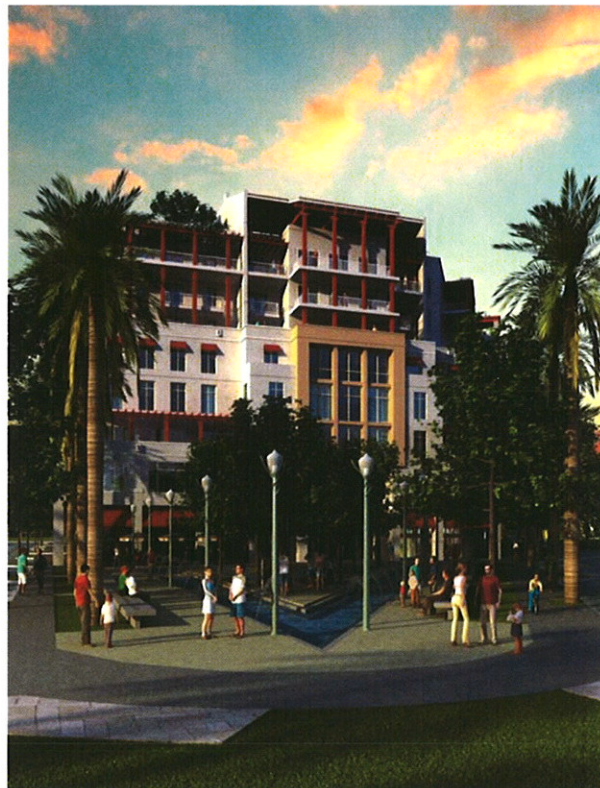


DYL Merrick Mixed Use Project Retail - Office - Residential

OWNER:

DYL Merrick
Development, LLC
1221 Brickell Avenue,
Suite 610
Miami, Florida 33131
Phone: 305-769 3777

LAND EXCHANGE PROPOSAL JANUARY 2008



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EXHIBIT "B"

The following are Procurement Code criteria and a description of how the subject project would meet such criteria:

1. CRITERIA: Whether or not the proposed use is in keeping with City goals and objectives and conforms to the City comprehensive plan.

RESPONSE: The proposed transaction is very much in keeping with City goals and objectives. The land trade will provide the City a park that will be the focal point of the neighborhood and will reinforce the identity of the MXD District. The upcoming developments in the MXD will benefit from an urban open space designed for use by the residents and workers in the area.

2. CRITERIA: The impact on adjacent property, including the potential positive or negative impacts; the potential impact on City utilities, and traffic evaluation.

RESPONSE: The proposed project will have a positive impact on the surrounding properties. The mixed use project and the proposed park plaza will enhance the streetscape (servicing of the project will be internal) with landscaping and hardscape improvements. The overall appearance of the neighborhood will improve with the removal of the current hodgepodge of buildings. This, in turn, will enhance property values as more particularly described in the response to Criteria 3 below. The benefits of the project outweigh the potential loss of public parking spaces, particularly because public parking spaces would be replaced in the Project's parking basement. The traffic report which has been submitted as a part of this project is extremely comprehensive, having analyzed some 11 other potential projects in the nearby area. That report shows that there will be no decrease in the levels of service to persons using the surrounding streets.

3. CRITERIA: The economic impact to the City, public purpose, community needs, and improving the community's overall quality of life.

RESPONSE: The proposed project is in keeping with a public purpose and with the needs of the surrounding community. The land trade will give the City a much needed park plaza near a large residential project which is under construction. The park plaza would not be as effective or as usable if constructed on the City Parking Lot Parcel as that lot abuts a heavily trafficked state road. Instead, the park plaza as contemplated will be further removed from traffic and made more accessible by the well arcaded building. This project will also provide a revenue base with new commercial tenants, will create new jobs in retail and restaurant spaces and significantly increase the value of the Project's real estate. The applicant's offer to

perpetually maintain the proposed park plaza reduces City costs while alleviating the City's responsibility to maintain the current surface parking lot. The City also benefits with a brand new amenity to benefit its residents without the concomitant costs.

