

November 8, 2017

Mr. Brett Bibeau
Managing Director
Miami River Commission
1407 NW 7th Street # 1
Miami, Florida 33125-3654

Re: 1001 NW 7th Street, Miami, Florida / Miami River Walk

Dear Mr. Bibeau:

We represent, Mast Capital, LLC, (the “**Applicant**”) owner of the property located at approximately 1001 NW 7th Street, Miami, Florida (the “**Property**”) located along the Miami River east of the NW 12th Avenue bridge. The Property currently consists of vacant land fronting the Miami River with no waterfront setback or public access. The Property consists of 274,864 square feet, or 6.31 acres of lot area. The proposed project (the “Miami River Walk”) will consist of ground floor commercial and retail use, 698 residential units, and 800 parking spaces.

Under Miami 21, the Property is currently zoned T6-8-O and has a land use designation of Restricted Commercial. The property is located in a High Probability Archaeological Conservation Area requiring a Certificate of Appropriateness to be obtained from the City prior to any ground disturbing activity.

Miami River Greenway Action Plan

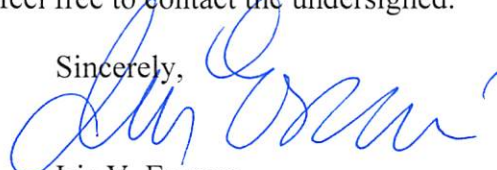
The proposed Miami River Walk improvements are in compliance and the stated recommendations and goals of the Miami River Greenway Action Plan (the “MRGAP”). Pursuant to the MRGAP, the Property is located in the Middle River section of the Miami River, an area whose “land use is primarily characterized by single family and multi-family housing that abuts the river and extends throughout adjacent neighborhoods.”

The proposed redevelopment of the Property, includes Riverwalk improvements which will finally provide the pedestrian connectivity to the Miami River. The proposed improvements will provide public access to the Miami River for the area, which is currently lacking. The nearest public access to the Miami River is located at Sewell Park, more than 1/2 mile away from the Property.

- The proposed walkway will improve the visual identity and public awareness of the Miami River by providing a lighted walkway where pedestrians can access and appreciate the waterfront.
 - The proposed walkway will include lighting, public gathering areas, seating areas, landscaping etc. that promote safety and security throughout the riverfront.
- **Goal 4: Serve as a Destination Landscape for Metro Miami**
 - The proposed riverfront walkway at the Property creates an attractive destination for both residents and visitors to the City of Miami. The proposed development will include residential and commercial uses that will attract visitors and residents to the Miami River. The proposed walkway will be the main feature of the development creating a center point for public gathering to enjoy our City's waterfront.
 - The proposed riverfront walkway will help diversify the land use along the river as the Miami River Walk proposes ground floor commercial uses.
 - The proposed riverwalk will comply with the signage requirements of Miami 21 creating a walkable and pedestrian friendly waterfront environment.
 - **Goal 5: Encourage a Compatible Land Use Vision for the River**
 - The proposed riverwalk at the Property promotes a variety of land uses including but not limited to residential and retail uses creating an environment that promotes live, work, and play on our Miami River.

We look forward to working with the Miami River Commission on this exciting project. Should you have any questions, please feel free to contact the undersigned.

Sincerely,



Iris V. Escarra

Enclosure

AFFIDAVIT OF APPLICANT

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared Camilo Miguel, Jr. (the "Applicant"), who being by me first duly sworn, deposes and says as follows:

1. The Applicant is the Chief Executive Officer of MC Manager, LLC, a Florida limited liability company, as manager of M-South River Drive Owner, LLC, a Delaware limited liability company, (the "**Applicant**"), is duly authorized to make this affidavit and the agreements and indemnities set forth herein in his capacity on behalf of the Applicant in regards to certain real property located in Miami-Dade County, Florida, attached as Exhibit "A" hereto ("Property").

2. All representations made by the Applicant in regards to the Property are sworn truthful testimony.

3. The authorized third parties (attorney's, architects, engineers, planner and lobbyists, etc.) to speak on behalf of the Applicants in regards to the Property as follows:

- a. Greenberg Traurig, P.A., Land Use Attorney
- b. Corwil Architects, architect

4. Applicant is executing this affidavit in his/her capacity as Manager of the Applicant and shall have no personal liability under the Affidavit, such liability being solely that of the Applicant and no resort shall be had against Applicant's personal assets as a result of statements made hereunder.

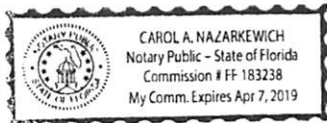
FURTHER APPLICANT SAYETH NAUGHT.

M-South River Drive Owner, LLC, a Delaware limited liability company
By: MC Manager, LLC, its Manager

By: *Camilo Miguel Jr.*
Name: Camilo Miguel Jr.
Title: Chief Executive Officer

SWORN TO AND SUBSCRIBED before me this 2nd day of November, 2017, by Camilo Miguel, Jr., the Chief Executive Officer of MC Manager, LLC, the Manager of M-South River Drive Owner, LLC, a Delaware limited liability company. Such individual is personally known to me or has produced as identification.

My Commission Expires:



Carol A. Nazarkewich
Notary Public, State of Florida
Commission No.: _____

[NOTARIAL SEAL]