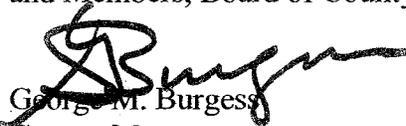


Date: **March 15, 2005**

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

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

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. London Real Estate Holdings No. 1	RWD*	The 25 foot radius returns at So. Dixie Highway and Naranja Drive; SW 268 Street and Naranja Drive; So. Dixie Highway and SW 268 Street thereof. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. So. Dixie Highway, Naranja Drive and SW 268 Street are paved.
2. Matilde Valdes	RWD*	A portion of SW 89 Court starting approximately 556.7 feet North of SW 16 Street North for approximately 60 feet. (District 10)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 89 Court is not paved.
3. SILVER PALMS ACRES FAMILY HOMES, INC.	RWD*	A portion of SW 187 Avenue from SW 220 Street South for approximately 663.5 feet and a portion of SW 220 Street from SW 187 Avenue East for approximately 330 feet was obtained, and the radius return thereof. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 187 Avenue is paved. SW 220 Street is not paved.

RWD* Right-of-Way Deed
IA** Improvement Agreement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
4.	Leonel Novoa and Daisy Novoa	RWD* IA**	A portion of SW 165 Avenue from SW 196 Street South for approximately 266 feet and SW 196 Street from SW 165 Avenue West for approximately 185 feet, and the radius return thereof. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 165 Avenue and SW 196 Street are paved.
5.	IVE Group Two LC	RWD*	A portion of SW 87 Avenue from SW 96 Street South for approximately 150 feet, and the radius return thereof. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 87 Avenue and SW 96 Street are paved.
6.	Eulalio Diaz and Miriam Diaz	RWD*	A portion of NW 95 Street starting approximately 100 feet west of NW 30 Avenue west for approximately 50 feet. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. NW 95 Avenue is paved.



 Deputy County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: March 15, 2005

FROM: Robert A. Ginsburg
County Attorney

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

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 7(P)(1)(A)
03-15-05

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. **London Real Estate Holdings No. 1**
2. **Matilde Valdes**
3. **SILVER PALMS ACRES FAMILY HOMES, INC.**
4. **Leonel Novoa and Daisy Novoa**
5. **IVE Group Two LC**
6. **Eulalio Diaz and Miriam Diaz**

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,

4

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:

- | | |
|----------------------------------|--------------------------|
| Joe A. Martinez, Chairman | |
| Dennis C. Moss, Vice-Chairperson | |
| Bruno A. Barreiro | Dr. Barbara Carey-Shuler |
| Jose "Pepe" Diaz | Carlos A. Gimenez |
| Sally A. Heyman | Barbara J. Jordan |
| Dorin D. Rolle | Natacha Seijas |
| Katy Sorenson | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 15th day of March, 2005. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

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

HARVEY RUVIN, CLERK

Approved by County Attorney as to form and legal sufficiency. 
Thomas Goldstein

By: _____
Deputy Clerk

5

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

Instrument prepared by:
Felix M. Lasarte, Esq.
Akerman Senterfitt, P.A.
One SE Third Avenue, Suite 2800
Miami, FL 33131

Folio No. 30-6934-004-0740
User Department: Public Works

So. DIXIE HWY
SW 268 ST
HARANTA DRIVE
Sec. 34 TWP. 56 Rg. 39

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

STATE OF FLORIDA)
)
COUNTY OF DADE)

THIS INDENTURE, Made this day of **21th** day of December, A.D. 2004, by and between London Real Estate Holdings No. 1, a Florida corporation, a corporation under the laws of the State of Florida, and having its office and principal place of business at 13500 S.W. 88th Street, Suite 287A, Miami, Florida 33186, 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 an 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 Exhibit "A"

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.

Approved as description
Date 1/05/05
N.R.

