PETITION

28-106.301 INITIATION OF PROCEEDINGS

Name of Agency (Respondent): Florida Housing Finance Corporation
227 North Bronough Street, Suite 5900
Tallahassee, FL 32301-1329

Agency File Number: 2005-017C

Petitioner: Lewis V. Swezy
R.S. Development Corp.
5709 NW 158 Street
Miami Lakes, FL 33014
Phone: (305) 821 0330, Fax: (305) 821 0402

The petitioner received the 2005 MMRB, SAIL & HC Scoring Summary reflecting Corporation’s decision regarding any revisions (“Cures”) and Notices of Alleged Deficiencies (“NOAD”), together with an Election Rights Form with attachments by Federal Express on 5/26/05.
Proximity Tie-Breaker Points for Item #2P, Part-III, Section-A, Subsection 10.b.3 for public school were not awarded.

Petitioner’s 2004 Universal Cycle File #2004-075C included the same school as in the subject 2005 application, yet last year maximum points were awarded and this year none. There are multiple schools within a one-mile radius of the project that we could have chosen, had we been made aware last year that the school submitted does not qualify. Attached are surveyor’s certification of the location of two (2) public schools, each of which is within less than a mile of the proposed activity.

Petitioner requests the agency to grant full tie-breaker points for the public school.

Witness:  [Signature]

Petitioner:  [Signature]  6/14/05

Lewis V. Swezy, President
### Surveyor Certification

**Stadium Tower Apartments**

**Development Location:** Intersection of N.W. 23rd Street & N.W. 8th Avenue, Miami, Fl. 33127

(At a minimum, provide the address assigned by the United States Postal Service, including the apartment number, street name and site, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

The undersigned Florida land surveyor certifies that the methods used to determine the following latitude and longitude coordinates conform to the Rule 45-207.4, F.A.C.

<table>
<thead>
<tr>
<th>Latitude</th>
<th>Longitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>80</td>
</tr>
<tr>
<td>56.3</td>
<td>35.2</td>
</tr>
</tbody>
</table>

**Site Development:** consists of a single residential building located within 100 feet of a residential building or be coordinates part of the proposed development. For new developments which exceed 10 feet in any one of the Site Description maps or site maps for the development, the site development must be shown in the Site Description maps. In addition, the Site Description maps must be bound together with the most recent update of the Site Description maps more than 5 feet.

**Latitude and Longitude:**

<table>
<thead>
<tr>
<th>Location of interest</th>
<th>Public/Bus Stop</th>
<th>Downtown Miami Stop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intersection of N.W. 23rd Street &amp; N.W. 8th Avenue</td>
<td>25</td>
<td>80</td>
</tr>
<tr>
<td>Miami, Fl. 33127</td>
<td>56.3</td>
<td>35.2</td>
</tr>
</tbody>
</table>

The above address is assigned by the United States Postal Service including the apartment number, street name and city. It is not the address of the property, but is the address of the site described on the chart below. The indicated latitude and longitude for each service area must represent a point that is on the surveying boundary of the property service that provides direct public access to the building where the service is located. However, if subsequent public reassessment occurs, the above address should be the closest entrance service that is on the surveying boundary of the property service to the service.

**Terrain:**

<table>
<thead>
<tr>
<th>Grocery Store</th>
<th>Name: La Mia Supermarket</th>
<th>Address: 2000 N.W. 11 Avenue</th>
<th>Miami, Fl. 33142</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public School</td>
<td>Name: Paul Lawrence Elem. School</td>
<td>Address: 5005 N.W. 13 Street</td>
<td>Miami, Fl. 33107</td>
</tr>
<tr>
<td>Medical Facility</td>
<td>Name:</td>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>Pharmacy</td>
<td>Name:</td>
<td>Address:</td>
<td></td>
</tr>
</tbody>
</table>

If the Corporation feels that there are any false statements made in this certification, the Corporation will forward a copy to the Department of Business and Professional Regulation for investigation.

**Certification (File # A-1096, Sheet 1 of 7)**

<table>
<thead>
<tr>
<th>Address 1</th>
<th>Address 2</th>
<th>Address 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>1313 N.W. 44th Avenue, 2nd Floor</td>
<td>Opa-Locka, Fl. 33054</td>
<td></td>
</tr>
<tr>
<td>(305) 687-0191</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This certification may not be signed by the Applicant, by any party of the Corporation, or by any Principal or Financial Beneficiaries of the Applicant. If signed by a Principal or Financial Beneficiary of the Applicant, the certificate will be void and the Applicant will be subject to the provisions of the Act and will be subject to the provisions of the Act. The certificate may be reissued.

**VIA104 (Rev. 09/05)**
SURVEYOR CERTIFICATION

Stadium Tower Apartments

Name of Development: 

Development Location: Intersection of N.W. 2nd Street & N.W. 26th Avenue, Miami, FL 33127

(Address provided by the address assigned by the United States Postal Service, including the address number, street name and city, or if
the address has not yet been assigned, provide the street name, closest design and intersection and city)

The undersigned Florida licensed surveyor certifies that the method and means determined the following latitude and longitude coordinates
Coordinating Rule 6F06T-14, F.A.C.

<table>
<thead>
<tr>
<th>State/Territorial Reference Point</th>
<th>North</th>
<th>West</th>
<th>North</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>State/Territorial Reference Point</td>
<td>24</td>
<td>47</td>
<td>56.3</td>
<td>80</td>
</tr>
<tr>
<td>State/Territorial Reference Point</td>
<td>12</td>
<td>35.2</td>
<td>11.1</td>
<td>6.5</td>
</tr>
</tbody>
</table>

If the Development contains a Recorded Site, it is a part of the boundary of such parcel located within 1/2 mile of the Tie Breaker
Reference Point.

