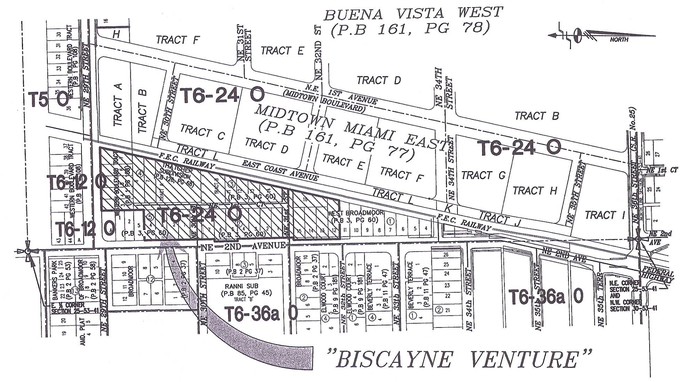
TENTATIVE PLAT T-23285-1-NEW
BISCAYNE VENTURE
SEC. 25, TWP. 53 S, RGE. 41 E DISTRICT 3
ZONING: T6-24 O & T6-12 O CITY OF MIAMI

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 01°18'17" W, ALONG THE MONUMENT LINE OF N.E. 2nd AVENUE.
2) THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) THE NET AREA OF PROPERTY SHOWN HEREON = 6.028± ACRES (INCLUDING RIGHTS-OF-WAY TO BE VACATED).
4) UNLESS OTHERWISE NOTED THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) PREPARED FOR: MIDTOWN OPPORTUNITIES XIVB, LLC
6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X," PER F.I.R.M. COMMUNITY NO. 120650, PANEL NO. 0312, SUFFIX "L," OF MAP 12086C0312L, MAP DATED SEPTEMBER 11, 2009.
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY THAT WOULD BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
12) BENCHMARKS:
    a) NAIL AND DISK LOCATED AT THE SW CORNER ON NE 2ND AVENUE AND NE 32TH STREET. ELEVATION=13.10 FEET CITY OF MIAMI MEAN LOW WATER BAY DATUM (12.84 FEET N.G.V.D.).
    b) CITY OF MIAMI DATUM LOCATED AT THE SE CORNER ON NE 2ND AVENUE AND NE 30TH STREET. ELEVATION=13.14 FEET CITY OF MIAMI MEAN LOW WATER BAY DATUM (12.88 FEET N.G.V.D.).
13) THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.

