

Memorandum



Date: October 19, 2004
To: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

Agenda Item No. 7(P)(1)(U)

From: George M. Burgess 
County Manager

Subject: Resolution Accepting Conveyances of
Various Property Interests for Road Purposes
to Miami-Dade County, Florida

The following instruments are being forwarded in one (1) Resolution for Commission acceptance.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. MAJED FARRAJ	RWD*	A portion of NW 17 Avenue from NW 93 Street north for approximately 105 feet and the 25 foot radius return thereof. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. NW 17 Avenue is paved.
2. Daudet Constable and Leleith Constable	RWD*	A portion of NW 47 Street starting approximately 250 feet west of NW 27 Avenue west for approximately 100 feet. (District 3)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. NW 47 Street is paved.
3. GREC HOMES I, INC.	RWD*	A portion of SW 177 Avenue (Krome Avenue) from SW 104 Street north for approximately 660 feet. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. Krome Avenue (SW 177 Avenue) is paved.
4. BROOKS TROPICALS, INC.	RWD*	A portion of SW 187 Avenue from SW 152 Street south for approximately 193 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 187 Avenue is paved.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	BROOKS TROPICALS, INC.	RWD*	A portion of SW 187 Avenue from SW 152 Street south to SW 160 Street. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 187 Avenue is paved.
6.	Bhaghat S. Ghisiawan and Chandradai Ghisiawan	RWD*	A portion of SW 127 Avenue from SW 187 Terrace south for approximately 173 feet and SW 187 Terrace from SW 127 Avenue west for approximately 153 feet and the 25 foot radius return thereof. (District 8)	Obtained in order to satisfy a condition of land without plat that requires rights-of-way to be dedicated. SW 127 Avenue is paved. SW 187 Terrace will be paved as a condition from Platting Section.
7.	JORGE G. FINLAY AND JUSTA B. FINLAY	RWD*	A portion of SW 104 Street starting approximately 228 feet east of SW 96 Avenue east for approximately 109 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 104 Street is paved.
8.	R & D Investments, LLC	RWD*	A portion of SW 42 Street starting approximately 306 feet west of SW 129 Avenue west for approximately 153 feet. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 42 Street is paved.

RWD* Right-of-Way Deed

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
9. GREC HOMES I, INC.	RWD*	A portion of SW 104 street starting approximately 330 feet east of SW 187 Avenue east to a point approximately 660 feet west of SW 177 Avenue, SW 178 Avenue from SW 104 Street south for approximately 1035 feet, SW 186 Avenue south for approximately 1134 feet, and SW 106 Street from SW 178 Avenue to SW 186 Avenue, and all the radius returns thereof. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 104 Street, SW 106 Street, SW 178 Avenue, SW 186 Avenue are paved.
10. A-Squared Development, LLC	RWD*	A portion of SW 87 Avenue from SW 109 Street south for approximately 143 feet, and the radius return thereof. (District 8)	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated. Both SW 87 Avenue and SW 109 Street are paved.



Assistant County Manager

RWD* Right-of-Way Deed



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: October 19, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 7(P)(1)(U)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(P)(1)(U)
10-19-04

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owner's/Grantor's

1. **MAJED FARRAJ**
2. **Daudet Constable and Leleith Constable**
3. **GREC HOMES I, INC.**
4. **BROOKS TROPICALS, INC.**
5. **BROOKS TROPICALS, INC.**
6. **Bhaghat S. Ghisiawan and Chandradai Ghisiawan**
7. **JORGE G. FINLAY AND JUSTA B. FINLAY**
8. **R & D Investments, LLC**
9. **GREC HOMES I, INC.**
10. **A-Squared Development, LLC**

WHEREAS, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted, and the Director of the Public Works Department is authorized and directed to cause said instruments to

be filed for record among the Public Records of Miami-Dade County, Florida; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

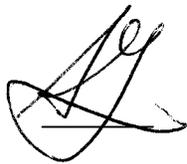
The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of October, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Thomas Goldstein

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-3103-020-0990
User Department: Public Works