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 party, its successors and assigns, and it or they shall have the right to immediately repossess 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 and 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)

London Real Estate Holdings No. 1, a Florida
corporation

Corporate Name - Printed



(SEAL)

By: Luis Diaz, President

Luis Diaz

Printed Name

Blanca E. Fernandez
Witness
Blanca E. Fernandez
Witness Printed Name



(SEAL)

Attest: Luis Diaz, Secretary

Printed Name

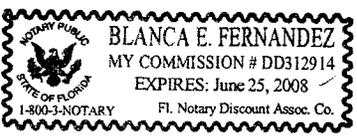
Melisa Garcia
Witness
Melisa Garcia
Witness Printed Name

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 21st day of December, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Luis Diaz and _____, personally known to me, or proven, by producing the following identification: _____ to be the X President and X Secretary of LOWDOWN REAL ESTATE HOLD 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 Luis Diaz 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.



Blanca E. Fernandez
Notary Signature
Blanca E. Fernandez
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: 6/25/08
Commission/Serial No. DD 312914

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

Pedro G. Hernandez, P.E.
Deputy County Manager

ATTEST: HARVEY RUVIN
Clerk of said Board

By: _____
Deputy Clerk

EXHIBIT "A"

Portions of Block 11 of "G.W. MOODY'S SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, Page 106, of the Public Records of Miami-Dade County, Florida, described as follows:

The area bounded by the northeasterly line of said Block 11, bounded by the southeasterly line of the northwesterly 50 feet of said Block 11, and bounded by a 25 foot radius arc concave to the south, said arc being tangent to both of the last described lines;

And

The area bounded by the northeasterly line of said Block 11, bounded by the north line of the south 20 feet of said Block 11, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines;

And

The area bounded by the southeasterly line of the northwesterly 50 feet of said Block 11, bounded by the north line of the south 20 feet of said Block 11, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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. 30-4009-002-0080
User Department: Public Works

SW 89 COURT
Sec. 9 TWP. 54S Rg. 40E

**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 29th day of October, A.D. 2004, by and between Matilde Valdes, whose address is 1401 SW 90th Ave., Miami, Florida 33174, 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 her 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:

The east 25 feet of Lot 12, Block 3, MIAMI WESTGATE TRACT, according to the plat thereof, as recorded in Plat Book 5, Page 118 of the Public Records of Miami-Dade County, Florida.

Approved as description
Date 1/04/05
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 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, her heirs and assigns, and she 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 HER 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

CLAUDIA FERREIRA
Witness Printed Name

[Signature]
Witness

Dalys RIOS
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

✓ Matilde Valdes (SEAL)

MATILDE VALDES
Printed Name

1401 SW 90th Ave Miami, FL 33174
Address (if different)

(SEAL)

Printed Name

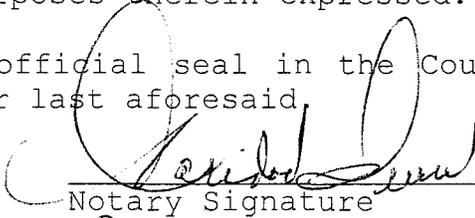
Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 29th day of October, 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MATILDE VAIDES, and _____, 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.



Notary Signature

CARIDAD FERREIRA

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: MARCH 10, 2005



Caridad Ferreira
MY COMMISSION # CC993519 EXPIRES
March 10, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Commission/Serial No. CC993519

The foregoing was accepted and approved on the _____ day of _____, A.D. 2004, 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

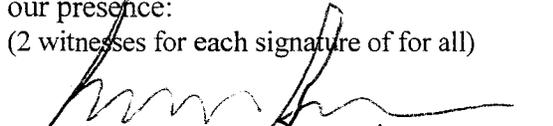
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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 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 hand(s) and seal(s), the day and year first above written.

