Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2842
www.miamidade.gov/economy

October 6, 2015

Matthew Amster
Bercow Radell & Fernandez
Southeast Financial Center
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33133

RE: 1st Sun Properties, LLC and AH Biscayne Investor, LLC
D2015000004 for Resolution #CZAB7-1-14

LEGAL DESCRIPTION: see Attached Exhibit "A"

Dear Matthew Amster:

This department has processed the above referenced Substantial Compliance application. Attached is a copy of the letter signed by the Assistant Director, which constitutes **APPROVAL** of your application.

The legal advertisement of your request was published in the Neighbors Section of the Miami Herald on October 13, 2015.

The deadline for receipt of appeals from an aggrieved property owner is November 12, 2015. Your Substantial Compliance will become final the following day and you or your contractor may then apply for a permit. Be advised that, if denied, the applicant may not file an appeal of this decision, but may file for public hearing to modify the prior hearing plan.

Sincerely,

Gilberto Blanco, Supervisor
Development Services Section
Substantial Compliance Letter

Attach.
C: Hearing File

James Byers, Chief
Permitting & Inspection Center
11805 S.W. 26 Street
Miami, FL 33175

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL A:
THE NORTH 45.40 FEET OF THE SOUTH ½ OF TRACT "A", LESS THE WEST 35 FEET FOR RIGHT-OF-WAY, OF THE REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:

PARCEL 1:

THE PART OF THE SOUTH ½ OF TRACT "A" OF REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BISCAYNE BOULEVARD WHICH POINT IS 55.07 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH ½ OF TRACT "A" OF SEARENTO. THENCE RUN WEST PARALLEL WITH AND 45.40 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH ½ OF TRACT "A" A DISTANCE OF 794.41 FEET TO THE WEST LINE OF THE SAID SOUTH ½ OF TRACT "A"; THENCE RUN SOUTH AND ALONG THE WEST LINE OF SAID SOUTH ½ OF TRACT "A" OF SEARENTO A DISTANCE OF 119.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ½ OF TRACT "A" OF SEARENTO; THENCE RUN EAST AND ALONG THE SOUTH LINE OF SAID SOUTH ½ OF TRACT "A" TO THE WEST LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD A DISTANCE OF 131.73 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 825 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH ½ OF TRACT "A" OF SEARENTO ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST A DISTANCE OF 47.4 FEET; THENCE RUN EAST A DISTANCE OF 717.90 FEET MORE OR LESS TO THE WEST LINE OF BISCAYNE BOULEVARD WHICH SAID POINT ON THE WEST LINE OF BISCAYNE BOULEVARD IS 55.05 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD 53.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTH ½ OF TRACT "A" OF SEARENTO; THENCE RUN WEST AND ALONG THE SOUTH LINE OF SAID SOUTH ½ OF TRACT "A" OF SEARENTO TO THE SOUTHWEST CORNER OF SAID SOUTH ½ OF TRACT "A" OF SEARENTO, BEING THE POINT OF BEGINNING; SAID TRACT OF LAND BEING IN THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST.

LESS THAT PORTION OF THE PROPERTY CONVEYED TO MIAMI-DADE COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1929, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

EXHIBIT A

PARCEL C:

WEST 3 ACRES OF SOUTH 2.5 CHAINS OF NORTH 5 CHAINS OF SOUTH QUARTER (S ¼) OF NORTHEAST QUARTER (NE ¼) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE NORTH 330 FEET FOR THE POINT OF BEGINNING; THENCE EAST 708.8 FEET TO THE CENTER OF THE ROAD KNOWN AS EAST DIXIE HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY TO A POINT 165 FEET NORTH OF THE SOUTH LINE OF THIS PROPERTY, IF PRODUCED EASTERLY; THENCE WEST 781.45 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING, SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT:

THE SOUTHEASTERLY 35 FEET RESERVED FOR RIGHT-OF-WAY FOR BISCAYNE BOULEVARD, AND ALSO BEING LESS PORTIONS CONVEYED TO MIAMI-DADE COUNTY, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1927 AND IN OFFICIAL RECORDS BOOK 9031, PAGE 1931, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT A PORTION CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20432, PAGE 3886, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE SOUTHEASTERLY 4.572 METERS (15.00 FEET) OF THE SOUTH ONE-HALF (S ½) OF THE NORTH ONE-HALF (N ½) OF THE SOUTH ONE-QUARTER (S ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BISCAYNE BOULEVARD/STATE ROAD 5, ACCORDING WITH A 10.668 METER (35.00 FEET) RIGHT-OF-WAY DEDICATION BY THE CITY OF MIAMI RESERVED IN DEED BOOK 1631, PAGE 178, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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