NW 17 AVE.
NW 93 ST
Sec. 3 Twp. S3 Rg. 41

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

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

THIS INDENTURE, Made this 20TH day of JULY, A.D. 2004, by and between MAJED FARRAJ, whose address is 9300 NW 17TH AVENUE, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to HIM in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

That portion of Lot 8, Block 8, Unit No. 1 of AIRLINE ESTATES, according to the plat thereof as recorded in Plat Book 42, Page 76, of the Public Records of Miami-Dade County, Florida, lying easterly of a line parallel with and 15 feet west of the tangential portion of the easterly line of said lot;

And

The area within said Lot 8 bounded by the west line of the east 15 feet and the south line of said lot, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

Approved as description
Date 7/26/04
N.R.

It is the intention of the **party** of the first part, by this instrument, to convey to the said **party** of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, **HIS** heirs and assigns, and **they** shall have the right to immediately re-possess the same.

And the said **party** of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set **his hand(s) and seal(s)**, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

PATRICK RUSSELL
Witness Printed Name

[Signature]
Witness

Robert Horn
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

[Signature] (SEAL)

FARRAS MAJES
Printed Name

Address (if different)

(SEAL)

Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

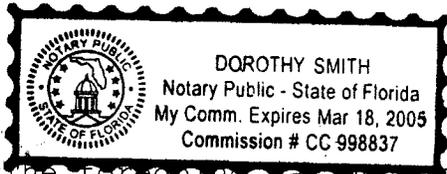
I HEREBY CERTIFY, that on this 22 day of July, 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Maged Farraj, and _____, personally known to me, or proven, by producing the following methods of identification: PERSONALLY KNOWN to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Dorothy Smith
Notary Signature

Dorothy Smith
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Fla

My commission expires: 3-18-05

Commission/Serial No. CC998837

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Special Assistant to the
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-3121-023-0640
User Department: Public Works

NW 47 ST
Sec. 21 TWP. 53 Rg. 41

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

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

THIS INDENTURE, Made this 8th day of July, A.D. 2004, by and between Daudet Constable and Leleith Constable, husband and wife, whose address is 11660 SW 10th Street, Pembroke Pines, Fl. 33025, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The North 5 feet of Lots 6 and 7, Block 3, of AMENDED PLAT OF BROWN'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 98, of the Public Records of Miami-Dade County, Florida.

Approved as description
Date 7/26/04
P.R.

It is the intention of the *parties* of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the *part* of the first part, *their* heirs and assigns, and *they* shall have the right to immediately repossess the same.

And the said *parties* of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said *parties* of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in our presence:
(2 witnesses for each signature of for all)

Pablo Rodriguez
Witness

PABLO RODRIGUEZ
Witness Printed Name

Orlinda Anderson
Witness

Orlinda Anderson
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Daudet Constable (SEAL)

Daudet Constable
Printed Name

Address (if different)

Leleith Constable (SEAL)

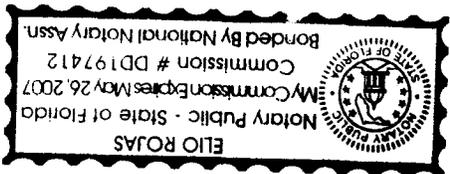
Leleith Constable
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

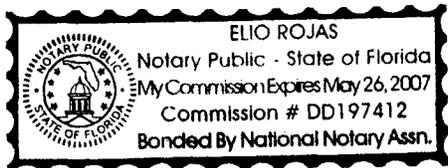
I HEREBY CERTIFY, that on this 08 day of JULY, 2004 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Daudet Constable, and Leleith Constable, personally known to me, or proven, by producing the following methods of identification: F.D.L.
Q523 - 525 - 38 - 595 - 0 to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



[Signature]
Notary Signature
ELIO ROJAS
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of FLORIDA
My commission expires: MAY 26, 2007
Commission/Serial No. DD197412

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:
Land Development Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, Florida 33128-1970