<table>
<thead>
<tr>
<th>Location of Changeable Police Box or Memo Wall Stop</th>
<th>North</th>
<th>West</th>
<th>North</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Changeable Police Box or Memo Wall Stop</td>
<td>25</td>
<td>47</td>
<td>54.7</td>
<td>80</td>
</tr>
<tr>
<td>Location of Changeable Police Box or Memo Wall Stop</td>
<td>12</td>
<td>25.7</td>
<td>11.1</td>
<td>6.5</td>
</tr>
</tbody>
</table>

State the address (as assigned by the United States Postal Service, including the address number, street name and city) and latitude
and longitude coordinates of the intersection(s) on the chart below. The latitudinal and longitudinal coordinates for the memorial representation point
are on the burner toward the interior of the building and the memorial representation point on the exterior of the building. There is an
intersection of the burner to the corner, then you should use that as the reference for measuring the direction from the burner
coordinates of the property public exposure to the property.

<table>
<thead>
<tr>
<th>Grocery Store</th>
<th>Name</th>
<th>Address</th>
<th>Engine</th>
<th>Minutes</th>
<th>Seconds</th>
<th>Engine</th>
<th>Minutes</th>
<th>Seconds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Station</td>
<td>Name</td>
<td>Address</td>
<td>Engine</td>
<td>Minutes</td>
<td>Seconds</td>
<td>Engine</td>
<td>Minutes</td>
<td>Seconds</td>
</tr>
<tr>
<td>Medical Facility</td>
<td>Name</td>
<td>Address</td>
<td>Engine</td>
<td>Minutes</td>
<td>Seconds</td>
<td>Engine</td>
<td>Minutes</td>
<td>Seconds</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>Name</td>
<td>Address</td>
<td>Engine</td>
<td>Minutes</td>
<td>Seconds</td>
<td>Engine</td>
<td>Minutes</td>
<td>Seconds</td>
</tr>
</tbody>
</table>

If the Corporation believes that there are any false statements made in this certification, the Corporation will forward a copy to the State
of Florida Department of Business and Professional Regulation for investigation.

CERTIFICATION (File A-1096, Sheet 1 of 7) (CONTINUED)

The undersigned, having been sworn to the truth and correctness of the following statements, do hereby certify:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>1311 N.W. 42nd Avenue, 2nd Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lawyer</td>
<td>Date (of/day/year)</td>
<td>06/13/2005</td>
</tr>
<tr>
<td>President</td>
<td>Telephone Number</td>
<td>305-670-9525</td>
</tr>
</tbody>
</table>

This certification may not be signed by the Appraiser, by any related party of the Appraiser, or by any Principal or Financial Beneficiary of the
Appraiser. If the certification is lacking any signed, the Appraiser will not receive any proceeds from the mortgage. If the certification contains
false statements or is otherwise inconsistent with the true, honest, and correct state, or if the Appraiser or any party to the Appraiser shall be
found to have violated this or any other provisions of the Act, then the Appraiser shall be subject to any and all penalties provided by law and shall be
liable for any and all damages caused by the same.
SURVEYOR'S NOTES:

1. This is a specific purpose survey (not a boundary survey).
2. This survey is specifically prepared to show the approximate latitude and longitude locations of various sites relative to the subject property.
3. Latitude and longitude coordinates shown are based on the global positioning system determined by the use of a Motorola 730 handheld GPS unit.
4. The location of any sites and/or building outline shown on this sketch have been taken from aerial photography and section maps and are intended to be an approximate graphic representation only.
5. Authentic copies of this survey shall bear the raised seal of the attesting registered land surveyor on sheet 1 of this document.

DATE: 93-26-05
SCALE: 1' = 200'
JOB ORDER: 043569
CAD FILE: MIASTA
F.B. N/A PG N/A
FILE NO. A-1096
SHEET 2 OF 7

COORDINATE POSITION IS APPROXIMATE AT CENTER OF TRACT-B OF MIAMI STADIUM PB-157, PG-76 (MDCR)
LATITUDE: N 25°47'52.3"
LONGITUDE: W 80°35'25.6"
ESTIMATED ACCURACY: 104 FEET
SATELLITES USED: 4

LEGEND:
PB -- PLAT BOOK
PG -- PAGE
MDCR -- MAINE-DADE COUNTY RECORD
GPS -- GLOBAL POSITION SYSTEM
* -- MORE OR LESS

PENINSULA LAND SURVEYORS, INC.
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 687-9191 FAX (305) 687-9190

STADIUM TOWER APARTMENTS
VACANT SITE AT NW CORNER OF NW 21ST AVENUE AND NW 23RD STREET
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127
TRACT - A
MIAMI STADIUM SUBDIVISION
(PB-157, PG-76) MDCR
NW 25th ST.
NW 25th ST.
NW 24th ST.
NW 10th AVE
NW 23rd ST.
NW 23rd ST.
NW 23rd ST.
NW 21st AVE
SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA 1730 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTENDING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

LEGEND:
- PB --- PLAT BOOK
- PG --- PAGE
- MO -- MIAMI-DADE COUNTY RECORD
- GPS --- GLOBAL POSITION SYSTEM
- ± --- MORE OR LESS

DATE: 03-26-05
SCALE: 1" = 200'
JOB ORDER: 043560
CAD FILE: MLA07A
F.B. N/A PG. N/A
FILE NO. A-1096
SHEET 3 OF 7

PENINSULA LAND SURVEYORS, INC.
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE: (305) 687-9191 FAX: (305) 687-9190

