LLC

7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM

L:\15334 8800 Krome Avenue, Miami\dwg\Sketch and Legal\15334 SL 10 Acres Gross.dwg 6/5/2015 12:36:51 PM EDT

JOB No. 15334 PAGE 1 OF 3

**SKETCH AND LEGAL DESCRIPTION
10 ACRES PARCEL AT NPC 53 ACRES AT WEST KENDALL**

LEGAL DESCRIPTION OF SUBJECT PARCEL:

A portion of Tracts 41 & 42 of "MIAMI EVERGLADE LAND Co. LTD", according to the Plat thereof, as recorded in Plat Book 2, at Page 3, of the Public Records of Miami Dade County, Florida, and lying in Section 31, Township 54 South, Range 39 East, Miami-Dade County, Florida being more particularly described as follows:

COMMENCE at the SE Corner of Section 36, Township 54 South, Range 38 East, Miami-Dade County, Florida; thence N89°44'52"E for 75.04 feet to a point on the Northerly prolongation of the East Right of Way Line of State Road No. 997 (Krome Avenue), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971; thence S02°13'21"E along said Northerly prolongation of the East Right of Way Line of State Road No. 997 (Krome Avenue), for 55.03 feet to a point on the South Right of Way Line of State Road No. 94 (North Kendall Drive), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971, said point also being the POINT OF BEGINNING of the parcel of land hereinafter described; thence N89°44'52"E along said South Right of Way Line of State Road No. 94 (North Kendall Drive), for 573.06 feet to a Point of Curvature of a circular curve, concave to the Southwest; thence Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 1854.86 feet, a central angle of 4°20'38" for an arc distance of 140.63 feet; thence S02°13'48"E for 444.73 feet; thence S89°44'52"W for 713.84 feet to a point on the East Right of Way Line of State Road No. 997 (Krome Avenue), as shown on the Florida Department of Transportation Right of Way Map, Section 87150-2901, and last dated on September 9, 1971, said point also being on a circular curve, concave to the West (said point bears N88°27'19"E from the center of said curve); thence Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 5804.58 feet, a central angle of 00°40'20" for an arc distance of 68.11 feet to a Point of Tangency; thence N02°13'21"W along said East Right of Way Line of State Road No. 997 (Krome Avenue), for 381.94 feet to the Point of Beginning.

Containing 320,643 Square Feet or 7.36 Acres, more or less (Net Area) and 435,657 Square Feet or 10.00 Acres, more or less (Gross Area), by calculations.

NOTICE: This document is not valid, full and complete without all pages.

EXHIBIT "A"

LONGITUDE SURVEYORS, LLC

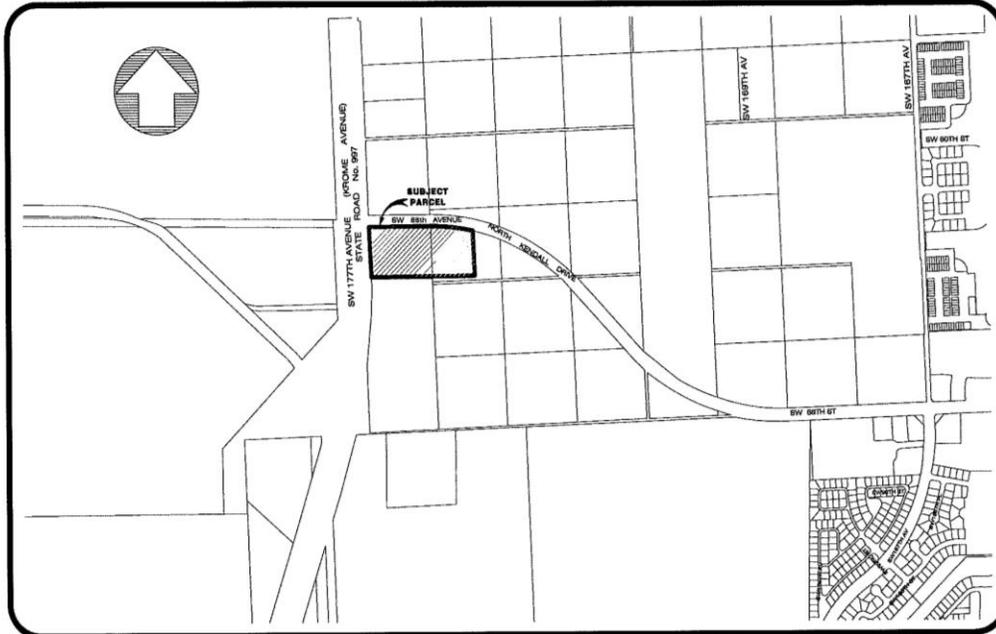
7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM