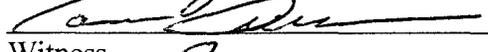
Signed, Sealed and Delivered in
our presence:
(2 witnesses for each signature of for all)



Witness

Richard M. Brenner

Witness Printed Name

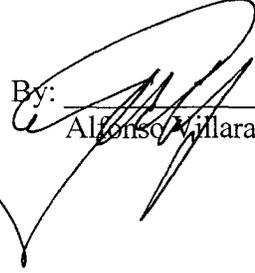


Witness

Jason Brenner

Witness Printed Name

SILVER PALMS ACRES FAMILY
HOMES, Inc., a Florida corporation

By: 

Alfonso Villaraos, President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of November 2004, before me, an officer duly authorized to administer oaths and take acknowledges, personally appeared Alfonso Villaraos, President of SILVER PALMS ACRES FAMILY HOMES, INC, a Florida corporation, personally known to me, or proven, by producing the following methods of identification _____ to be the person(s) who executed the forgoing 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.

 **Richard M. Brenner**
Commission # DD 018873
Expires June 3, 2008
Bonded Through
Atlantic Bonding Co., Inc.



Notary Signature
RICHARD M. BRENNER

Print Notary Name

Notary Seal/Stamp

The foregoing was accepted and approved on the ____ day of _____, A.D. 2004, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Deputy County Manager

PRINTED NAME

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

NS

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. 30-6905-000-0189
User Department: Public Works

SW 165 AVENUE
SW 196 STREET
Sec. 5 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 7 day of April, A.D. 2004, by and between Leonel Novoa and Daisy Novoa, his wife, whose address is 16580 SW 196th Place, Miami, Florida 33187, 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:

SEE ATTACHED EXHIBIT "A"

Approved as description

Date _____

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 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)

[Signature]
Witness

Lina Reyes
Witness Printed Name

[Signature]
Witness

Carol David
Witness Printed Name

[Signature]
Witness

Lina Reyes
Witness Printed Name

[Signature]
Witness

Carol David
Witness Printed Name

[Signature] (SEAL)

Lecnel Novoa
Printed Name

5725 NW 109 Ave #28 Coral Fl 33178
Address (if different)

[Signature] (SEAL)

Daisy Perez-Novoa
Printed Name

5725 NW 109 Ave #28 Coral Fl 33178
Address (if different)

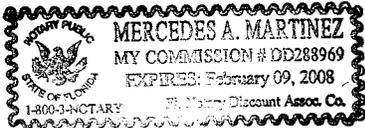
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 7 day of April, 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Leonel Novoa, and Daisy Novoa, 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

Mercedes Martinez
Notary Signature
MERCEDES MARTINEZ
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 2/9/08
Commission/Serial No. DD 288969

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.
Deputy
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Exhibit "A"

A portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 5, Township 56 South, Range 39 East, lying in Miami-Dade County, Florida, described as follows:

The north 25 feet and the east 25 feet of:

Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 5; thence N89°52'50"E 480.97 feet along the north line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section to the Point of Beginning; thence continue N89°52'50"E 185.14 feet to the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; thence S00°00'29"E 266.16 feet along the east line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; thence S89°45'22"W 142.10 feet along a line 400 feet north of and parallel with the south line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section to a point 524 feet east of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; thence N09°10'50"W 269.76 feet to the Point of Beginning.

AND

The area bounded by the south line of the north 25 feet and the west line of the east 25 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 5, and bounded by a 25 foot arc concave to the southwest, said arc being tangent to the last described lines.