4. CRITERIA: Determination as to whether or not the development is in keeping with the surrounding neighborhood.

RESPONSE: This project is in keeping with the surrounding neighborhood. It is in fact a poster child for the MXD. The Project will provide a diversity of uses within walking distance – i.e. residences, offices, workplaces, neighborhood commercial and public open spaces. It also will promote an assortment of street level pedestrian amenities, including the park plaza and urban passageways for social activity.

5. CRITERIA: The impact on adjacent properties, adequate parking, street and infrastructure needs.

RESPONSE: The project is providing more than adequate parking. The surrounding streets will be improved in accordance with the City's streetscape master plan of landscaping and hardscape. All utilities will be underground. The proposed park plaza will benefit surrounding projects, particularly the residential project to the south.

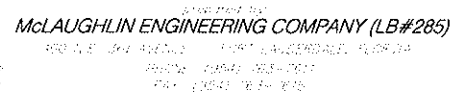
6. CRITERIA: A Determination as to whether or not alternatives are available for the proposed disposition, including assembly of adjacent properties, and whether the project could be accomplished under a private ownership assembly.

RESPONSE: The property adjacent to the City Parking Lot Parcel is owned by the applicant. A variation of the proposed Project may be built without construction of the park plaza and its appurtenant benefits. In such a case, the City's surface parking lot would remain and could serve to construct a small building. However, the proposed project is by far the best configuration and most desirable design both for the applicant and for the surrounding community and City.

7. CRITERIA: Financial issues such as job generation, housing opportunities and return to City.


RESPONSE: The project creates a commercial center with retail uses on the ground floor, including restaurants, and office space above. Housing is to be constructed on the top floors. Together, this Project would be a truly mixed use building. The Project will generate more tax revenue for the City and create a public amenity for City residents without any cost to them.


+ ↗	INDEX
	SITE SURVEY
	SITE PHOTOS
	AERIAL CONTEXT RENDERING
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	LANDSCAPE VEGETATION
	NORTH-GRECO AVE ELEVATION
	EAST-PARK ELEVATION
	SOUTH-GRANELLO ELEVATION
	WEST-LEJEUNE ELEVATION
	EAST-PARK SIDE RENDERING
	NORTHWEST-LEJEUNE RENDERING





TOPOGRAPHIC SURVEY
A portion of the N.E. ¼
Section 20, Township 54 South, Range 41 East
City of Coral Gables
Miami-Dade County, Florida






 1. 用直尺画一条长 10 厘米的线段。



 2. 用圆规画一个半径为 2 厘米的圆。



 3. 用直尺画一个边长为 5 厘米的正方形。



 4. 用圆规画一个直径为 4 厘米的圆。



 5. 用直尺画一个长为 8 厘米，宽为 3 厘米的长方形。


 6. 用圆规画一个半径为 3 厘米的圆。


 7. 用直尺画一个边长为 6 厘米的正方形。


 8. 用圆规画一个直径为 6 厘米的圆。


 9. 用直尺画一个长为 10 厘米，宽为 4 厘米的长方形。


 10. 用圆规画一个半径为 4 厘米的圆。

[illegible]

lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block "B", DIVISION 2, at CORA, JAILFC
"SOUTHERN, ST. PAUL, according to the last contract, recorded a last date 28, Page
22, of the public records of Chas.-Santo County, Florida

As to my father's 2nd wife, my mother-in-law I - IN BORN 16, 1814-1891, 4-21-1894, 11-25-1894, 11-25-1894, according to the most recent research in Bur. Gene. 26, Page 43, of the 2nd records of Monmouth County, New Jersey, 1814-1891, of a MARRIAGE RECORD in 1814, 1814-1891, 4-21-1894, 11-25-1894, 11-25-1894, according to the 2nd records, recorded in Bur. Gene. 26, Page 43, of the 2nd records of Monmouth County, New Jersey.