Instrument Prepared by:
Machado & Herran, P.A.
Jose Luis Machado, Esq.
8500 S.W. 8th Street, Suite #238
Miami, Florida 33144
Folio # 30-5801-000-0011
PWB

KROME AVE -
SW 104 ST
Sec. 1 TWP. 55 Rg. 38

**RIGHT OF WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

THIS INDENTURE, made this 5th day of March, 2003, between **GREC HOMES I, INC., a Florida corporation**, of the County of Miami-Dade in the State of Florida, and whose post office address is: 8500 S.W. 8th Street, Suite #228, Miami, Florida 33144, party of the first part, and **MIAMI-DADE COUNTY, a political subdivision of the State of Florida and its successors in interest**, whose post office address is: 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situated, lying and being in Miami-Dade County, State of Florida, to-wit:

The east 90 feet of the south 660 feet of Section 1, Township 55 South, Range 38 East.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

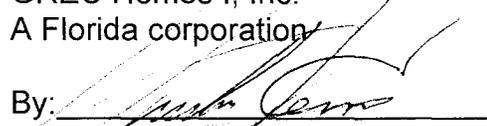
It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

Approved as description
Date 7/26/04
P.R.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.


Print Name: Agustin Herran

GREC Homes I, Inc.
A Florida corporation
By: 
Agustin Herran, President

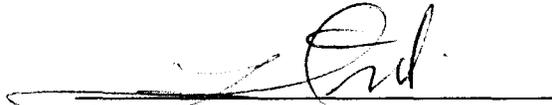

Print Name: CARLA MORIKUSA

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 5TH day of March, 2003, by Agustin Herran, President of GREC Homes I, Inc., a Florida corporation, (x) who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

 Leiani Prieto
My Commission CC946380
Expires June 18, 2004


Notary Public
State of Florida
Commission Expires:

The foregoing was accepted and approved on the ____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Assistant
County Manager

Printed Name

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

15

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-5825-000-0435
User Department: Public Works

SW 187 AVE
Sec. 25 TWP. 55 Rg. 38

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of April, A.D. 2003, by and between BROOKS TROPICALS, INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 18400 SW 256th Street, Homestead, Florida 33031, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

A portion of the NW ¼ of Section 25, Township 55 South, Range 38 East, Miami-Dade, Florida, described as follows:

Begin at the Northwest corner of said Section 25; thence N89°31'14"E along the North line of NW ¼ of said Section 25 for 40.02 feet to a point on the East line of the west 40 feet of the NW ¼ of said Section 25; thence S09°43'29"W 195.77 feet to a point on the west line of the NW ¼ of said Section 25; thence N02°03'53"W along the west line of the NW ¼ of said Section 25 for 192.75 feet to the Point of Beginning.

Approved as description
Date 7/26/04
N. P.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested
and Delivered in our presence
(2 witnesses for each signature
or for all)

Carl A. Swanson

Witness
Carman A. Swanson

Witness Printed Name

Ethel Hawkins

Witness
ETHEL HAWKINS

Witness Printed Name

BROOKS TROPICALS, INC., a Florida corporation

Corporate Name - Printed

Michael Hunt (SEAL)

By: Vice President

MICHAEL HUNT

Printed Name

Address (if different)

Craig Wheeling (SEAL)
Attest: Secretary

Craig Wheeling
Printed Name

CORP SEAL

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28th day of April, A.D. 2003 before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MICHAEL HUNT and CRAIG WHEELING, personally known to me or proven, by producing the following identification: BROOKS TROPICALS, INC. to be the VICE President and Secretary of State of FLORIDA, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that ~~they~~ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Carolann A. Swanson
Notary Signature

CAROLANN A. SWANSON
Printed Notary Signature

NOTARY SEAL/STAMP



Carolann A Swanson
My Commission DD043096
Expires August 19, 2005

Notary Public, State of FLORIDA

My commission expires: August 19, 2005

Commission/Serial No. DD043096

The foregoing was accepted and approved on the _____ day of _____, A.D. by Resolution No. _____ of the Board of County Commissioners of Dade County, Florida.

