

Greenberg Traurig

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February 12, 2009

Alberto Delgado
Director Central Administration
City of Coral Gables / Public Works Department
2800 NW 72nd Avenue
Miami, Florida 33155

**Re: The Palace - Coral Gables 83 Andalusia Avenue, Coral Gables, Florida
Encroachment Application**

Dear Alberto:

We represent Palace Management Group, LLC, ("Palace") the owners of the property located at approximately 83 Andalusia Avenue in Coral Gables, Florida. Palace, along with the City of Coral Gables, is developing a two hundred and forty-five (245) unit residential senior living facility with an eight (8) story parking garage (referred to herein as "Gables Palace").

Please accept this request for permission from the City of Coral Gables (the "City") to encroach into, over and under the right-of-way at various locations surrounding the Gables Palace project.

The proposed encroachments into, over and under the right of way are described as follows:

1. Andalusia Avenue, between Galiano Street and Douglas Road, at the main entrance of the proposed building, a porte cochere overhanging above the entryway at a height of approximately 16' feet, and an encroachment over the right of way of approximately 16'-8" feet.
2. Existing Alley, between Galiano Street and Douglas Road, at the rear of the proposed building, a balcony, overhanging above the entryway at an approximate height of 14' feet, and an encroachment over the right of way of approximately 4' feet.

MIA 180,392,549v1 2-3-09

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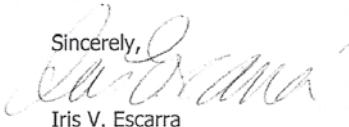
3. Andalusia Avenue, between Galiano Street and Douglas Road, along the front and rear of the proposed parking garage, various architectural features, including but not limited to molding, lighting, and decorative features on the exterior of the building, approximately 1 foot over the abutting right of way.

4. Landscaping and pedestrian friendly features in the right of right of way surrounding the Gables Palace project, including decorative pavers, lighting, benches, and features as depicted in the approved site plan.

Furthermore, I have included the following for your consideration:

- A. Legal Description of project site.
- B. Copy of Warranty Deeds.
- C. The name of the project is Gables Palace.
- D. The description of the proposed encroachments is listed above.
- E. The Board of Architects approved these plans on December 4, 2008.
- F. Attached 16 11 x 17 sets of the site plan.
- G. Attached 1 full size set of the site plan.
- H. Attached 1 full size survey of the property.
- I. Attached application for encroachment fee of \$300.00.

Should you have any questions, or need additional information, please do not hesitate to contact me at (305) 579-0737. Thank you very much for your time and consideration of this application.


Sincerely,
Iris V. Escarra

Enclosures
cc: Mario Garcia-Serra, Esq., Greenberg Traurig