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JOB No. 15334 PAGE 2 OF 3

SKETCH AND LEGAL DESCRIPTION

10 ACRES PARCEL AT NPC 53 ACRES AT WEST KENDALL



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA:

1. Plat of "MIAMI EVERGLADE LAND Co. LTD", recorded in Plat Book 2, at Page 3 of the Public Records of Miami-Dade County, Florida.
2. Florida Department of Transportation Right of Way Map of State Road No. 997, Section 87150-2901, last dated on September 2, 1971.
3. Florida Department of Transportation Right of Way Map of State Road No. 94, Section 87001-2516, last dated on November 3, 1989.

Bearings as shown hereon are based upon the centerline of SW 177th Avenue (Krome Avenue, State Road No. 997) with an assumed bearing of N02°13'21"W, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____ Date: _____
Jose Senas, PSM, for the Firm
Registered Surveyor and Mapper L55938
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

NOTICE: This document is not valid, full and complete without all pages.

EXHIBIT "A"

LONGITUDE SURVEYORS, LLC

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L:\15334 8800 Krome Avenue, Miami\dwg\Sketches and Legals\15334 St. 10 Acres Gross.dwg 6/5/2015 12:36:51 PM /DT

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EXHIBIT "B"

**LOCATION MAP FOR APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

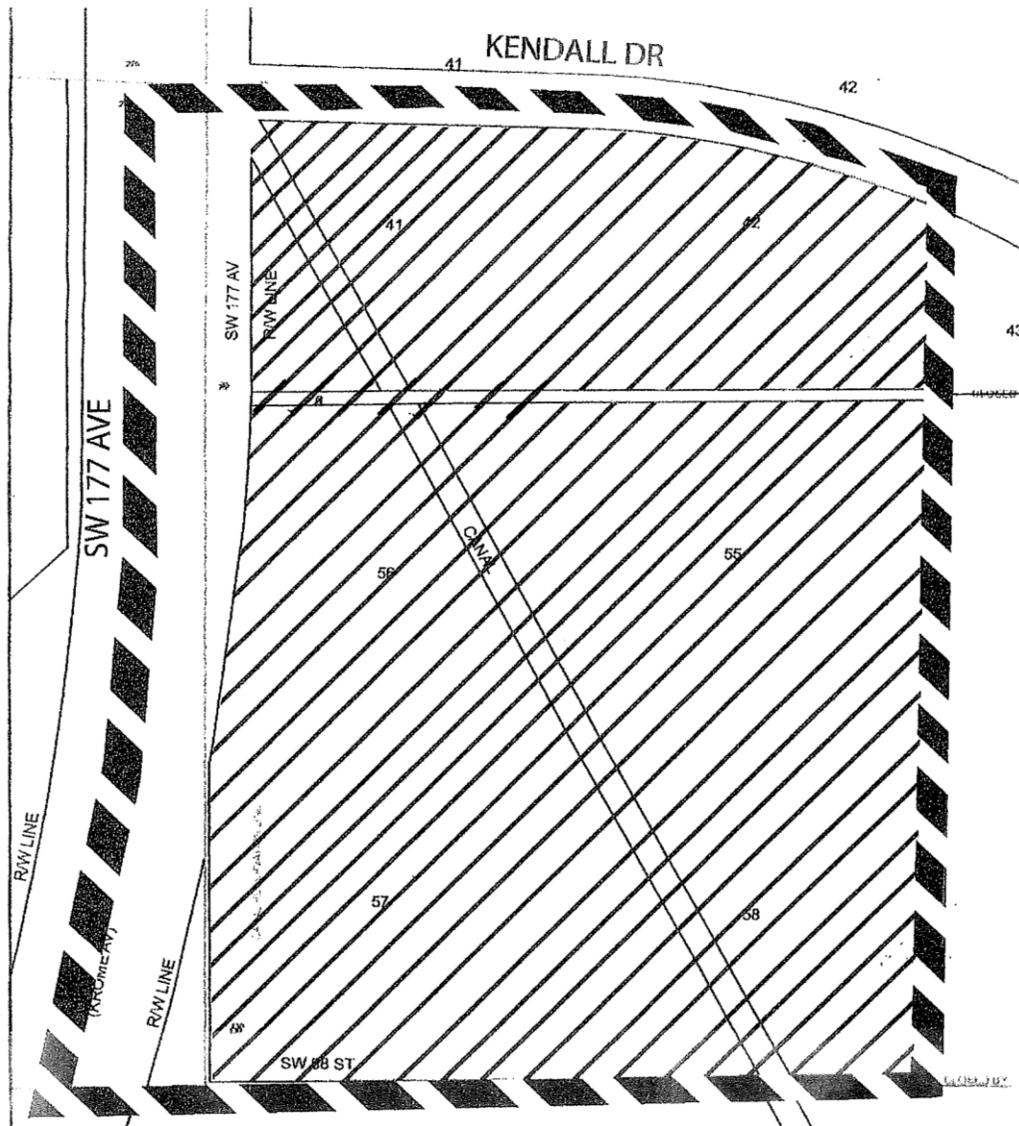
APPLICANTS/REPRESENTATIVE

Neighborhood Planning Company, LLC / Richard A. Perez, Esq. and Hugo P. Arza, Esq.

DESCRIPTION OF SUBJECT AREA

The Property contains approximately 53.4 gross acres (\pm 53.11 net acres) of land located in Section 31, Township 54 South, Range 39 East, located on the southeast corner of the intersection of SW 177 Avenue (Krome Avenue) and SW 88 Street (Kendall Drive) in unincorporated Miami-Dade County. The Property is more specifically described in Exhibit "A" to this application.