Assistant County Manager

ATTEST: HARVEY ROVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-5826-000-0020
User Department: Public Works

SW 187 AVE bet.
SW 152 ST & SW 160 ST.
Sec. 26 TWP. 55 Rq. 38

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of April, A.D. 2003, by and between BROOKS TROPICALS, INC., a corporation under the laws of the State of FLORIDA, and having its office and principal place of business at 18400 SW 256TH Street, Homestead, Florida 33031, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The East 40 feet of the North ½ of Section 26, Township 55 South, Range 38 East, Miami-Dade County, Florida, lying easterly of the southeasterly Right of Way line of the Central and Southern Florida Flood Control District (now known as the South Florida Water Management District) Levee 31 North.

Approved as description
Date 7/26/04
N.R.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested
and Delivered in our presence
(2 witnesses for each signature
or for all)

CAH
Witness
CARLANN A. SWANSON
Witness Printed Name

Ethel Hawkins
Witness
ETHEL HAWKINS
Witness Printed Name

BROOKS TROPICALS, INC., a Florida
corporation

Michael Hunt (SEAL)
Corporate Name Printed
By: Vice President
MICHAEL HUNT
Printed Name

Address (if different)

Craig Wheeling (SEAL)
Attest: Secretary
Craig Wheeling
Printed Name

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28th day of April, A.D. 2003 before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MICHAEL HUNT and CRAIG WHEELER, personally known to me, or proven, by producing the following identification: _____ to be the VICE President and Secretary of BROOKS TROPICALS, INC., a corporation under the laws of the State of FLORIDA, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Carolann A. Swanson
Notary Signature

CAROLANN A. SWANSON
Printed Notary Signature

NOTARY SEAL/STAMP



Carolann A Swanson
My Commission DD043096
Expires August 19, 2005

Notary Public, State of FLORIDA

My commission expires: August 19, 2005

Commission/Serial No. DD 043096

The foregoing was accepted and approved on the _____ day of _____, A.D. by Resolution No. _____ of the Board of County Commissioners of Dade County, Florida.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

21

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-6902-001-0094
User Department: Public Works

SW 127 AVE -
SW 187 Terr.
Sec. 2 Twp. 56 Rg. 39

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

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

THIS INDENTURE, Made this 24th day of June, A.D. 2004, by and between Bhaghat S. Ghisiawan and Chandradai Ghisiawan, his wife, whose address is 12685 SW 191st Terrace, Miami, Florida 33177, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

A portion of the N ½ of Tract 9, of TROPICO, according to the plat thereof, as recorded in Plat Book 2, Page 57, of the Public Records of Miami-Dade County, Florida, described as follows:

The North 25 feet of the East 153 feet of said Tract 9, the East 25 feet of the North ½ of said Tract 9; and the area bounded by the south line of said North 25 feet, the West line of said East 25 feet, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

Note: the west line of the east 25 feet is 40 feet from the east line of Section 2, Township 56 South, Range 39 East.

Approved as description
Date 7/28/04
P.R.

22

It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the part of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said part of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

SCOTT CHOO
Witness Printed Name

[Signature]
Witness

EMILIA I. RIVERA
Witness Printed Name

[Signature]
Witness

SCOTT CHOO
Witness Printed Name

[Signature]
Witness

EMILIA I. RIVERA
Witness Printed Name

[Signature] (SEAL)

BHAGAT S. GHISIAWAN
Printed Name

Address (if different)

[Signature] (SEAL)

CHANDADAZ GHISIAWAN
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of June, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared BHAGHAT S. GHISIAWAN, and CHANDRABAI GHISIAWAN, ~~personally known to me, or proven, by producing the following methods of identification:~~

to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



[Signature]
Notary Signature
S. SCOTT CHOOS
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: MAY 5, 2007
Commission/Serial No. DD 209328

The foregoing was accepted and approved on the _____ day of _____, A.D. 2007, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:

Folio No. 30-5008-000-0080
User Department: Public Works

SW 104 ST Q
Theo. SW 96 Avenue
Sec. 8 TWP. 55 Rq. 40

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES

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

THIS INDENTURE, Made this 18th day of June, A.D. 2004, by and between JORGE G. FINLAY and JUSTA B. FINLAY, HIS WIFE, whose address is 4325 SW 139th Ct. Miami, Florida 33175, part of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The South 5 feet of the North 40 feet of the West 1/2 of the NW 1/4 of the NE 1/4 of the NE 1/4, less the West 228 feet, in Section 8, Township 55 South, Range 40 East, Miami-Dade County, Florida.