TREE LIST

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER INCHES	SPREAD	HEIGHT
1	BLACK OLIVE	BUCIDA BUCERAS	10	10'	12'
2	BLACK OLIVE	BUCIDA BUCERAS	12	19'	20'
3	BLACK OLIVE	BUCIDA BUCERAS	15	25'	25'
4	BLACK OLIVE	BUCIDA BUCERAS	12	30'	25'
5	BLACK OLIVE	BUCIDA BUCERAS	14	30'	25'
6	MAHOGANY	SWIETENIA MAHOGONI	18	35'	30'
7	X-MAS PALM	VEITCHIA MERRILLII	4	5'	12'
8	X-MAS PALM	VEITCHIA MERRILLII	4	5'	15'
9	X-MAS PALM	VEITCHIA MERRILLII	4	5'	17'
10	X-MAS PALM	VEITCHIA MERRILLII	4	5'	12'
11	X-MAS PALM	VEITCHIA MERRILLII	4	5'	12'
12	X-MAS PALM	VEITCHIA MERRILLII	4	5'	12'
13	X-MAS PALM	VEITCHIA MERRILLII	4	5'	14'
14	BLACK OLIVE	BUCIDA BUCERAS	3	4	12'
15	BLACK OLIVE	BUCIDA BUCERAS	12	30'	27'
16	BLACK OLIVE	BUCIDA BUCERAS	4	5'	11'
17	BLACK OLIVE	BUCIDA BUCERAS	10	20'	20'
18	BLACK OLIVE	BUCIDA BUCERAS	12	20'	20'
19	BLACK OLIVE	BUCIDA BUCERAS	4	4'	10'
20	BLACK OLIVE	BUCIDA BUCERAS	12	29'	25'
21	BLACK OLIVE	BUCIDA BUCERAS	24	32'	25'
22	BLACK OLIVE	BUCIDA BUCERAS	24	30'	24'
23	BLACK OLIVE	BUCIDA BUCERAS	18	25'	25'
24	BLACK OLIVE	BUCIDA BUCERAS	6	17'	15'
25	BLACK OLIVE	BUCIDA BUCERAS	8	24'	15'
26	BLACK OLIVE	BUCIDA BUCERAS	12	35	20'
27	BLACK OLIVE	BUCIDA BUCERAS	8	25'	15'
28	BLACK OLIVE	BUCIDA BUCERAS	14	30'	20'
29	BLACK OLIVE	BUCIDA BUCERAS	12	33'	15'
30	BLACK OLIVE	BUCIDA BUCERAS	14	36'	20'
31	BLACK OLIVE	BUCIDA BUCERAS	12	30'	17'
32	BLACK OLIVE	BUCIDA BUCERAS	24	50'	30'
33	MAHOGANY	SWIETENIA MAHOGONI	36	40'	30'
34	MAHOGANY	SWIETENIA MAHOGONI	28	35'	30'
35	MAHOGANY	SWIETENIA MAHOGONI	37	36'	35'
36	MAHOGANY	SWIETENIA MAHOGONI	38	40'	30'
37	MAHOGANY	SWIETENIA MAHOGONI	6	7'	15'
38	MAHOGANY	SWIETENIA MAHOGONI	12	10'	10'
39	MAHOGANY	SWIETENIA MAHOGONI	8	10'	10'
40	MAHOGANY	SWIETENIA MAHOGONI	40	48'	35'
41	MAHOGANY	SWIETENIA MAHOGONI	10	12'	17'
42	MAHOGANY	SWIETENIA MAHOGONI	6	9'	17'
43	CABBAGE PALM	SABAL PALMETTO	12	10'	45'
44	MAHOGANY	SWIETENIA MAHOGONI	24	42	25'
45	MAHOGANY	SWIETENIA MAHOGONI	8	30'	15'
46	FAN PALM	CHAMAEROPS HUMILIS	12	12'	12'
47	UMBRELLA	SCHEFFLERA ACTINOPHY.	4	7'	12
48	MAHOGANY	SWIETENIA MAHOGONI	26	40'	35
49	MAHOGANY	SWIETENIA MAHOGONI	22	30'	30'
50	MAHOGANY	SWIETENIA MAHOGONI	32	42'	30'
51	MAHOGANY	SWIETENIA MAHOGONI	28	50'	30'
52	MAHOGANY	SWIETENIA MAHOGONI	20	30'	30'
53	MAHOGANY	SWIETENIA MAHOGONI	60	70'	45'
54	MAHOGANY	SWIETENIA MAHOGONI	32	50'	35'



LOCATION SKETCH

A PORTION OF SECTION 25, TOWNSHIP 53 SOUTH, RANGE 41 EAST,
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1" = 300'

DEVELOPMENT INFORMATION:

OWNERS: MIDTOWN OPPORTUNITIES XIVB, LLC
1300 SOUTH MIAMI AVENUE
MIAMI, FLORIDA 33130
AND:

NUMBER OF TRACTS: 2

AREAS:
TRACT "A" 226,942 sq. ft. (5.210± Ac.)
TRACT "B" 35,624 sq. ft. (0.818± Ac.)
UTILITIES: MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT
MIAMI-DADE COUNTY FLOOD CRITERIA: 5.4 (PER PLAT BOOK 120, PAGE 13)]
PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X," PER F.I.R.M. COMMUNITY NO. 120650, PANEL NO. 0312, SUFFIX "L," OF MAP12086C0312L, MAP DATED SEPTEMBER 11, 2009.