As of June 30, 1990, the "A" and "B" results of a review of 1,000 of the 1,000 records that were entered in the database, according to the last thread, appeared in the June 30, 1990, of the same records of Memorial County, Florida.

[illegible]

There are a number of very interesting and important questions that have been raised in the past few years, and it is our hope that this book will provide a useful guide to the answers.

2) Die folgenden Aussagen sind miteinander logisch verknüpft. Geben Sie jeweils ein Beispiel an, das die Aussage bestätigt oder widerlegt. (5 Punkte)

[illegible]

The following lemma shows that if β_0 is large enough then there exists $\delta > 0$ such that $\beta_0 \geq \delta$ implies that β_0 is a solution of (1.1).

3. The company must also be able to deliver the product within the required time frame.

Source: *Chicago Daily Tribune*, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 25

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We hereby certify that this person meets the minimum educational standards as set forth in the Florida Board of Professional Land Surveyors a Chapter 493.01 of the Florida Administrative Code pursuant to Chapter 4 of the Florida Statutes.

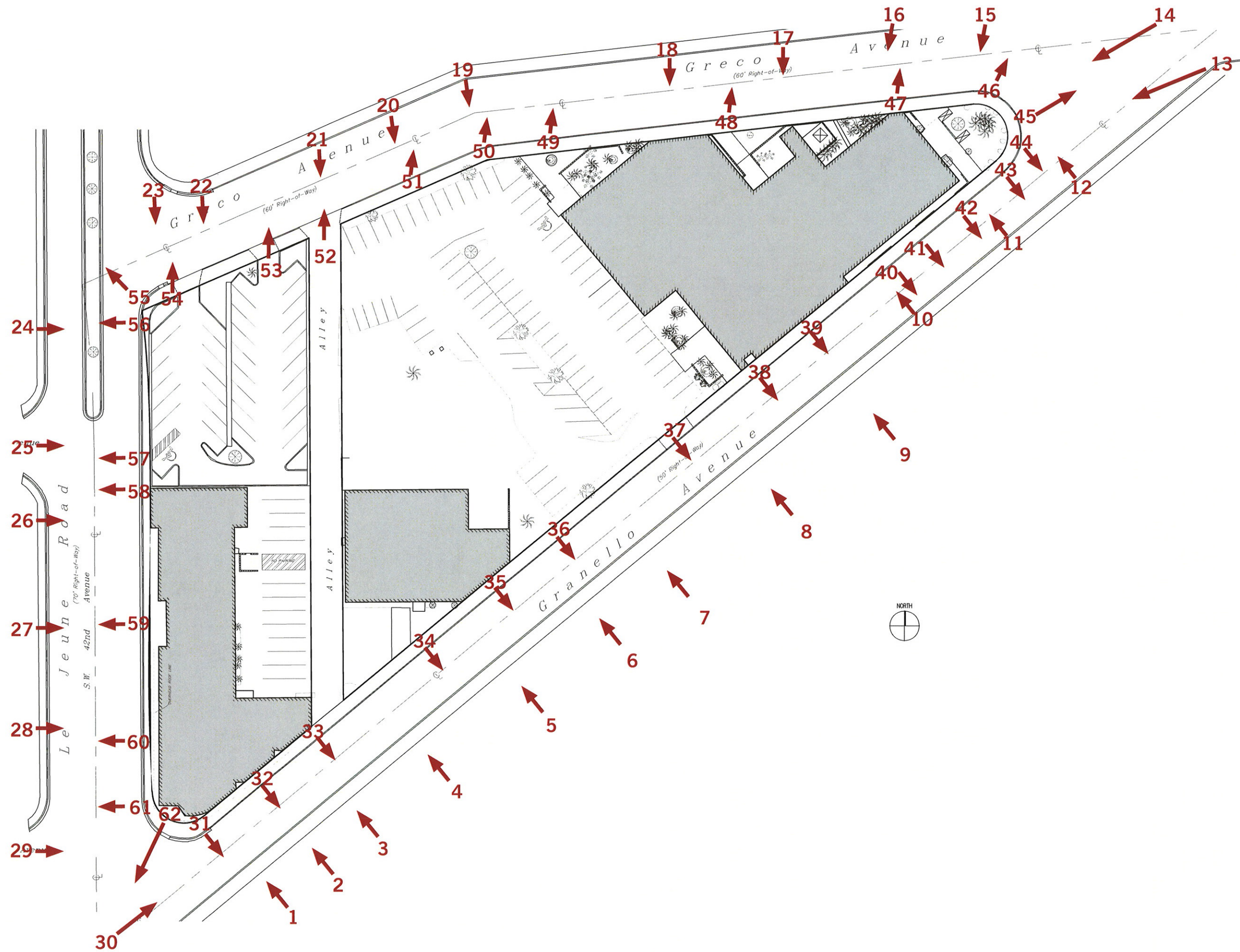
Index of First Publications, *Shannon*, May 15th day of May, 1907
 Commenced for Index of 10 numbers on a 5th day of May, 1907