Approved as description

Date 7/28/04

P.R.

25

It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

MARIA C CUETO
Witness Printed Name

[Signature]
Witness

MARGARITA ROVIRA
Witness Printed Name

[Signature]
Witness

MARIA C CUETO
Witness Printed Name

[Signature]
Witness

MARGARITA ROVIRA
Witness Printed Name

[Signature] (SEAL)

JORGE G. FINLAY
Printed Name

SAME
Address (if different)

[Signature] (SEAL)

JUSTA B. FINLAY
Printed Name

SAME
Address (if different)

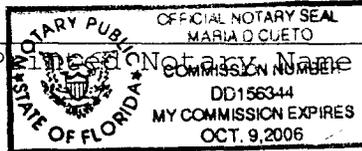
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 18th day of June, 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jorge G. Finlay, and Justa B. Finlay, personally known to me, or proven, by producing the following methods of identification:

_____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Maria D. Cueto
Notary Signature MARIA D. CUETO



NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: Oct. 9, 2006

Commission/Serial No. DD156344

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

27

Return to:

Right-of-Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Marcia B. Caballero, Esq.
9192 Coral Way, Suite 201
Miami, Florida 33165

Folio No. 30-4914-001-3130
Department: Public Works Department

SW 42 STREET
Sec. 14 TWP. S4 Rg. 39

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY FLORIDA LIMITED LIABILITY COMPANY**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 22nd day of June, A.D. 2004, by R & D Investments, LLC, a Florida limited liability company, whose address is 5333 Collins Avenue, # 901, Miami Beach, Florida 33140, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

Approved as description
Date 3/02/04
P.R.

JP

The North 10 feet of the South 60 feet of Lot 12, of Block 14 of J G HEADS FARMS UNIT A, located in the East ½ of Section 14, Township 54 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 46 at Page 13, of the Public Records of Miami-Dade County, Florida.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

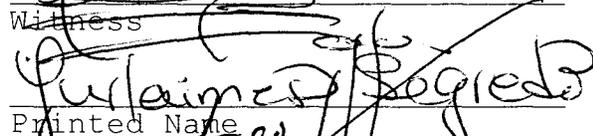
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately re-possess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

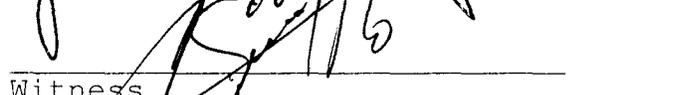
IN WITNESS WHEREOF, the party of the first part, by its Managing Member, Rafael Rosado, on behalf of R & D Investments, LLC, a Florida limited liability company, has caused these presents to be signed for and on its behalf, and its corporate seal affixed hereto, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence:

(2 witnesses for each signature or for all).


Witness

Printed Name

R & D INVESTMENTS, LLC,
a Florida limited liability
company


Witness

Printed Name


By: Rafael Rosado, as
Managing Member
5333 Collins Avenue, #901
Miami Beach, FL 33140

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Folio No. 30- 5812-000-0010
User Department: Public Works

SW 104 ST
SW 178 AVE
SW 106 ST
SW 186 AVE
Sec. 12 TWP. 55 Rg. 38

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 30 day of December, A.D. 2003, by and between GREG HOMES I, INC., a corporation under the laws of the State of FLORIDA, and having its office and principal place of business at 8900 S.W. 8 STREET, SUITE 228 MIAMI, FLORIDA 33144, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Approved as description
Date 8/02/04
N.R.