LOCATION MAP



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 A: **Neighborhood Planning Company, LLC**

ADDRESS: **1390 South Dixie Highway, Suite 1200 Coral Gables, FL 33146**

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
A	Neighborhood Planning Company, LLC		30-4931-001-0400	
			30-4931-001-0410	
			30-4931-001-0570	
			30-4931-001-0540	
			TOTAL: 53.4 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	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	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: Neighborhood Planning Company, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>SEE EXHIBIT "A" ATTACHED HERETO</u>	

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: _____

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 (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 INTEREST

- 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].

CORPORATION NAME:

Neighborhood Planning Company, LLC

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

SEE EXHIBIT "A" ATTACHED HERETO

- 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:

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. 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:

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

Neighborhood Planning Company, LLC,
a Florida limited liability company

By: NPC Management, LLC
a Florida limited liability company, Manager

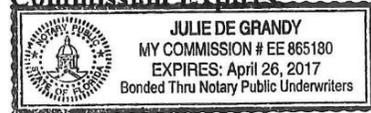
By: _____
Name: Armando Guerra
Title: Manager of NPC Management, LLC

Sworn to and subscribed before me

this 1ST day of JUNE, 2015

My Commission Expires:

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 "A"
DISCLOSURE OF INTEREST

Neighborhood Planning Company Percentage Ownership (Breakdown)

