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October 20, 2004

## Via Federal Express

Mr. Rudolph A. Prinz  
Division of Florida Land Sales  
Condominiums and Mobile Homes  
Department of Business and Professional Regulation  
Fuller Warren Building  
201 West Bloxham Street  
Tallahassee, Florida 32301

Re: Metropolitan at Lake Eola, a Condominium  
PR 69764  
First Amendment

Dear Mr. Prinz:

Please find enclosed our firm check in the amount of \$100.00 made payable to the Division of Florida Land Sales, Condominiums and Mobile Homes for the Amendment filing fee required by Rule 61B-17.006, Florida Administrative Code. The following information is submitted in support of this Amendment:

1. Name and Physical Location of Condominium:

Metropolitan at Lake Eola, a Condominium  
151 East Washington Street  
Orlando, Florida 32801

2. Developer's Name and Mailing Address:

The Metropolitan at Lake Eola LLC, a Delaware limited liability company  
3455 Peachtree Road NW, 5<sup>th</sup> Floor  
Atlanta, Georgia 30326

The proposed Amendment relates to the following:

The Developer has amended the unit floor plans to reflect the as-built condition of the property, and has added a Surveyor's Certificate to the Declaration of Condominium certifying that the condominium has been constructed in accordance with the Declaration. The changes to the floor plans resulted in changes to the Developer's guarantee set forth

in the Prospectus, and the assessment obligations of the unit owners. A revised Prospectus and Budget are included in this amendment filing. The Developer has also updated the Conversion Inspection Report to reflect improvements made by the Developer and has recalculated the converter reserve obligation to incorporate the information contained in the updated Conversion Inspection report. In support of this Amendment, please find enclosed the following:

(i) Prospectus

The Prospectus has been revised to reflect a renumbering of certain units in the condominium, and to reflect a change in the square footage of certain units in the condominium.

(ii) Declaration of Condominium

The surveyor's certificate, which is part of Exhibit C to the Declaration of Condominium, is included herewith. A revised Exhibit D including revised floor plans for certain units in the condominium is included herewith.

The Declaration of Condominium has been revised to incorporate various provisions required under the Fannie Mae Selling Guide.

Pursuant to Rule 61B-17.006(3)(g), Florida Administrative Code, clean and blackline copies of the Declaration of Condominium for Metropolitan at Lake Eola, A Condominium, are submitted herewith.

(iii) Conversion Inspection Report

The Conversion Inspection Report for the property has been updated to reflect changes in the condition of the property resulting from improvements made by the Developer.

(iv) Budget for Metropolitan at Lake Eola Condominium Association, Inc.

The Budget for Metropolitan at Lake Eola Condominium Association, Inc. has been updated to reflect changes in the Converter Reserves resulting from improvements made by the Developer as reflected in the updated Conversion Inspection Report. The Budget has also been revised to reflect the change in square footage of certain units in the condominium as shown in the revised floor plans included herewith.

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If you have any questions concerning this transmittal, please contact me at your earliest convenience. I look forward to hearing from you soon. Thank you for your assistance.

Very truly yours,

A handwritten signature in cursive script that reads "Caroline R. Nichols". The signature is written in dark ink and is positioned above the printed name.

Caroline R. Nichols

Enclosures

c: Mr. David Eichenblatt (via facsimile) (w/o enclosures)