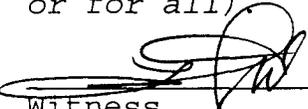
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence: (2 witnesses for each signature or for all).


Witness

LEWNI PRIETO
Printed Name

Witness

Printed Name

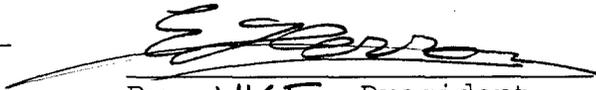

Witness

Karla Villalobos
Printed Name

Witness

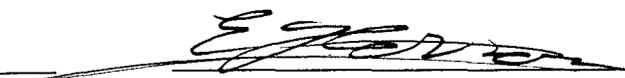
EMILIANO HERRAN
Printed Name

GREC HOMES I, INC.
Name of Corporation

 (Seal)
By: VICE President

EMILIANO HERRAN
Printed Name

Address if different

 (Seal)
Attest: _____ Secretary

EMILIANO HERRAN
Printed Name

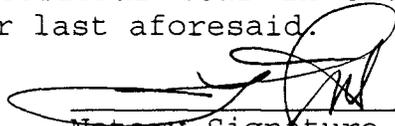
Address if different
CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 30 day of DECEMBER, A.D. 2003, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared EMILIANO HERRAN and _____, personally known to me, or proven, by producing the following identification:

to be the VICE President and _____ Secretary of GREC HOMES I, INC., a corporation under the laws of the State of _____, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

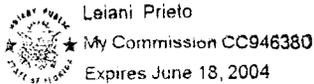


Notary Signature

LEIANI PRIETO

Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of FLORIDA

My commission expires: _____

Commission/Serial No. CC946380

The foregoing was accepted and approved on the _____ day of _____, A.D. 2003, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

EXHIBIT "A"

Legal Description:

A Portion of Land in Section 12, Township 55 South, Range 38 East, Miami-Dade County, Florida, described as follows:

Commence at the NE corner of said Section 12; thence S89°30'05"W 660.23 feet along the north line of said Section 12 to the Point of Beginning; Thence S02°06'17"E 40.02 feet along a line 660.00 feet west of and parallel with the east line of said Section 12 to a point on a line 40 feet south of and parallel with said north line; Thence S89°30'05"W 4289.47 feet along said parallel line to a point 330.00 feet east of and parallel with the west line of said Section 12; Thence N02°06'19"W 40.02 feet along said parallel line to a point on the north line of said Section 12; Thence N89°30'05"E 4289.47 feet along said north line to the Point of Beginning;

AND

A portion of land lying in the north one-half (N ½) of Section 12, Township 55 South, Range 38 East, Miami-Dade County, Florida, described as follows:

Commence at the NE corner of said Section 12; Thence S89°30'05"W 660.26 feet along the north line of said Section 12 to a point on a line 660 feet west of and

parallel with the east line of said Section 12; Thence $S02^{\circ}06'17''E$ 40.02 feet along said parallel line to a point on a line 40 feet south of and parallel with the north line of said Section 12; Thence $S89^{\circ}30'05''W$ 356.34 feet along said parallel line, (also being the southerly right of way line of SW 104th Street), to the point of curvature of a circular curve to the left and the Point of Beginning; Thence southwesterly along said curve, having for its elements a radius of 25.00 feet, a central angle of $91^{\circ}36'22''$ through an arc length of 39.97 feet to the point of tangency on the easterly right of way line of SW 178th Avenue; Thence $S02^{\circ}06'17''E$ 1010.22 feet; Thence $S87^{\circ}56'39''W$ 50.00 feet to the westerly right of way line of said SW 178th Avenue; Thence $N02^{\circ}06'17''W$ 403.76 feet to the point of curvature of a circular curve to the left having for its elements a radius of 25.00 feet, a central angle of $88^{\circ}23'38''$ through an arc length of 38.57 feet to the point of tangency on the southerly right of way line of SW 106th Street; Thence $S89^{\circ}30'05''W$ 3412.27 feet to the point of curvature of a circular curve to the left having for its elements a radius of 25.00 feet, a central angle of $91^{\circ}35'50''$ through an arc length of 39.97 feet to the point of tangency on the easterly right of way line of SW 186th Avenue; Thence $S02^{\circ}05'45''E$ 496.41 feet; Thence $S87^{\circ}56'39''W$ 50.00 feet to the westerly right of way line of said SW 186th Avenue; thence $N02^{\circ}05'45''W$ 1108.64 feet to the point of curvature of a circular curve to the left having for its elements a radius of 25.00 feet, a central angle of $88^{\circ}24'10''$ through an arc length of 38.57 feet to the point of tangency on the southerly right of way line of SW 104th Street; Thence $N89^{\circ}30'05''E$ 100.04 feet along