SB CORNER OF NW 7TH AVENUE AND NW 23RD STREET
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127

COORDINATE POSITION
IS AT SW CORNER
OF INTERSECTION
LATITUDE : N 25°47'54.7"
LONGITUDE : W 80°12'25.7"
ESTIMATED ACCURACY : 175 FEET
SATELLITES USED : 5
SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA 1750 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

LEGEND:

PB -- PLAT BOOK
PG -- PAGE
MDCR -- MIAMI-DADE COUNTY RECORD
GPS -- GLOBAL POSITION SYSTEM
± -- MORE OR LESS

PENINSULA LAND SURVEYORS, INC.
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 687-9191 FAX (305) 687-9190

DATE: 03-26-05
SCALE: 1" = 200'
JOB ORDER: 043560
CAD FILE: MIATA
F.B. N/A PG. N/A
FILE ND. A-1096
SHEET 4 OF 7
SANTA CLARA ELEMENTARY SCHOOL
1051 N.W. 29TH TERRACE
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127

COORDINATE POSITION IS AT APPROXIMATE MAIN ENTRY TO SCHOOL
LATITUDE: N 25°48'15"
LONGITUDE: W 89°12'45"

LEGEND:
Pn --- PLAT BOOK
Pg --- PAGE
MDR --- MIAMI-DADE COUNTY RECORD
GPS --- GLOBAL POSITION SYSTEM
+/- --- MORE OR LESS

SURVEYOR'S NOTES:
1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA 1739 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

DATE: 6-13-05
SCALE: 1" = 200'
JOB ORDER: 043560
GAB FILE: MIASTA
F.B. N/A PG. N/A
FILE NO. A - 1096
SHEET 6 OF 7

PENINSULA LAND SURVEYORS, INC.
LB # 6454
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 887-9191 FAX (305) 887-9190 E-MAIL PENINSULALS@CS.COM
PAUL LAURENCE ELEMENTARY SCHOOL
505 N.W. 20TH STREET
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127

COORDINATE POSITION IS AT CENTER OF DOORWAY ON THRESHOLD AT MAIN ENTRY OF SCHOOL.
LATITUDE: N 25°47'43.2" LONGITUDE: W 80°14'57.9"

LEGEND:
PB --- PLAT BOOK
PG --- PAGE
MICR --- MIAMI-DADE COUNTY RECORD
GPS --- GLOBAL POSITION SYSTEM
+/− --- MORE OR LESS

SURVEYOR'S NOTES:
1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA 1730 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BORNE THE RAISED SEAL OF THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

DATE: 6-12-05
PENINSULA LAND SURVEYORS, INC.
SCALE: 1" = 200'
LAND DEVELOPMENT CONSULTANTS
JOB ORDER: 043560
CONSTRUCTION LAYOUT
F.B. N/A PG. N/A
FILE NO. A - 1096
DATE: 6-12-05
PHONE (305) 687-9191
FAX (305) 687-9190
E-MAIL PENINSULALANDS.COM

13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
SHEET 7 OF 7
PETITION

28-106.301 INITIATION OF PROCEEDINGS

Name of Agency (Respondent): Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301-1329

Agency File Number: 2005-017C

Petitioner: Lewis V. Swezy
R.S. Development Corp.
5709 NW 158 Street
Miami Lakes, FL 33014
Phone: (305) 821 0330, Fax: (305) 821 0402

The petitioner received the notice of agency's decision by Federal Express on 5/26/05.

The agency's decision will affect the Threshold requirement of 2005 Housing Credits Application. The petitioner received the 2005 MMRB, SAIL & HC Scoring Summary reflecting Corporation's decision regarding any revisions ("Cures") and Notices of
Alleged Deficiencies ("NOAD"), together with an Election Rights Form with attachments.

In an attempt to cure item 3T (Part III, Section-C, Subsection-4) the petitioner submitted a Local Government Verification that the Development is Consistent with Zoning and Land Use Regulations Form with an attachment letter of zoning verification (copy attached) clearly indicating the zoning designation of the site as R-3 Multifamily Medium-Density Residential) with a maximum density of 65 units per net acre which permits 97 Units for the site of 1.54 acres. The petitioner's application is for 70 units. The Local Government Verification Form itself does not spell out the number of units allowed per acre; however, the R-3 zoning is specified on the form and the density is spelled out in a letter attached to the form. In other words, all information requested was provided.

Petitioner requests the agency to consider the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations Form along with the attachment of zoning verification letter and pass the threshold requirement of the application.

Witness: [Signature]

Petitioner: [Signature] Lewis V. Swezy
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT
WITH ZONING AND LAND USE REGULATIONS

Name of Development:  Stadium Tower Apartments
2320 NW 8th Avenue, Miami, FL 33127 (Intersection of NW 23rd Street & NW 8th Ave, Miami)
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the
address has not yet been assigned, provide the census tract, census block group and city)
The undersigned local government official confirms that on or before 02/14/2005

(1) The number of units (not buildings) allowed for this development site (if restricted) is: ______
and/or
if a PUD, the number of units (not buildings) allowed per development site is: ______
or
if not a PUD and development site is subject to existing special use or similar permit, number of units
allowed for this development site is: ______;
and
(2) The zoning designation for the referenced Development site is: ______;
and
(3) The intended use is consistent with current land use regulations and the referenced zoning
designation or, if the Development consists of rehabilitation, the intended use is allowed as a
legally non-conforming use. To the best of my knowledge, there are no additional land use
regulation hearings or approvals required to obtain the zoning classification or density
described herein. Assuming compliance with the applicable land use regulations, there are no
known conditions which would preclude construction or rehabilitation (as the case may be) of
the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Miami (Name of City/County) has vested in me the authority
to verify consistency with local land use regulations and the zoning designation specified above or, if
the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming
use" and I further certify that the foregoing information is true and correct. In addition, if the proposed
Development site is in the Florida Keys Area as defined in 28CFR Chapters 67-21 and 67-48, F.A.C., I
further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO)
allocations from the local government.