EXISTING ZONING:
T6-24 O (URBAN CORE - OPEN)
PER ARTICLE 4, TABLE 3 OF THE CITY OF MIAMI 21 ZONING CODE AND AS PER ARTICLE 5.
T6-12 O (URBAN CORE - OPEN)
PER ARTICLE 4, TABLE 3 OF THE CITY OF MIAMI 21 ZONING CODE AND AS PER ARTICLE 5.

PROPOSED INFORMATION:
TRACTS "A" & "B" - TO BE COMBINED IN UNITY
15,230 SQ. FT. EXISTING COMMERCIAL TO REMAIN
PROPOSED USE-PHASE I & II - 900 RESIDENTIAL UNITS
17,000 SQ. FT. OF RETAIL
17,000 SQ. FT. OF RESTAURANT

CONTACT PERSON
NAME : ALEX VADIA
MANAGING MEMBER
TELEPHONE NUMBER: (305) 989-2554
FAX NUMBER: ()
E-MAIL ADDRESS: ALEX@VADIA.COM

ZONING: T6-24 O AND T6-12 O
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 0
MULTI-FAMILY UNITS: 900
TOTAL ACREAGE:
NET AREA = 6.028± ACRES (262,566 Sq. ft)
GROSS AREA = 6.985± ACRES (304,260 Sq. ft)

Buildings to be demolished

3090 NE 1st COURT (Folio 01-3125-003-0140)
3020 NE 1st COURT (Folio 01-3125-072-0020)
160 NE 30th STREET (Folio 01-3125-072-0010)
2930 NE 1st COURT (Folio 01-3125-003-0160)
2932 NE 2nd AVENUE (Folio 01-3125-003-0200)
169 NE 29th STREET (Folio 01-3125-004-0030)
3030 NE 2nd AVENUE (Folio 01-3125-003-0100)

IMPROVEMENTS WITHIN LOTS 12 THROUGH 16 BLOCK 1, WEST BROADMOOR TO REMAIN, ALL OTHER IMPROVEMENTS TO BE REMOVED

LEGAL DESCRIPTION OF THE LAND:

LOTS 12 THROUGH 16, BLOCK 1 AND LOTS 1 THROUGH 7, BLOCK 2 AND LOTS 11 THROUGH 14, BLOCK 3 AND LOTS 6 AND 7, BLOCK 4, AND LOTS 1 THROUGH 4, BLOCK 5 OF WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 60 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND TRACTS "A" AND "B" OF THATCHER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, AT PAGE 68 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND LOTS 3 THROUGH 7 OF WESTERN BOULEVARD TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 108 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE EAST 10.00 FEET OF LOTS 1, 2, 3, 4, AND 7, BLOCK 2 OF WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 60 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND

LESS THE NORTH 2.5 FEET OF LOT 1 EXCEPT THE EAST 10 FEET THEREOF, BLOCK 2, THE NORTH 2.5 FEET OF LOT 14, BLOCK 3, OF WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 60 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND LESS THAT PORTION OF LOT 1, BLOCK 2 OF WEST BROADMOOR REMAINING AFTER EXCLUDING THE EAST 10 FEET THEREOF AND THE NORTH 2.5 FEET THEREOF DESCRIBED AS FOLLOWS:

THE EXTERNAL AREA OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25 FEET AND TANGENTS WHICH ARE 25.00 FEET SOUTH AND PARALLEL WITH THE CENTERLINE OF N.E. 31ST STREET AND 35 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF N.E. 2ND AVENUE.

AND LESS THAT PORTION OF LOT 7, BLOCK 2 OF WEST BROADMOOR REMAINING AFTER EXCLUDING THE EAST 10 FEET THEREOF DESCRIBED
AS FOLLOWS:

THE EXTERNAL AREA OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25 FEET AND TANGENTS WHICH ARE 25 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF N.E. 30 STREET AND 35 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF N.E. 2ND AVENUE.

AND

INCLUDING THOSE PORTIONS OF N.E. 30th STREET AND N.E. 31st STREET LYING 35.00 FEET WEST OF THE CENTERLINE N.E. 2nd AVENUE AND N.E. 1st COURT FROM N.E. 31st STREET TO 75 FEET NORTH OF LOT 3 OF SAID WESTERN BOULEVARD TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 108 OF THE PUBLIC RECORD OF DADE COUNTY, FLORIDA.

NOTE:

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE PORTIONS OF THE RIGHTS OF WAY OF N.E. 1st COURT, N.E 30th STREET AND N.E. 31st STREET, LYING WITHIN THE LIMITS OF THIS PLAT.

NO ATTEMPT WILL BE MADE TO DEDICATE THE PRIVATE ROAD TO THE GENERAL PUBLIC AND THE PRIVATE ROAD MUST BE MAINTAINED BY THE SUBDIVIDER OR ABUTTING PROPERTY OWNER IN PERPETUITY.

I HEREBY CERTIFY:

THAT THIS "TENTATIVE PLAT" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

BY: _____
MARK STEVEN JOHNSON, SEC'Y.-TREASURER
PROFESSIONAL LAND SURVEYOR #4775
STATE OF FLORIDA .

CERTIFICATE OF AUTHORIZATION No. LB-187

NOTE: AUTHENTIC COPIES OF THIS DRAWING WILL BIEAR THE RAISED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER.

REVISIONS

Date	Ord.No.	Remarks	By
8/03/04	190046	Rev to delete Gas Station Site	REB
08/05/04	190046	Extended R/W thru Tract "B"	EAC
08/20/04	190046	Mod. Tree List	EAC
09/20/04	190046	Mod. to provide T-TURNAROUND	REB
11/10/04	190046	Mod. per City Comments	REB
03/18/08	195197	Update Survey	JCT
04/15/08	195197	Revised tarct and access road	J.G.H.
05/04/12	199889	Update Survey with elevation	L.E.G.
06/04/12		rev. address to match folio number	L.E.G.

BISCAYNE VENTURE
TENTATIVE PLAT

BEING A REPLAT OF A PORTION OF WEST BROADMOOR, AS RECORDED IN PLAT BOOK 3, AT PAGE 60, A PORTION OF WESTERN BOULEVARD TRACT, AS RECORDED IN PLAT BOOK 1, AT PAGE 108 AND THATCHER SUBDIVISION, AS RECORDED IN PLAT BOOK 126, AT PAGE 68, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SECTION 25, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, FLORIDA.

This is a "Boundary and Topographic Survey"

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288

By: _____
Mark Steven Johnson, Sec. Treasurer
Registered Land Surveyor No. 4775 State of Florida
Registered Engineer No. _____ State of Florida

Drawn By: J.C.T. Date: 03/18/08		Checked By: J.G.H. Date: 03/18/08
195197	FB. SD-501 PG 17	Scale: 1" : 40'
File No. AJ-4286		Sheet No. 1 of 2 Sheets