said southerly line of SW 104th Street to a point of curvature of a circular curve concave to the southeast having for its elements a radius of 25.00 feet, a central angle of 91°35'50" through an arc length of 39.97 feet to the point of tangency on the easterly right of way line of SW 186th Avenue; thence S02°05'45"E 509.24 feet along said easterly right of way line to the point of curvature of a circular curve to the left having for its elements a radius of 25.00 feet, a central angle of 88°24'10" through an arc length of 38.57 feet to the point of tangency on the northerly right of way line of SW 106th Street; Thence N89°30'05"E 3412.25 feet along said northerly line of SW 106th Street to a point of curvature of a circular curve to the left having for its elements a radius of 25.00 feet, a central angle of 91°36'22" through an arc length of 39.97 feet to the point of tangency on the westerly right of way line of SW 178th Avenue; thence N02°06'17"W 508.24 feet along said westerly right of way line to the point of curvature of a circular curve to the left having for its elements a radius of 25.00 feet, a central angle of 88°23'38" through an arc length of 38.57 feet to the point of tangency on the southerly right of way line of SW 104th Street; Thence N89°30'05"E 100.04 feet along said southerly line of SW 104th Street to the Point of Beginning.

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Abraham Hadad

Folio No. 30-5009-013-0090

User Department: Public Works

SW 87 AVE -
SW 109 ST.
Sec. 9 TWP. 55 Rq. 40

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of June, A.D. 2004, by and between A-Squared Development, LLC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 12904 SW 103rd Ct., Miami, Florida 33176-5532, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

That portion of Lot 1, Block 2, of CULLYWOOD ESTATES, according to the plat thereof, as recorded in Plat Book 70, Page 57, of the Public Records of Miami-Dade County, Florida, described as follows:

That portion of said Lot 1 lying easterly of a line parallel with and 5 feet westerly of the tangential portion of the easterly line of said lot;

And

The area bounded by the north line and the west line of the east 5 feet of said Lot 1, and bounded by a 25 foot Radius arc, concave to the southwest, said arc being tangent to both of the last described lines.

37

Approved as description
Date 8/02/04
P. R.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence:
(2 witnesses for each signature or for all).

[Signature]
Witness

ABRAHAM TAYLOR
Printed Name

[Signature]
Witness

FRANK PARUAS
Printed Name

Witness

Printed Name

Witness

ALFRED GARCIA
Printed Name

A-SQUARED DEVELOPMENT, LLC
Name of Corporation

[Signature] (Seal)
By: _____ President

Printed Name

Address if different

Attest: _____ Secretary (Seal)

Printed Name

Address if different
CORP SEAL

STATE OF FLORIDE)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28 day of JUNE,
A.D. 2004, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared ALFREDO
GARCIA and _____,
personally known to me, or proven, by producing the following
identification:
to be the _____ President and _____ Secretary of
A-SQUARED DEVELOPMENT, LLC., a corporation under the
laws of the State of _____, and in whose name the
foregoing instrument is executed and that said officer(s) severally
acknowledged before me that HE executed said instrument
acting under the authority duly vested by said corporation and its
Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



Elizabeth Valdes
Notary Signature

Elizabeth Valdes
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: _____

Commission/Serial No. _____

The foregoing was accepted and approved on the day of
 , A.D. 200 by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida, a
political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk