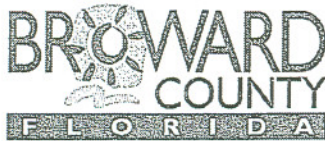


## **Exhibit 3**

### **Affordable Housing Certification Letter from Broward County Community Development Division**



Urban Planning and Redevelopment Department

**HOUSING AND COMMUNITY DEVELOPMENT DIVISION**

115 N. Andrews Avenue, Room 311 • Fort Lauderdale, FL 33301 • 954-765-5808 • FAX 954-357-6380

January 16, 2007

Ms. Lauren Levrant, Project Manager  
Highland Gardens Development Ltd./Broward County Housing Authority  
c/o Pinnacle Housing Group LLC  
9400 S. Dadeland Blvd., Suite 100  
Miami Florida 33156

**SUBJECT: AFFORDABLE HOUSING CERTIFICATION**  
Highland Gardens Development - Portion of Parcel A, Highland Gardens  
Condominium – Deerfield Beach

Dear Ms. Levrant:

Highland Gardens Development Ltd./Broward County Housing Authority has been certified eligible under the Broward County Affordable Housing Program for certain impact fee waivers or reductions. This certification will be for 100 Garden Apartments (2-3 stories) in the following category as indicated in your application:

Number of Units Proposed by Bedroom Size	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Very Low		10	5		
Low		55	30		
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached				
Townhouse/Villa Attached, Duplex				
Garden Apt. (2-3 Stories)	15	85		100
High-Rise (4+ Stories)				
Mobile Home				
Total	15	85		100

**Legal Description:** See detailed Legal Description below.

Broward County Board of County Commissioners

Josephus Eggelletion, Jr. • Sue Gunzburger • Kristin D. Jacobs • Ken Keechi • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler

[www.broward.org](http://www.broward.org)



Detailed Legal Description

**DESCRIPTION:**

A PORTION OF PARCEL 'A', "HIGHLAND GARDENS CONDOMINIUM", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82 AT PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN NORTH 89° 49' 47" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "A" FOR 7.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE RUN SOUTH ALONG A LINE 7.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL "A" FOR 577.90 FEET; THENCE RUN SOUTH 45° 10' 25" EAST FOR 49.65 FEET; THENCE RUN NORTH 89° 39' 10" EAST ALONG A LINE 19.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL "A" FOR 205.69 FEET; THENCE RUN NORTH 79° 05' 22" EAST FOR 60.00 FEET; THENCE RUN NORTH 89° 39' 10" EAST ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL "A" FOR 60.00 FEET; THENCE RUN SOUTH 78° 48' 37" EAST FOR 100.00 FEET TO A POINT ON A PORTION OF THE EASTERLY BOUNDARY OF SAID PARCEL "A"; THENCE RUN NORTH 0° 01' 56" EAST FOR 278.84 FEET; THENCE RUN NORTH 89° 44' 28" EAST FOR 145.00 FEET; THENCE RUN NORTH 0° 01' 47" EAST FOR 341.62 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" (THE LAST THREE MENTIONED COURSES BEING COINCIDENT WITH PORTIONS OF THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL "A"); THENCE RUN SOUTH 89° 49' 47" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "A" FOR 603.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 12, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND CONTAINING 328,372 SQUARE FEET, 7.5383 ACRES MORE OR LESS.

As the approved owner of the property, you are required to comply with all applicable terms and conditions of the program, as outlined in your initial application.

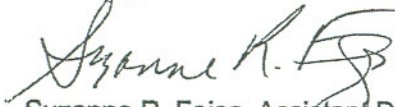
You must also comply with the Broward County Land Use Plan (BCLUP) for "Affordable Housing." Specifically, the monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households. To income certify client, please see an example application attached as a guide. Upon completion of the application, retain the original income certification Application in your files.

If the owner transfers title to the property within the time period set forth in the Terms and Conditions in the application, the property shall be made available only to a buyer who qualifies as designated on your approved Certification Letter and who will use the property as its principal residence or all fees shall be subject to recapture. "Waivers of impact and/or application fees require that the applicant(s) maintain affordable housing for fifteen (15) years for rental housing and five (5) years for owner-occupied housing in accordance with Broward County Land Development Code." (See page one (1) of your application.)

It is important that you present this letter when discussing the project with County staff or when filing development applications with Broward County. Also, any waiver or reduction to be given by the Broward County School Board will require a separate application from them.

Please contact the Broward County Development Management Division at (954) 357-6666 for additional assistance.

Sincerely,



Suzanne R. Fejes, Assistant Director

Attachment

SF/sd

cc: **Ada Graham-Johnson**, Interim City Manager  
City of Deerfield Beach

**Howard Clark**, Development Review Coordinator  
Broward County Development Management Division

**David Huizenga**, Engineer III  
Broward County Engineering Division

**Roger Travis**, Engineering Division  
Paving & Drainage Section

**Henry Sniezek**, AICP, Executive Director  
Broward County Planning Council

**Chris Akagbosu**  
Facility Management, Planning & Site Acquisition Dept  
Broward County School Board

**Bettie J. Jenkins**, Housing Development Manager  
Housing and Community Development Division  
Broward County Urban Planning and Redevelopment Department

**Inita Neely**, Community Development Specialist I  
Housing and Community Development Division  
Broward County Urban Planning and Redevelopment Department

**Stacey Dahlstrom**, AICP, Associate Planner  
Housing and Community Development Division  
Broward County Urban Planning and Redevelopment Department