[Signature]
Date (mm/dd/yyyy)

Print or Type Name
ZONING ADMINISTRATOR
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief
appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning,
City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not
acceptable, nor are other signatories. If the certification is applicable to this Development and it is
inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or reyped, the
Application will fail to meet threshold and will be rejected. The certification may be photocopied.

UA101 Rev. 06/05

Exhibit - 2-
February 25, 2005

Kamlesh Tuank, Stadium Tower, LTD
5709 NW 158th Street
Miami Lakes, FL 33014

Re: 2320 NW 8th Avenue Legal Description: Miami Stadium Sub PB 157-76 T-20438 Tract B
Folio No.: 01-3126-077-0020

Dear Sir or Madam:

Pursuant to your letter received February 25, 2005 requesting zoning verification for the above-mentioned property, and in response to said request, please be advised of the following.

The current zoning designation of the site is R-3 (Multifamily: Medium-Density Residential).

Areas designated as R-3 (Multifamily Medium-Density Residential) allow single-family, duplex and multifamily structures up to and including low-rise apartment structures with a maximum density of sixty-five (65) units per net acre. Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare, community based residential facilities and convenience establishments.

For your benefit, I am enclosing a copy of the applicable R-3 zoning regulations affecting the property. If further zoning information is required on this matter, please contact our zoning information counter at (305) 416-1499.

Very truly yours,

Aldo Reyes,
Chief Zoning Inspector

AR: qr

C: Zoning Verification File
Dear Customer:

Thank you for visiting with the City of Miami Zoning Division.

In an effort to provide you with prompt and reliable assistance regarding your request for a Zoning Letter we ask that you please take a moment to please read through this brief set of directions:

There are three (3) types of Zoning Letters available:

1. Zoning Verification Letter
   [Typically ready in 2 working days - $50.00 fee per property]
   This letter provides information about the zoning designation of the property, as of the date of the letter, as well as a general intent statement regarding the sort of development and the types of land uses available for the property.

2. Condominium Letter
   [Typically ready in 3 to 10 working days - $50.00 fee per property, tax card & survey of property]
   This letter provides information about the zoning designation of the property, as of the date of the letter, as well as a statement conveying the City's acknowledgement of the common owner's intent to convert a given property into a condominium, as appropriate.

3. Rebuild Letter
   [Typically ready in 3 to 10 working days - $50.00 fee per structure use, tax card & survey of property]
   This letter provides information about the zoning designation of the property, as of the date of the letter, as well as a statement indicating whether or not a structure on the property is present in the property may be rebuilt upon destruction or reestablished upon cessation, as appropriate.

In order to best serve you, please make certain that you provide us with a complete set of accurate information on which to base our letter. The information contained on the letter will only be accurate to the extent the information provided by the applicant is itself accurate.

Step 1. Please check box next to type of letter requested.
Step 2. Please fill out in clear and legible writing the information requested below, as applicable.

<table>
<thead>
<tr>
<th>INFORMATION</th>
<th>FOR LETTER</th>
<th>PLEASE PROVIDE INFORMATION IN SPACE BELOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td></td>
<td>KANEKEY, D.M., STADIUM TOWER, LTD.</td>
</tr>
<tr>
<td>Contact #</td>
<td>1.2.3</td>
<td>(954) 460-8388</td>
</tr>
<tr>
<td>Mailing Addr</td>
<td>1.2.3</td>
<td>5109 NW 158 ST, MIAMI, FL 33104</td>
</tr>
<tr>
<td>Property Addr</td>
<td>1.2.3</td>
<td>INTERSECTION OF NW 23RD ST &amp; NW 158TH AV, MIAMI, FL 33127</td>
</tr>
<tr>
<td>Filing #</td>
<td>1.2.3</td>
<td>01-312-4-077-000-20</td>
</tr>
<tr>
<td>Attachments</td>
<td>2.8.3</td>
<td>□ Site Plan, □ Survey, □ Floor Plan, □ Elevations, □ Document(s)</td>
</tr>
<tr>
<td>Record Search</td>
<td>2.6.3</td>
<td>□ Complete, □ Tax Card Only</td>
</tr>
<tr>
<td>Other (STAFF ONLY) As Needed Specify:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☐ Complete Application

Signed: [Signature]
Date: [Date]

* Calculated from day of submittal of complete and accurate set of information and written request, as signed above.
FOLIO NO: 01-3126-077-0050
LEGAL ADDR:
GRF FOLIO: PROP ADDR: 2120 NW 8 AV
CANCELED: NO
ORIGIN: DC
BL PRESENT: YES
ST EX: 00 00
CLUC: #1
OWNER NAME AND ADDRESS
SWEZY ACQUISITIONS INC
YEAR: 2003
LAND: 207,080
BLOC:
TOTAL:
5709 NW 158 ST #b-46
MIAMI LAKES FL
ZIP: 330146/719
AEX:
LEGAL DESCRIPTION
TOTEX:
MIAMI STADIUM SUB
NONEX:
PF 157-76
T-20158
GRSS TX:
TRACT S
CNTY TX:
LOT SIZE 16800 SQU M/L
FAU 01-3126-000-0030
SALE AMT:
MORE>
SALE DATE: 07/2001
SALE TYPE: 5/
NEXT FOLIO KEY: NEXT ADDRESS KEY:
ACTION: 1-CONTINUE
ACTION: 01
XMIT:
CITY OF MIAMI
ZONING INFORMATION
R-3 MULTIFAMILY MEDIUM DENSITY RESIDENTIAL
Zoning Ordinance 11000, as amended, Section 401, Schedule of District Regulations.