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FT

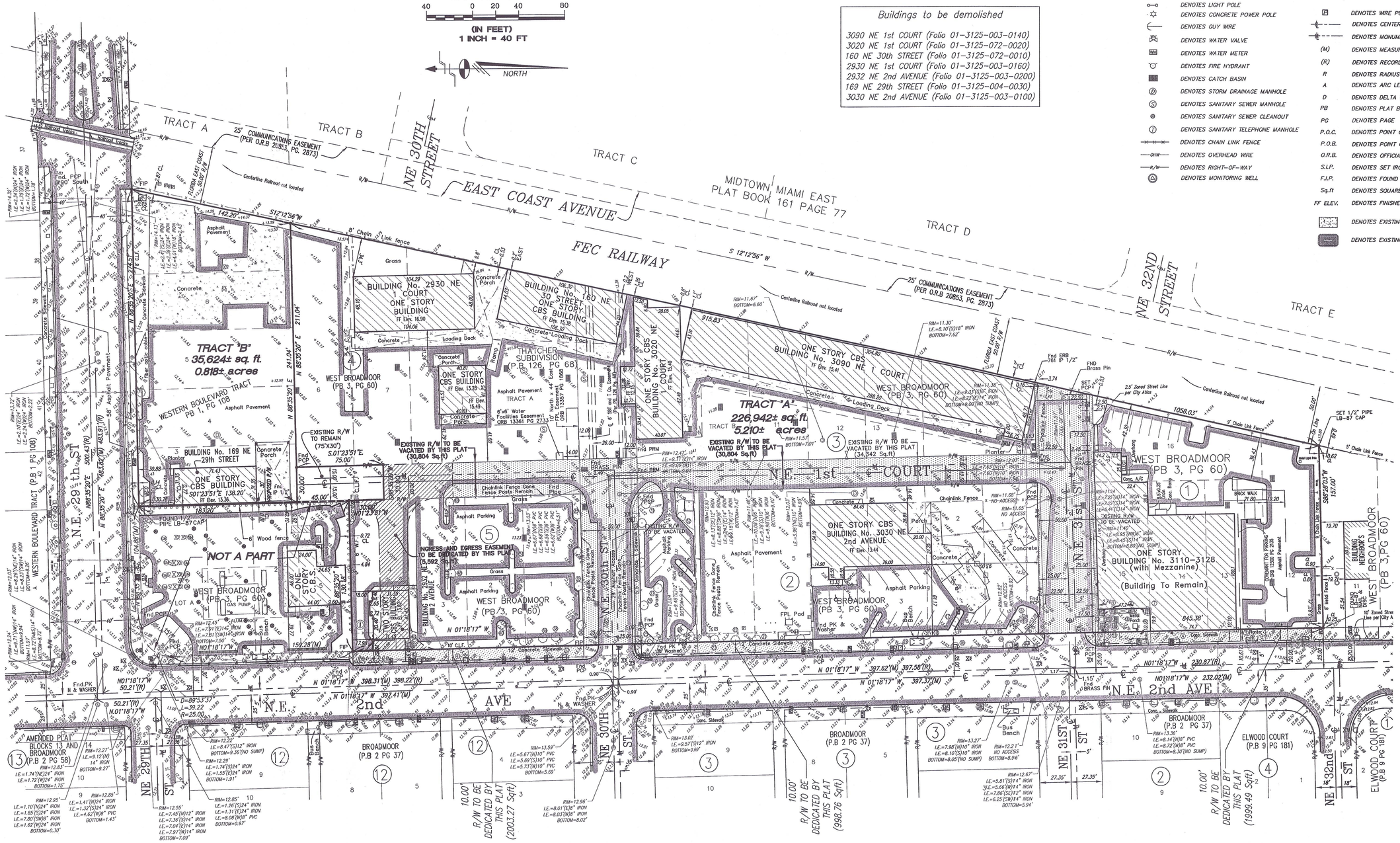
NORTH

Buildings to be demolished

3090 NE 1st COURT (Folio 01-3125-003-0140)
3020 NE 1st COURT (Folio 01-3125-072-0020)
160 NE 30th STREET (Folio 01-3125-072-0010)
2930 NE 1st COURT (Folio 01-3125-003-0160)
2932 NE 2nd AVENUE (Folio 01-3125-003-0200)
169 NE 29th STREET (Folio 01-3125-004-0030)
3030 NE 2nd AVENUE (Folio 01-3125-003-0100)

LEGEND:

- DENOTES EXISTING ELEVATIONS
- DENOTES WOOD POWER POLE
- DENOTES LIGHT POLE
- DENOTES CONCRETE POWER POLE
- DENOTES GUY WIRE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SANITARY SEWER CLEANOUT
- DENOTES SANITARY TELEPHONE MANHOLE
- DENOTES CHAIN LINK FENCE
- DENOTES OVERHEAD WIRE
- DENOTES RIGHT-OF-WAY
- DENOTES MONITORING WELL
- DENOTES SEWER CLEAN OUT
- DENOTES TREE NUMBER
- DENOTES WIRE PULL BOX
- DENOTES CENTER LINE
- DENOTES MONUMENT LINE
- (M) DENOTES MEASURED
- (R) DENOTES RECORD
- R DENOTES RADIUS
- A DENOTES ARC LENGTH
- D DENOTES DELTA OF CURVE
- PB DENOTES PLAT BOOK
- PG DENOTES PAGE
- P.O.C. DENOTES POINT OF COMMENCE
- P.O.B. DENOTES POINT OF BEGINNING
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- S.I.P. DENOTES SET IRON PIPE
- F.I.P. DENOTES FOUND IRON PIPE
- Sq.ft DENOTES SQUARE FEET
- FF ELEV. DENOTES FINISHED FLOOR ELEVATION
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING ASPHALT



IMPROVEMENTS WITHIN LOTS 12 THROUGH 16 BLOCK 1, WEST BROADMOOR TO REMAIN, ALL OTHER IMPROVEMENTS TO BE REMOVED

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Schwebke-Shiskin & Associates, Inc.

BY: _____
MARK STEVEN JOHNSON, SEC'Y.-TREASURER
PROFESSIONAL LAND SURVEYOR #4775
STATE OF FLORIDA .

CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: AUTHENTIC COPIES OF THIS DRAWING WILL BEAR THE RAISED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER.

REVISIONS

Date	Ord.No.	Remarks	By
8/03/04	190046	Rev to delete Gas Station Site	REB
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BISCAYNE VENTURE
TENTATIVE PLAT

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By: _____
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Drawn By: J.C.T. Date: 03/18/08		Checked By: J.G.H. Date: 03/18/08
195197	FB. SD-501 PG 17	Scale: 1" : 40'
File No. AJ-4286		Sheet No. 2 of 2 Sheets

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

Number of Sites : (1)

FEES:

Subdivision Control	$1,872.00
Plus $10.90 per site in excess of 6 sites	$0.00
D.E.R.M.	$210.00
AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=>	$2,082.00
Concurrency Review Fee (*6.00% of Sub-Total) --	$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	$2,206.92 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 6-15-12
Tentative No.: T-23285-1-NEW
Received Date: 6-5-12

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: City of Miami Sec.: 25 Twp.: 53 S. Rge.: 41 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: BISCAYNE VENTURE
2. Owner's Name: Midtown Opportunities XIVB, LLC Phone: 305-757-0001
   Address: 1300 South Miami Avenue City: Miami State: FL Zip Code: 33130
   Owner's Email Address: deborah@midtownmiami.com
3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 305-652-7010
   Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
   Surveyor's Email Address: mjohnson@shiskin.com
4. Folio No(s).: see attached / ____ / ____ / ____
5. Legal Description of Parent Tract: Portion of Thatcher Sub. (126-68) West Broadmoor (3-60) and Western Boulevard Tract (1-108) see attached
6. Street boundaries: West side of N.E. 2nd Avenue, North of N.E. 29 Street
7. Present Zoning: T6-24 0 T6-12 0 Zoning Hearing No.: ____
8. Proposed use of Property:
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(900 Units), Industrial/Warehouse(____ Square .Ft.), Business(11,000 Sq. Ft.), Office(17,000 Sq. Ft.), Restaurant(6,000 Sq. Ft. & No. ~~Seats~~ ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

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

Signature of Owner: Midtown Opportunities XIVB, LLC

(Print name & Title here): Suzanne DeWitt, Authorized Signatory

BEFORE ME, personally appeared Suzanne DeWitt this 30 day of May, 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce ____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of May, 2012 A.D.

ANDREE V. DICK
Notary Public - State of Florida
My Comm. Expires Jul 9, 2013
Commission # DD 900441
Bonded Through National Notary Assn.

Signature of Notary Public:

(Print, Type name here: Andree V. Dick)

(NOTARY SEAL)

July 9, 2013 (Commission Expires)

DD 900441 (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.