

LEGAL DESCRIPTION OF "PARCEL A":
 COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26, TOWNSHIP 27 SOUTH, RANGE 38 EAST, THENCE S 0°21'21" E FOR 25.00 FEET TO THE POINT OF BEGINNING, THENCE S 0°21'21" E ALONG THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26, FOR 47.25 FEET, THENCE N 89°52'52" E FOR 605.81 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHEASTERLY, NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 90°09'14" FOR 39.31 FEET TO A POINT OF TANGENCY, THENCE S 0°21'21" W FOR 398.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHERLY, NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°02'24" FOR 39.31 FEET TO A POINT OF TANGENCY, THENCE N 89°52'52" W FOR 605.80 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF "PARCEL B":
 COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26, TOWNSHIP 27 SOUTH, RANGE 38 EAST, THENCE S 0°21'21" E FOR 25.00 FEET TO THE POINT OF BEGINNING, THENCE S 0°21'21" E ALONG THE EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26, FOR 47.25 FEET, THENCE S 89°52'52" W FOR 605.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE NORTHERLY, NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 89°54'47" FOR 39.23 FEET TO A POINT OF TANGENCY, THENCE S 0°21'21" W FOR 386.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE NORTHERLY, NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°57'38" FOR 39.33 FEET TO A POINT OF TANGENCY, THENCE N 89°52'52" E FOR 605.78 FEET TO THE POINT OF BEGINNING.

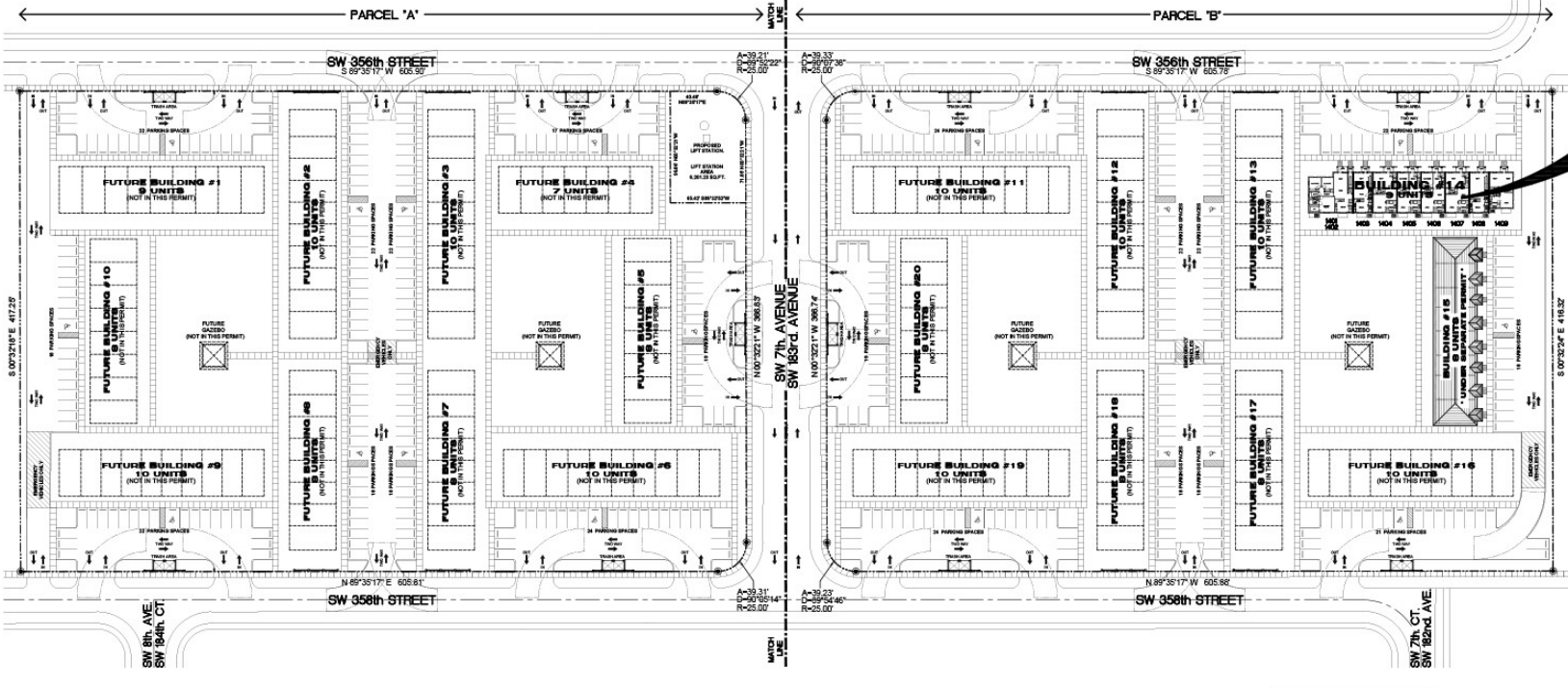
ALL OF THE ABOVE PARCELS ARE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ZONING INFORMATION	
PARCEL "A"	
PARCEL "A":	262,771.18 SQ. FT. OR 6.03 ACRES
(c) LIR Station Area:	6,201.23 SQ. FT. OR 0.14 ACRES
TOTAL PARCEL "A":	256,569.95 SQ. FT. OR 5.89 ACRES
NUMBER OF UNITS (Townhomes):	5.89 ACRES x 15 UNITS PER ACRE = 88.35 MAX. UNITS PERMITTED.
PARCEL "B"	
TOTAL PARCEL "B":	262,566.47 SQ. FT. OR 6.02 ACRES
NUMBER OF UNITS (Townhomes):	6.02 ACRES x 15 UNITS PER ACRE = 90.30 MAX. UNITS PERMITTED.
PARCELS "A" & "B"	
TOTAL PARCEL "A":	256,569.95 SQ. FT. OR 5.89 ACRES
TOTAL PARCEL "B":	262,566.47 SQ. FT. OR 6.02 ACRES
TOTAL:	519,136.42 SQ. FT. OR 11.91 ACRES
NUMBER OF UNITS (Townhomes):	11.91 ACRES x 15 UNITS PER ACRE = 179 MAX. UNITS PERMITTED.