INTENT OF DISTRICT
This residential category allows single-family, duplexes and multifamily structures up to six units with a maximum density of 20 dwelling units per net acre. Affordability, accessibility, site planning, and mixed-use provisions are intended to ensure that the community is well-served by services such as places of worship, primary and secondary schools, day care, community-based residential facilities and commerce establishments.

INTENSITY OF DEVELOPMENT

Minimum Lot Size
3,000 square feet

Setbacks
Front: 20 feet
Side: 10 feet
Rear: 10 feet, except when building R-1 or R-2 districts, in which case it will be 20 feet

Minimum Lot Width
50 feet

Height
90 feet from floor level or average sidewalk elevation, whichever is higher

Floor Area Ratio
Maximum of (0.75) times the gross lot area

Building Footprint
Maximum of (0.45) times the gross lot area

Green Space
Minimum of (0.15) times the gross lot area

PERMITTED PRINCIPAL USES
1. One-family buildings pursuant to Section 903.5. Rules concerning single-family and duplex uses within R-3 and R-4 zoning districts.
2. Two-family buildings pursuant to Section 903.5. Rules concerning single-family and duplex uses within R-3 and R-4 zoning districts.
3. Multiple-family buildings.

4. Occupancy of private pleasure craft as living quarters, and houseboats are prohibited except for those private pleasure craft and houseboats specifically permitted in the Miami River by Section 941. Occupancy of private pleasure craft as living quarters in residential districts and households of exception, as added in Amendment A, Ordinance No. 10932, adopted on October 24, 1991.

5. Community-based residential facilities, licensed by FHA, for six (6) or fewer clients (not including drug, alcohol or convalescent rehabilitation facilities and dangerous mentally ill persons) when located at least one thousand (1,000) feet from any existing similar facility, measured from the nearest point of the site of the existing facility to the nearest point of the site of the proposed facility, provided they are registered with the planning, building and zoning department pursuant to Section 934.1. Registration required.

6. Community-based residential facilities, licensed by FHA, with from two (2) to a maximum of twelve (12) clients (not including drug, alcohol or convalescent rehabilitation facilities and dangerous mentally ill persons located at least one thousand (1,000) feet from any existing similar facility, or five hundred (500) feet from any single-family district measured from the nearest point of the site of the existing facility to the nearest point of the site of the proposed facility, provided they are registered with the planning, building and zoning department pursuant to Section 934.1. Registration required.

PERMITTED ACCESSORY USES
1. Cellular communications sites provided that the microwave antennas and all of its appurtenances:
   (1) Shall not be visible from ground a maximum distance of six hundred (600) feet; screening from ground view may be provided by a parapet or some other type wall or screening;
   (2) Shall not exceed a height of eighteen (18) feet above the roof;
   (3) Shall not be located closer than eight (8) feet to any property line;
   (4) Shall not exceed three (3) parapet areas per roof top;
   (5) Shall be installed and maintained in accordance with all applicable Code requirements, and
2. Attached garages and carports.
   Subject to the criteria requirements and limitations of Section 908.6.
4. Private piers, causeways and boathouses.
   Subject to the criteria requirements and limitations of Section 934.
5. Wet dockage of moorage of two (2) or more private pleasure craft in connection with any residential use permitted, plus one (1) for each fifty (50) feet of water frontage (up to the maximum lot line to 100 feet in a straight line, excepting one hundred (100) feet in R-1 districts. Occupancy of private pleasure craft as living quarters is prohibited. Houseboats are prohibited.

IN ADDITION, AS FOR R-1: SINGLE FAMILY RESIDENTIAL
1. Detached garages and carports.
   Subject to the criteria requirements and limitations of Section 908.6.
2. Garden sheds.
3. Private piers, causeways and boathouses.
   Subject to the criteria requirements and limitations of Section 934.
4. Wet dockage of moorage of two (2) or more private pleasure craft in connection with any residential use permitted, plus one (1) for each fifty (50) feet of water frontage (up to the maximum lot line to 100 feet in a straight line, excepting one hundred (100) feet in R-1 districts. Occupancy of private pleasure craft as living quarters is prohibited. Houseboats are prohibited.
CONDITIONAL PRINCIPAL USES

Conditional principal uses that shall be by Special Permit only subject to the applicable criteria in Section 1305. Considerations generally: standards; findings and determinations required and any other applicable criteria specified in this ordinance.

1. Community-based residential facilities, with more than fourteen (14) to a maximum of fifty (50) clients.
   - Subject to the requirements and limitations of Section 935, Community-Based Residential Facilities.
   - By Special Exception Permit with City Commission approval.

2. Conventional homes, and nursing homes.
   - By Special Exception Permit with City Commission approval.

3. Commercial parking facilities.
   - By Special Exception Permit.

4. Health clinics.
   - By Special Exception Permit with City Commission approval.

   - Subject to the requirements and limitations of Section 935, Child Care Centers.
   - By Class I Special Permit for up to twenty (20) children.