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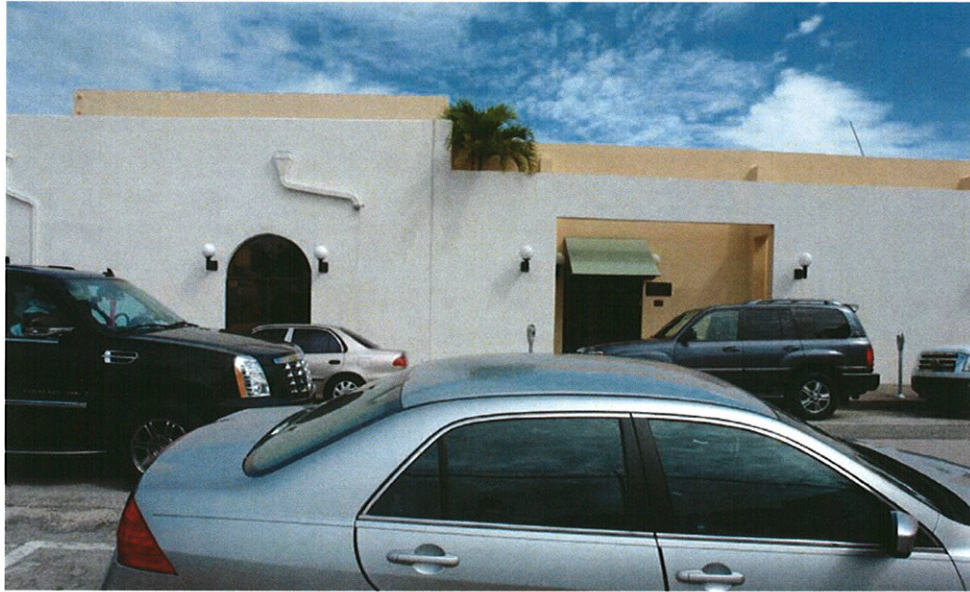
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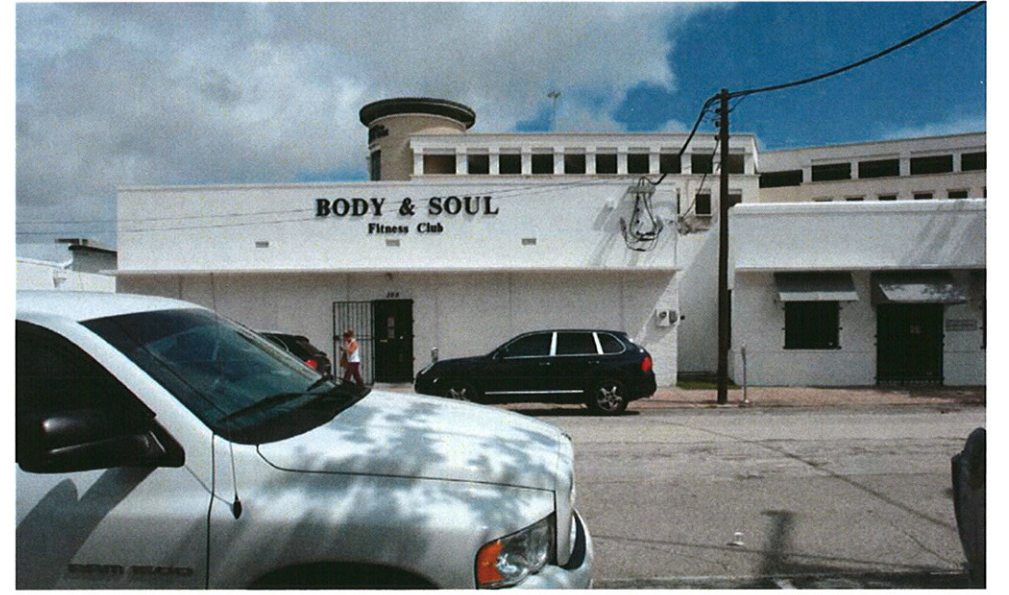
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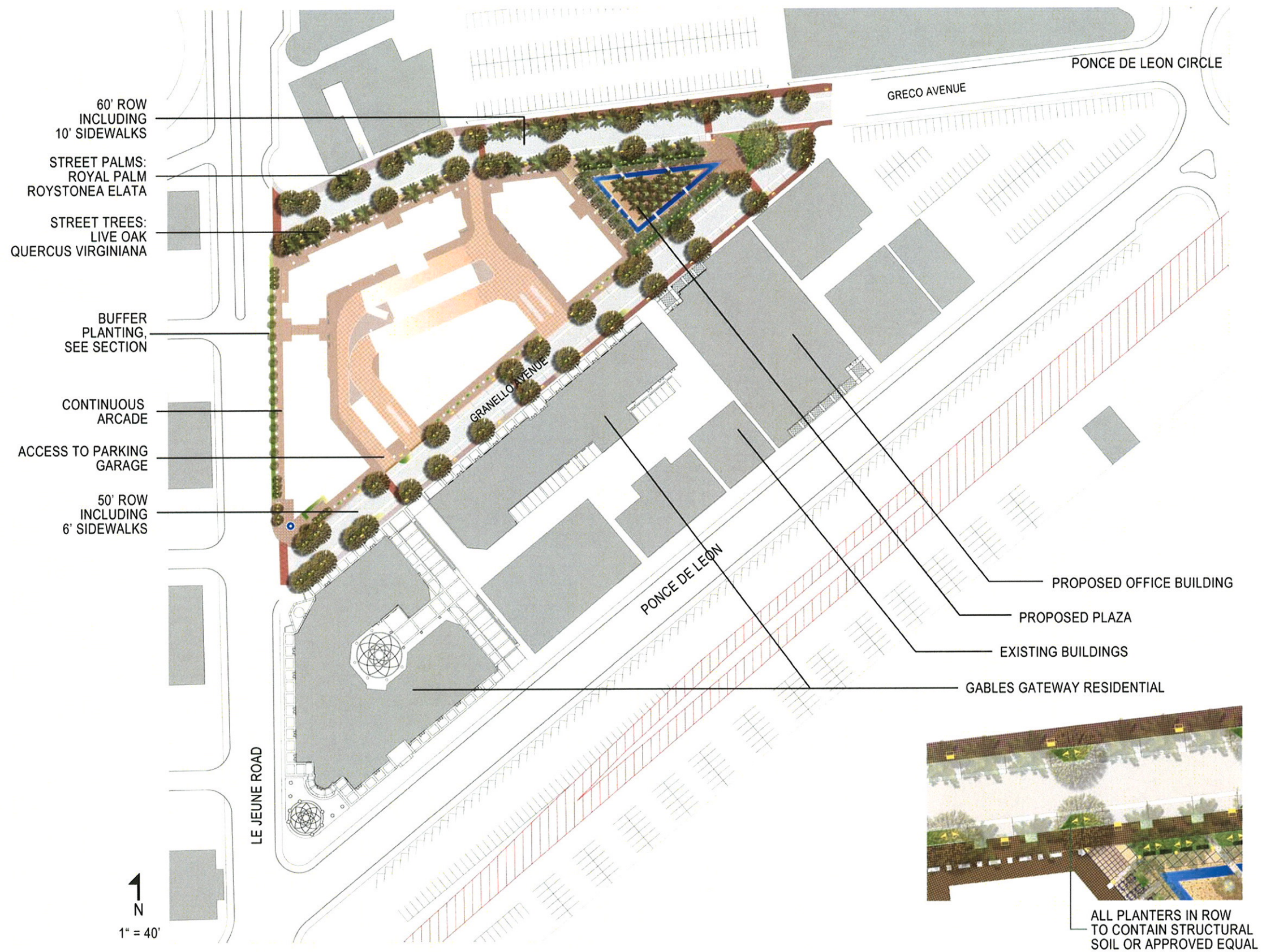