5/27/2015

Company Name	Members	% Ownership in Company	% Ownership in NPC LLC
Adolfo Henriques and Elizabeth Henriques	Adolfo Henriques and Elizabeth Henriques, as tenants by the entirety	100.00000%	0.6231%
	Total	100.00000%	0.6231%
ALA II LLC	Conchi Perdomo Argiz	100.00000%	1.4749%
	Total	100.00000%	1.4749%
Alberto Perez and Olga Irene Perez	Alberto Perez and Olga Irene Perez, as tenants by the entirety	100.00000%	0.9184%
	Total	100.00000%	0.9184%
Arazoza Land Bank LLC	Alberto Arazoza	33.33333%	0.1261%
	Carlos Arazoza	33.33333%	0.1261%
	Gloria Arazoza	33.33333%	0.1261%
	Total	100.00000%	0.3782%
Bernardo Goenaga	Bernardo Goenaga	100.00000%	5.4757%
	Total	100.00000%	5.4757%
Brialan Corp	Alberto Guerra	50.00000%	0.8849%
	Vivian Guerra	50.00000%	0.8849%
	Total	100.00000%	1.7698%
C.M.G. Holdings, LLC	Carlos M. Garcia Living Trust	95.00000%	5.2909%
	Karl Garcia Living Trust	5.00000%	0.2785%
	Total	100.00000%	5.5694%
DLD Investments Inc	Daniel F. Valdes	33.33333%	1.3765%
	Leticia R. Valdes	33.33333%	1.3765%
	David L. Valdes	33.33333%	1.3765%
	Total	100.00000%	4.1296%
EEH Family Investments LLC	Emiliano Herran, Sr	50.00000%	0.2341%
	Emiliano Herran, Jr	50.00000%	0.2341%
	Total	100.00000%	0.4682%
Ezequiel Herran as Trustee of the Ezequiel Herran Revocable Trust and Nancy Herran as Trustee of the Nancy Herran Revocable Trust	Ezequiel Herran Revocable Trust	50.00000%	1.4749%
	Nancy Herran Revocable Trust	50.00000%	1.4749%
	Total	100.00000%	2.9497%
First Southeast Equities Inc	James Dorsy	50.00000%	0.7722%
	Samantha Dorsy	50.00000%	0.7722%
	Total	100.00000%	1.5443%
Fortec LLC	Miguel Poyastro	50.00000%	2.0043%
	Ezra Katz	30.00000%	1.2026%
	Ashbel Investments, Ltd	10.00000%	0.4009%
	W. Thomas Duncan	10.00000%	0.4009%
	Total	100.00000%	4.0085%
Francisco R. Angones or Georgina A. Angones	Francisco R. Angones	50.00000%	0.2936%
	Georgina A. Angones	50.00000%	0.2936%
	Total	100.00000%	0.5871%
General Real Estate Corp	Agustin Herran	100.00000%	7.9325%
	Total	100.00000%	7.9325%
Guerra Group Company LLC	Jorge Guerra	100.00000%	1.2533%
	Total	100.00000%	1.2533%
Heys Investment, LLC	Maria M. Herran	40.00000%	0.9439%
	Jose A & Lourdes Herran	20.00000%	0.4719%
	Ana Mary Herran	20.00000%	0.4719%
	Daniel and Nancy Sanemeterio Herran	20.00000%	0.4719%
	Total	100.00000%	2.3597%
Highland Company LLC	Robert E. Chisholm and Lilliam F. Chisholm, as joint tenants with rights of survivorship	89.28000%	0.6033%
	Robert M. Chisholm and Bianca Chisholm, as joint tenants with rights of survivorship	5.36000%	0.0362%
	Alfred E. Chisholm and Maria L. Chisholm, as joint tenants with rights of survivorship	3.57000%	0.0241%
	Jacqueline C. Rasco and Jose Ignacio Rasco, III, as joint tenants with rights of survivorship	1.79000%	0.0121%
	Total	100.00000%	0.6757%