6. Accessory business establishments.
   - Subject to the requirements and limitations of Section 906.7, Convenience Establishments as accessory to residential or office uses.
   - By Class I Special Permit or Class II Special Permit depending on type of establishment.

<table>
<thead>
<tr>
<th>IN ADDITION, AS FOR R-2, DUPLEX RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Adult daycare centers.</td>
</tr>
<tr>
<td>Subject to the requirements and limitations of Section 935, Adult Daycare Centers.</td>
</tr>
<tr>
<td>By Class III Special Permit for five (5) or more adults.</td>
</tr>
</tbody>
</table>

| 2. Child care centers.                     |
|   Subject to the requirements and limitations of Section 935, Child Care Centers. |
|   By Class II Special Permit for up to twenty (20) children. |

| 3. Houses of worship, primary and secondary schools. |
|   By Special Exception Permit. |

CONDITIONAL ACCESSORY USES

Uses and structures which are customarily residential and subordinate to conditional, principal uses and structures only by Special Permit shall be subject to the applicable criteria in Section 1305, Considerations generally: standards; findings and determinations required and any other applicable criteria specified in this ordinance.

1. Home occupations.
   - By Class I Special Permit.

2. Temporary active recreational facilities located in side yards or from yards accessory to uses in residential districts.
   - By Class II Special Permit.

3. Temporary special events involving special gatherings at churches, schools and the like, to the extent not otherwise regulated, regulated and specified under other regulations of the City.
   - Subject to the requirements and limitations of Section 906.9, Temporarily Special Events, special permit.

4. Post-secondary educational facilities.
   - By Class I Special Permit.

5. Conditions.
   - Floor area, number of courses taught, student body size.

6. The (1) onsite quick or mooring space per unit for major private pleasure craft for use of residents thereof only but not as a dwelling unit.
   - By Class II Special Permit.

7. Convenience establishments as accessory to residential or office uses.
   - By Class I Special Permit or Class II Special Permit depending on type of establishment.
IN ADDITION, AS FOR R-2 - DUPLEX RESIDENTIAL & R-1 - SINGLE FAMILY RESIDENTIAL

1. Home occupancies: Subject to the requirements and limitations of Section 908.5, Home occupancies.
   By Class II Special Permit

2. Garage or yard sales: Subject to the requirements and limitations of Section 906.10, Garage sale/yard sale; special permit.
   By Class I Special Permit

3. Permanent active recreation facilities located in side yards or front yards accessory to uses in residential districts.
   By Class II Special Permit

4. Temporary special events involving outdoor gatherings at churches, schools and the like, to the extent not otherwise licensed, regulated and controlled under other regulations of the City.
   Subject to the requirements and limitations of 906.5, Temporary special events; special permits.
   By Class I Special Permit

OFFSTREET PARKING REQUIREMENTS

1. Dwelling:
   - One-family and two-family: Minimum two (2) spaces per unit
   - Multi-family:
     - One (1) space for each efficiency or one-bedroom unit.
     - Two (2) spaces for each two-bedroom unit or three-bedroom unit; or for each one-bedroom unit where the unit has an additional habitable room or space (where the floor area of the additional habitable room or space is greater than, or equal to one-third of the floor area of the primary bedroom; whether it be called a den, study, recreation room, exercise room, or the like) which by its design accommodates, or may otherwise function as a bedroom.
     - Three (3) spaces for each unit with four (4) or more bedrooms.
   In addition, one (1) space for every ten (10) units designated for visitors.

2. Child-care Centers:
   - One (1) space for the owner/operator and two (2) spaces for each employee. In addition to providing on-street parking, such establishments shall provide safe and convenient facilities for loading and unloading clients including 1 unloading space for every 10 clients served.

3. Community Based Residential Facilities:
   See Section 934, Community based residential facilities.

4. Condo/tenant homes, Nursing homes, Institution for the aged, infirm:
   - One (1) space for each five (5) beds, plus one (1) space for each doctor in regular attendance, plus one (1) space for each three (3) employees, or---inmates on peak shifts.

5. Places of worship, primary and secondary schools: As for use.
   For places of worship, a reduction of up to twenty-five (25%) percent in required offstreet parking shall be permissible by special permit. The reduction shall be in conjunction with the provisions of Section 908.3, Parking.

6. For each offstreet parking facility, whether it be a mass transit station or mass transit stop, no other parking reduction may be used in conjunction with this provision.
OFF STREET LOADING REQUIREMENTS

For buildings in excess of twenty-five thousand (25,000) square feet and up to five hundred thousand (500,000) square feet of gross building area:

Residential:
- Bath minimum dimension to be twelve (12) feet by thirty-five (35) feet by sixteen (16) feet in height.
- One (1) bath for every one hundred (100) residential units or fraction thereof.
- One (1) bath for every thirty (30) residential units or fraction thereof.

Nonresidential:
- Bath minimum dimension to be twenty (20) feet by forty-five (45) feet by sixteen (16) feet in height.
  1. First bath for gross building area up to fifty thousand (50,000) gross square feet.
  2. Second bath for gross building area of fifty thousand (50,000) gross square feet through one hundred thousand (100,000) gross square feet.
  3. Third bathroom for gross building area of one hundred thousand (100,000) gross square feet through two hundred fifty thousand (250,000) gross square feet.
  4. Fourth bathroom for gross building area of two hundred fifty thousand (250,000) gross square feet through five hundred thousand (500,000) gross square feet.