BUILDINGS BREAKDOWN	
PARCEL "A"	
BUILDING No.	UNITS PER BUILDING
1	9
2	9
3	9
4	9
5	9
6	9
7	9
8	9
9	9
TOTAL:	88
PARCEL "B"	
BUILDING No.	UNITS PER BUILDING
10	9
11	9
12	9
13	9
14	9
15	9
16	9
17	9
18	9
19	9
20	9
TOTAL:	91
TOTAL UNITS:	180

PARKING SPACES CALCULATION			
PARCEL "A"		PARCEL "B"	
88 UNITS x 2.25 P.S. PER UNIT =	198 P.S.	91 UNITS x 2.25 P.S. PER UNIT =	204 P.S.
REQUIRED	198 P.S.	REQUIRED	204 P.S.
PROVIDED	202 P.S.	PROVIDED	208 P.S.
176 REGULAR P.S. + 16 VISITORS P.S. + 10 HC. P.S. = 202 P.S.		182 REGULAR P.S. + 16 VISITORS P.S. + 10 HC. P.S. = 208 P.S.	

BUILDING 14		
UNIT No.	MODEL	ADDRESS
M01	ROYAL I	046 SW 11 STREET
M02	ROYAL I	041 SW 11 STREET
M03	BABAL	035 SW 11 STREET
M04	KING I	031 SW 11 STREET
M05	KING II	025 SW 11 STREET
M06	KING II	021 SW 11 STREET
M07	KING I	015 SW 11 STREET
M08	BABAL	009 SW 11 STREET
M09	CLESH	003 SW 11 STREET



PROPOSED SITE PLAN
 1" = 50'



FOR LANDSCAPING INFORMATION SEE SHEETS L-1, L-2 & L-3

REVISIONS	BY

OCTAVIO A. SANTURIO A.I.A.
 ARCHITECT
 6545 N. W. 11th St., Suite 100, Ft. Lauderdale, FL 33309
 Tel: (305) 569-8844 / (561) 866-8846 Fax: (305) 666-7423
 FL. AR. 00076719

OWNERS:
 GREG HOMES VI, LLC
 180 SW 6th Avenue
 FLORIDA CITY, FLORIDA 33034
 PHONE: (305) 245-9192

"KEYS ISLES"
 TOWNHOMES
 FLORIDA CITY, FLORIDA

THIS DRAWING AND SPECIFICATION CONTAINS INFORMATION OF A CONFIDENTIAL NATURE AND IS THE PROPERTY OF OCTAVIO A. SANTURIO ARCHITECT. UNAUTHORIZED COPIES OR REPRODUCTION OF THIS DRAWING OR SPECIFICATION IS EXPRESSLY FORBIDDEN AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DESIGNER:
 JOHN D. O'NEAL
 DATE:
 OCTOBER 2001
 SCALE:
 AS SHOWN
 SHEET
 SHEET

SP-1