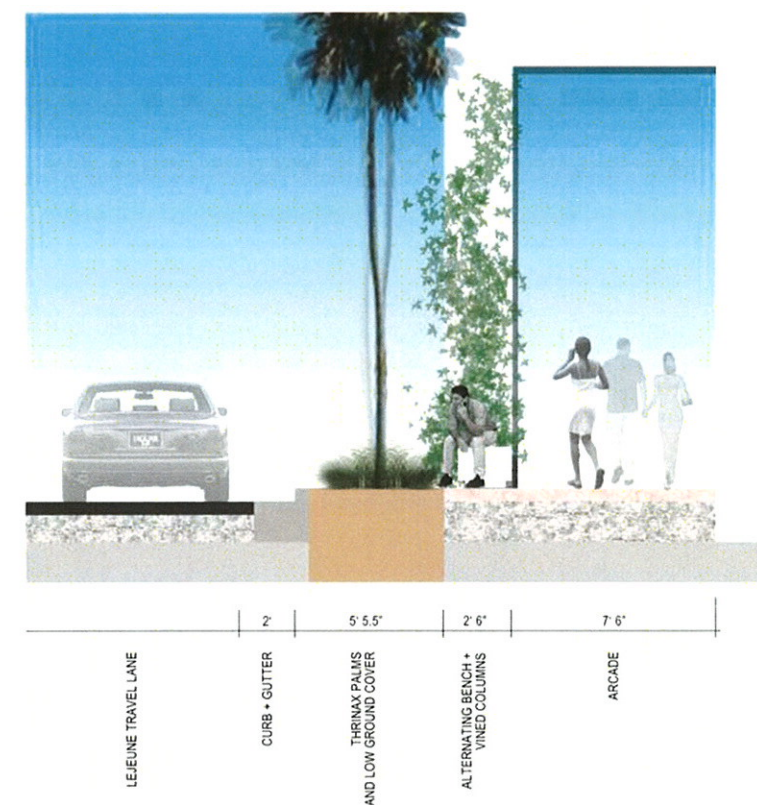
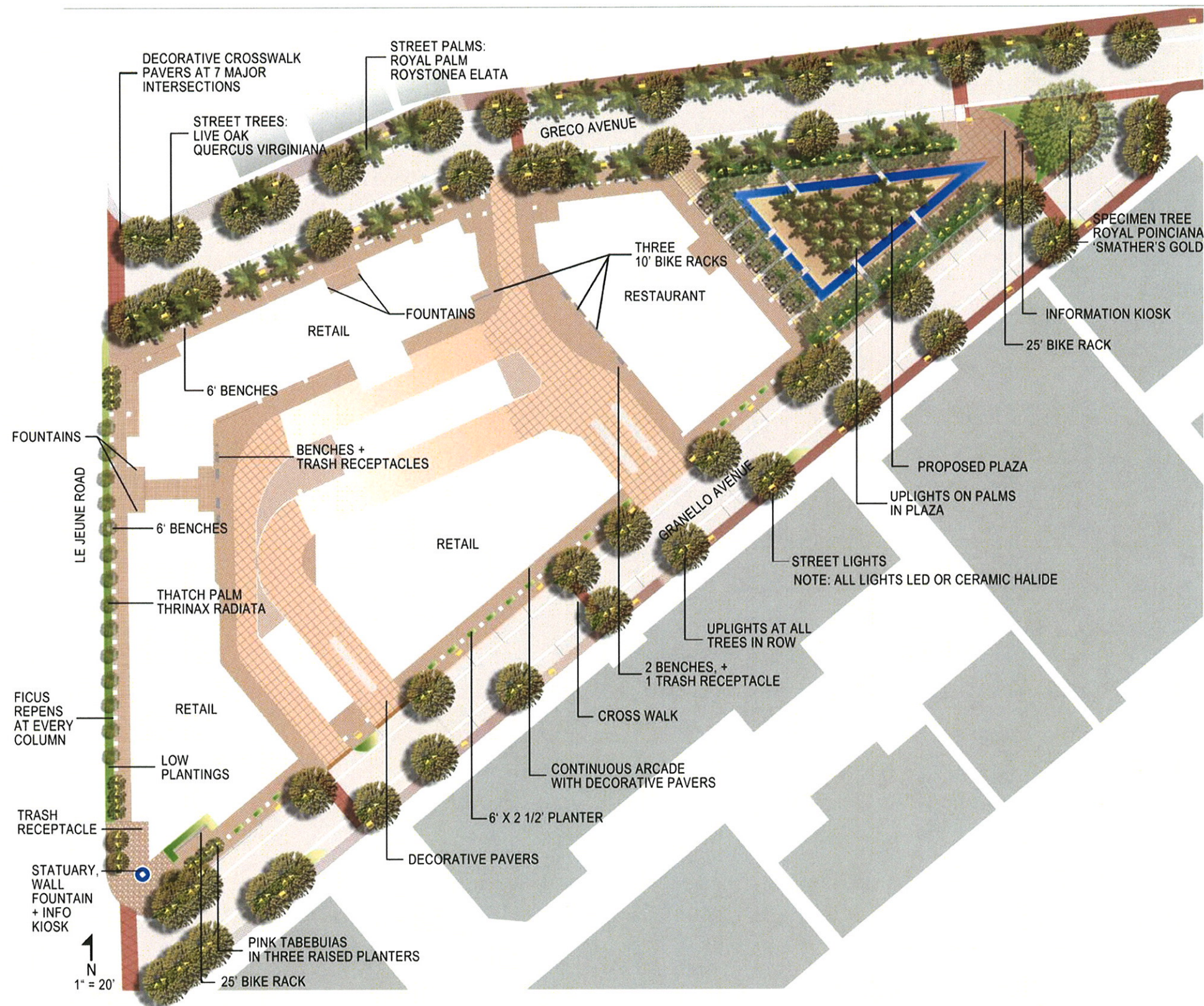
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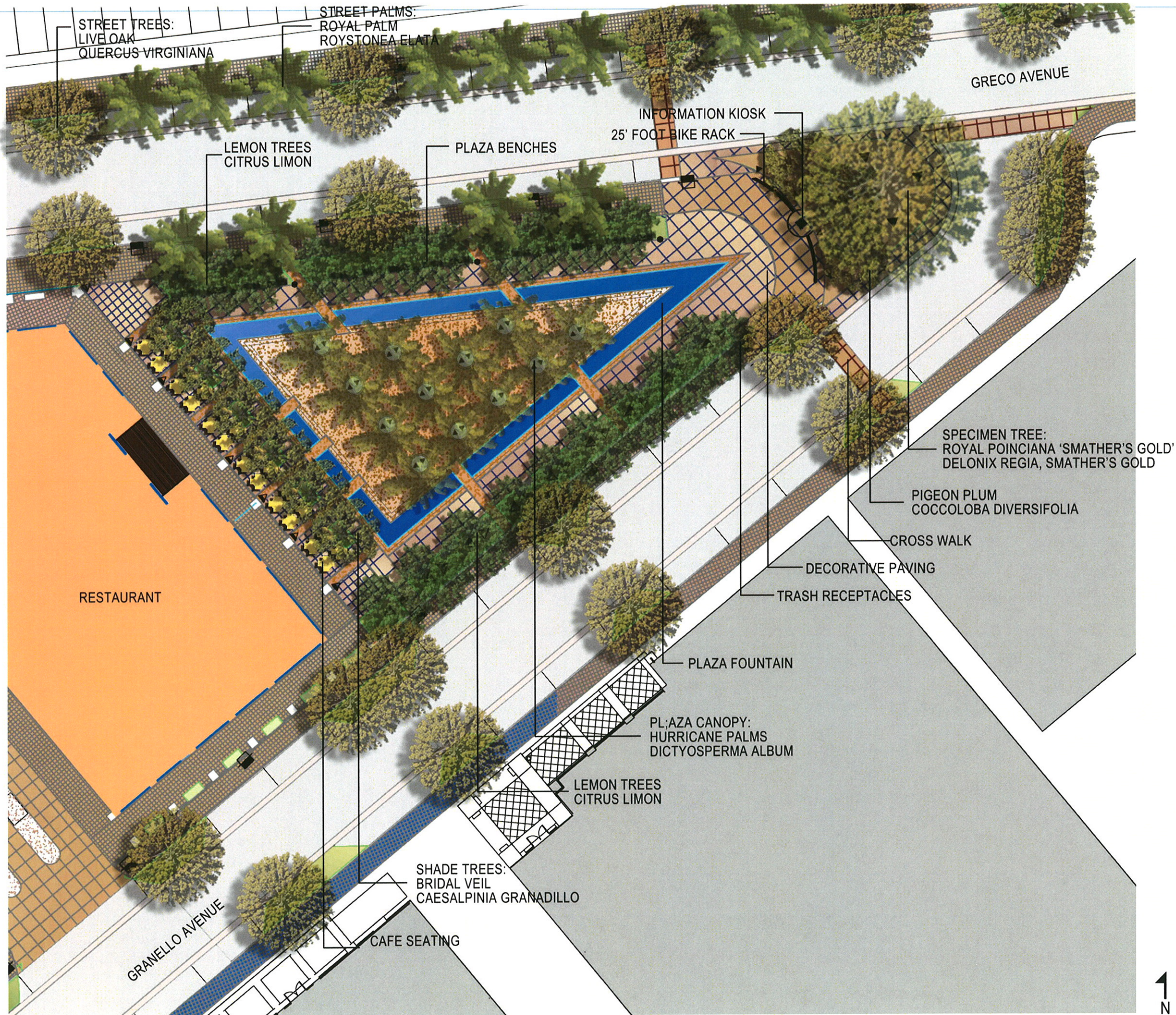


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RAUL S. MILLER, AIA, FAIA

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Approved	Approver
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PLAZA PLAN

Sheet
L-3

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SITE FURNITURE, TEXTURES + DETAILS

Sheet

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QUERCUS VIRGINIANA



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ROYSTONIA ELATA



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DICTYOSPERMA ALBUM



PIGEON PLUM
COCCOLOBA DIVERSIFOLIA



THATCH PALM
THRINAX RADIATA



BRIDAL VEIL
CAESALPINIA GRANADILLO



ROYAL POINCIANA 'SMATHER'S GOLD'
DELONIX REGIA, SMATHER'S GOLD



LEMON TREE
CITRUS LIMON



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VEGETATION

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L-6



DYL
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Coral Gables Mixed-Use Development

North Elevation - Greco Avenue

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Coral Gables Mixed-Use Development

East Elevation - Greco - Granello Avenue

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South Elevation - Granello Avenue

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Coral Gables Mixed-Use Development

West Elevation - South Le Jeune Road

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