For buildings with square footage in excess of five hundred thousand (500,000) square feet of gross building area:

- Bath minimum dimension to be twelve (12) feet by thirty-five (35) feet by fifteen (15) feet in height.
- One (1) bath for every one hundred (100) residential units or fraction thereof.

This is a reference manual only. For official information, please refer to Zoning Ordinance 11/20, as amended, the Zoning Ordinance of the City of Miami or visit www.municode.com for online access to said document.
<table>
<thead>
<tr>
<th>A/C/D</th>
<th>TYPE</th>
<th>CLASS</th>
<th>SUB</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>TYPE</th>
<th>ON/7E</th>
<th>SUBSID</th>
<th>SUBSID</th>
<th>SUBSID</th>
<th>SUBSID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>VERIFICATION LETTERS/ZONING</td>
<td>FEE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1.0000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FEE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FEE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FEE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FEE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>50.00</td>
</tr>
</tbody>
</table>

PLEASE CONTINUE

Date: 2/25/2005 Time: 2:41:54 PM
PETITION

28-106.301 INITIATION OF PROCEEDINGS

Name of Agency (Respondent): Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301-1329

Agency File Number: 2005-017C

Petitioner: Lewis V. Swezy
R.S. Development Corp.
5709 NW 158 Street
Miami Lakes, FL 33014
Phone: (305) 821 0330, Fax: (305) 821 0402

The petitioner received the 2005 MMRB, SAIL & HC Scoring Summary reflecting Corporation's decision regarding any revisions ("Cures") and Notices of Alleged Deficiencies ("NOAD"), together with an Election Rights Form with attachments by Federal Express on 5/26/05.
Proximity Tie-Breaker Points for Item #2P, Part-III, Section-A, Subsection 10.b.2 for public school were not awarded.

Petitioner’s 2004 Universal Cycle File #2004-073C included the same school as in the subject 2005 application, yet last year maximum points were awarded and this year none. There are multiple schools within a one-mile radius of the project that we could have chosen, had we been made aware last year that the school submitted does not qualify. Attached are surveyor’s certification of the location of two (2) public schools, each of which is within less than a mile of the proposed activity.

Petitioner requests the agency to grant full tie-breaker points for the public school.

Witness: ____________________________  Petitioner: ____________________________

[Signature]

Lewel V. Sweez, President
<table>
<thead>
<tr>
<th>Street Name</th>
<th>Type of Survey</th>
<th>Date</th>
<th>Number of Surveyors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>06/30/2005</td>
<td>2</td>
</tr>
</tbody>
</table>

**Certification:** (File # A-1096, Sheet 1 of 7)

Under penalty of law, I certify that the foregoing statement is true and correct.

Name: [Name]

Title: [Title]

Date: [Date]

[Signature]

Florida Land Surveyors, Inc.
13113 N.W. 42nd Avenue, 2nd Floor
Opa-Locka, FL 33054

(305) 687-9991

This certification may not be signed by the applicant, or with the principal in the absence of the applicant, or by any representative or authorized agent of the applicant. If the certification is improperly signed, the application will not receive priority for the extension of the time limit. The certificate will not remove any prior restrictions on the use of the land.
<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Stadium Tower Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Location</td>
<td>Intersection of N.W. 23rd Street &amp; N.W. 8th Avenue, Miami, FL 33137</td>
</tr>
</tbody>
</table>

(As a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, street designated intersection and city)

The undersigned Plat-Land Surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 81G07-14, F.A.C.

<table>
<thead>
<tr>
<th>Start the Tie-Breaker Measurement Point</th>
<th>Tie-Breaker Measurement Point</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest corner of tank</td>
<td>Southwest corner of tank</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Latitude</th>
<th>Longitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degrees</td>
<td>Minutes</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>25</td>
<td>47</td>
</tr>
<tr>
<td>80</td>
<td>12</td>
</tr>
</tbody>
</table>

For a Development which contains a Residential Area, reference should be made to the plat of the Development as recorded in the official records of the County in which the Development is located.

<table>
<thead>
<tr>
<th>Location of corner</th>
<th>Public Bus Stop or Metro Rail Stop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degrees</td>
<td>Minutes</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>25</td>
<td>47</td>
</tr>
<tr>
<td>80</td>
<td>12</td>
</tr>
</tbody>
</table>

The undersigned Plat-Land Surveyor confirms that the boundary of each parcel located west of the Tie-Breaker Measurement Point is accurately described by the plat of the Development as recorded in the official records of the County in which the Development is located.

<table>
<thead>
<tr>
<th>Grocery Store</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degrees</td>
<td>Minutes</td>
<td>Seconds (tenths of a second)</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>25</td>
<td>48</td>
<td>15</td>
</tr>
<tr>
<td>80</td>
<td>12</td>
<td>42</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public School</th>
<th>Name</th>
<th>School</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degrees</td>
<td>Minutes</td>
<td>Seconds (tenths of a second)</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>-------------------------------</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>48</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>80</td>
<td>12</td>
<td>42</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Medical Facility</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degrees</td>
<td>Minutes</td>
<td>Seconds (tenths of a second)</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>25</td>
<td>48</td>
<td>15</td>
</tr>
<tr>
<td>80</td>
<td>12</td>
<td>42</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pharmacy</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degrees</td>
<td>Minutes</td>
<td>Seconds (tenths of a second)</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>25</td>
<td>48</td>
<td>15</td>
</tr>
<tr>
<td>80</td>
<td>12</td>
<td>42</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Certification</th>
<th>File A-1096, Sheet 1 of 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Issue</td>
<td>06/13/2001</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plat-Land Surveyors, Inc.</th>
<th>Name of Surveyor</th>
</tr>
</thead>
<tbody>
<tr>
<td>1131 N. 24th Avenue, 2nd Floor</td>
<td>Ope-Loa, FL 33054</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>R.L. #</th>
<th>4727</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Telephone Number</td>
</tr>
<tr>
<td></td>
<td>(305) 687-9991</td>
</tr>
</tbody>
</table>