Jose A. Herran Revocable Trust	Jose A. Herran Revocable Trust	100.00000%	3.5396%
	Total	100.00000%	3.5396%
Company Name	Members	% Ownership in Company	% Ownership in NPC LLC
Karl Garcia Irrevocable Trust	Karl Garcia Living Trust	100.00000%	2.4779%
	Total	100.00000%	2.4779%
Machado Land Holdings LLC.	Jose Luis Machado III, Revocable Trust	14.29000%	0.1977%
	Vivian M Isern	14.29000%	0.1977%
	Jose Luis Machado Jr, Grandchildren's Irrev Trust #1	14.29000%	0.1977%
	Jose Luis Machado Jr, Grandchildren's Irrev Trust #2	14.29000%	0.0317%
	Jose Luis Machado Jr, Grandchildren's Irrev Trust #3	14.28000%	0.0333%
	Jose Luis Machado Jr, Grandchildren's Irrev Trust #4	14.28000%	0.0333%
	Jose Luis Machado III, Children's Irrevocable Trust #3	14.28000%	0.0317%
	Total	100.00000%	1.3834%
Manuel A. Herran and Nyria Herran Trusts	Manuel A. Herran as Trustee of the Manuel A. Herran Revocable Trust	50.00000%	6.7679%
	Nyria Herran as Trustee of the Nyria Herran Revocable Trust	50.00000%	6.7679%
	Total	100.00000%	13.5357%
Master Plan Developers LLC	Agustin Herran	24.31125%	0.8103%
	Antonio Gonzalez	6.07756%	0.2026%
	Jose Herran	6.07711%	0.2025%
	Oscar Barbara	63.53408%	2.1175%
	Total	100.00000%	3.3329%
Planned Land Investments LLC	Armando J. Guerra	1.18900%	0.2245%
	Maria C Guerra Irrevocable Trust	53.37740%	10.0777%
	Ofelia Guerra Irrev Grandchild's Trust #1	15.14460%	2.8593%
	Ofelia Guerra Irrev Grandchild's Trust #2	15.14460%	2.8593%
	Ofelia Guerra Irrev Grandchild's Trust #3	15.14460%	2.8593%
	Total	100.00020%	18.8800%
Prime Site Investments LLC	Antonio E Placeres & Yolanda J Placeres	33.33333%	0.3774%
	Angel Diaz Norman	33.33333%	0.3774%
	Daisy M Diaz & Jose F Diaz	33.33333%	0.3774%
	Total	100.00000%	0.6033%
Ramon E Rasco & Ana Lauda Rasco	Ramon E Rasco	50.00000%	0.1309%
	Ana Lauda Rasco	50.00000%	0.1309%
	Total	100.00000%	0.2618%
Rodney Barreto	Rodney Barreto	100.00000%	1.9524%
	Total	100.00000%	1.9524%
Sergio Pino and Tatiana Pino	Sergio Pino and Tatiana Pino, as tenants by the entirety	100.00000%	7.2714%
	Total	100.00000%	7.2714%
The Sasha Andrade Irrevocable Trust	Sasha Andrade	100.00000%	0.3098%
	Total	100.00000%	0.3098%
The Natasha Andrade Irrevocable Trust	Natasha Andrade	100.00000%	0.3098%
	Total	100.00000%	0.3098%
Tres Hermanos LLP	Armando J Guerra Children's Irrev Trust F/B/O Adrienne J Guerra	33.33333%	0.2500%
	Armando J Guerra Children's Irrev Trust F/B/O Corinne M Guerra	33.33333%	0.2500%
	Armando J Guerra Children's Irrev Trust F/B/O Eric A Guerra	33.33333%	0.2500%
	Total	100.00000%	0.7499%
Valen LLC	Daniel R Valdes Revocable Trust	45.16000%	0.5225%
	Rosario Valdes Revocable Trust	27.45000%	0.5225%
	Emma M. Guerra Revocable Trust	22.72000%	0.5225%
	Ileana Ramirez	4.67000%	0.1529%
	Total	100.00000%	3.2742%

Total: Neighborhood Planning Company LLC 100.000%