Exhibit
STADIUM TOWER APARTMENTS
VACANT SITE AT NW CORNER OF NW 8TH AVENUE AND NW 23RD STREET
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. 33127

TRACT - A
MIAMI STADIUM SUBDIVISION
(PB-157, PG-76) MDOR

TRACT "B"

COORDINATE POSITION IS APPROXIMATE AT CENTER OF TRACT-B OF MIAMI STADIUM PB-157, PG-76 (MDOR)
LATITUDE : N 25°47'56.5"
LONGITUDE : W 80°12'35.2"
ESTIMATED ACCURACY : 104 FEET
SATELLITES USED : 4

SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA 750 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

DATE: 03-26-05
SCALE: 1"=200'
JOB ORDER: 042560
JOB FILE: MIASTA
C.B. N/A PG N/A
FILE NO: A-1096
SHEET 2 OF 7

PENINSULA LAND SURVEYORS, INC.
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
1313 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 667-9191 FAX (305) 667-9190

LEGEND:
P8 -- PLAT BOOK
PG -- PAGE
MDOR -- MIAMI-DADE COUNTY RECORD
GPS -- GLOBAL POSITION SYSTEM
± -- MORE OR LESS
BUS STOP
SW CORNER OF NW 47TH AVENUE AND NW 23RD STREET
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, 33127

COORDINATE POSITION
IS AT SW CORNER
OF INTERSECTION
LATITUDE : N 25°47'54.7"
LONGITUDE : W 80°12'25.7"
ESTIMATED ACCURACY : 175 FEET
SATELITES USED : 5

SURVEYOR'S NOTES:
1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE
   LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO
   THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE
   GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA
   i730 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON
   THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND
   SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC
   REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF
   THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

DATE: 03-26-05
SCALE: 1"=200'
JOB ORDER: 043560
CAD FILE: MIATLA
F.B. N/A  PG. N/A
FILE NO. A-1996
SHEET 3 OF 7

LEGEND:
PB -- PLAT BOOK
PG -- PAGE
MDOR -- MIAMI-DADE
COUNTY RECORD
GPS -- GLOBAL POSITION
SYSTEM
± -- MORE OR LESS

PENINSULA LAND SURVEYORS, INC.
LB # 6454
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 687-9191  FAX (305) 687-9190
LA MIA SUPERMARKET
3001 N.W. 17th Avenue
City of Miami, Miami-Dade County, Florida 33127

SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE
   LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO
   THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE
   GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA
   1730 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON
   THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND
   SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC
   REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF
   THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

LEGEND:

PB --- PLAT BOOK
PG --- PAGE
MDX --- MIAMI-DADE
        COUNTY RECORD
GPS --- GLOBAL POSITION
        SYSTEM
± --- MORE OR LESS

DATE: 03-26-05
SCALE: 1" = 200'
JOB ORDER: 043560
CAD FILE: MIASTA
F.B. N/A PG. N/A
FILE NO: A-1096
SHEET 4 OF 7

PENINSULA LAND SURVEYORS, INC.
LB # 6454
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33183
PHONE (305) 687-9191 FAX (305) 687-9190
SANTA CLARA ELEMENTARY SCHOOL
1051 N.W. 29TH TERRACE
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127

COORDINATE POSITION IS AT APPROXIMATE MAIN ENTRY TO SCHOOL
LATITUDE: N 25°48'15"
LONGITUDE: W 80°12'42"

LEGEND:
P B --- PLAT BOOK
PG --- PAGE
MOCR --- MIAMI-DADE COUNTY RECORD
GPS --- GLOBAL POSITION SYSTEM
+/- --- MORE OR LESS

SURVEYOR'S NOTES:
1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE
LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO
THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE
GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA
1750 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON
THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND
SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC
REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF
THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS
DOCUMENT.

DATE: 6-12-05
SCALE: 1" = 200' 
JOB ORDER: 043560
CAD FILE: MIASTA
F.B. N/A PG. N/A
FILE NO. A - 1096
SHEET 6 OF 7

PENINSULA LAND SURVEYORS, INC.
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL PENINSULALS@CS.COM
PAUL LAURENCE ELEMENTARY SCHOOL
505 N.W. 20TH STREET
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127

COORDINATE POSITION IS AT CENTER OF DOORWAY ON THRESHOLD AT MAIN ENTRY OF SCHOOL.
LATITUDE: N 25°17'43.2"
LONGITUDE: W 8°12'12"

LEGEND:
PB --- PLAT BOOK
PG --- PAGE
MOCR --- MIAMI-DADE COUNTY RECORD
GPS --- GLOBAL POSITION SYSTEM
+/- --- MORE OR LESS

SURVEYOR'S NOTES:
1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA 1730 HAND HELD GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

DATE: 6-13-05
PENINSULA LAND SURVEYORS, INC.
LB 6454
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
13113 NW 42ND AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 667-9191 FAX (305) 687-9950 E-MAIL PENINSULALS@CS.COM

SCALE: 1” = 200’
JOB ORDER: 043960
CAD FILE: MIASTA
P.B. N/A PG. N/A
FILE NO. A - 1096
SHEET 7 OF 7