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. 30-6905-000-0189
User Department: Public Works

SW 165 AVENUE
SW 196 STREET
Sec. 5 TWP. 56 Rg. 39

DEDICATION AND IMPROVEMENT AGREEMENT

WHEREAS, Leonel Novoa whose address 19580 SW 196th Place, Miami, Florida 33187, hereinafter referred to as the **OWNERS**, are the owners of the following described property:

A portion of the NW ¼ of the SW ¼ of the SW ¼ of said Section 5, Township 56 South, Range 39 East, described as follows:

Commence at the NW corner of the NW ¼ of the SW ¼ of the SW ¼ of said Section 5; thence N89°52'50"E 480.97 feet along the north line of the NW ¼ of the SW ¼ of the SW ¼ of said Section to the Point of Beginning; thence continue N89°52'50"E 185.14 feet to the NE corner of the NW ¼ of the SW ¼ of the SW ¼ of said Section; thence S00°00'29"E 266.16 feet along the east line of the NW ¼ of the SW ¼ of the SW ¼ of said Section; thence S89°45'22"W 142.10 feet along a line 400 feet north of and parallel with the south line of the NW ¼ of the SW ¼ of the SW ¼ of said Section to a point 524 feet east of the NW ¼ of the SW ¼ of the SW ¼ of said Section; thence N09°10'50"W 269.76 feet to the Point of Beginning.

AND WHEREAS, the said **OWNERS** desire to develop this property in a manner that requires them by law to dedicate and improve the public rights-of-way for SW 196th Street and SW 165th in order to obtain a building permit.

AND WHEREAS, the Director of the County Department of Public Works, hereinafter referred to as the **DIRECTOR**, recommends that a building permit not be issued unless the **OWNERS** obligate themselves to immediately dedicate and, at a later time, construct half of the full width for roads for SW 196th Street and SW 165th in accordance with County standards;

NOW THEREFORE, the **DIRECTOR**, in consideration of the **OWNERS'** willingness to dedicate and construct a half width road at a later time upon the **DIRECTOR'S** written request as specified below, hereby agrees to recommend that the offered rights-of-way for SW 196th Street and SW 165th be accepted by the Board of County Commissioners at this time, without an immediate obligation to construct the usual road improvements within the said right-of-way; and

The **OWNERS**, in consideration of the **DIRECTOR'S** willingness to temporarily delay the road construction requirement, hereby agree:

- (1) To immediately offer the South 40 feet and the East 25 feet of the described property for public road right-of-way for acceptance at this time (to satisfy the legal requirements for obtaining a building permit); and
- (2) To improve said South 40 feet and the East 25 feet by constructing a strip of pavement 12 feet in width with asphaltic concrete, 1 inch thick, together with the standard compacted limerock base, meeting County specifications and standards within 60 days of a written request to do so from the **DIRECTOR**.

It is understood and agreed by the parties hereto, that should the said **OWNER(S)** refuse(s) to improve or fail to make said improvements within said 60 days or be unable to pay for such improvements, the **DIRECTOR** shall have the right to cause said construction to be completed, within the herein offered right-of-way, adjacent to the **OWNERS'** remaining property and to recover, from **OWNERS**, a pro rata share of the total road improvement costs on a front footage basis by means of annual special assessments which, until paid, shall constitute a lien upon **OWNERS'** property to the same extent as the lien for general County taxes, payment of said assessments, as well as the lien and enforcement of said assessments, shall be the same as for Improvement Districts as stated in Chapter 18 of the Code of Miami-Dade County.

This Agreement shall be binding upon the **DIRECTOR** and the **OWNERS** so long as the said **OWNERS** have fee simple title in the hereinabove described property and shall be binding upon their successors and assigns as a covenant running with the land, but in the event of a sale of such property by the said **OWNERS**, who shall be personally relieved of this obligation.

It is understood and agreed by the parties hereto that the **DIRECTOR** or **COUNTY** is not obligated to construct a roadway or provide public access to **OWNERS'** property referred to herein.

IN WITNESS WHEREOF, the DIRECTOR of the Department of Public Works, has executed this instrument and has caused his execution hereof to be attested and they have hereunto placed their hands and seals this 3RD day of, JANUARY A.D. 2005.

ATTEST:

Pablo Rodriguez
Witness

PABLO RODRIGUEZ
Witness Printed Name

Luis F. Lacayo Jr
Witness

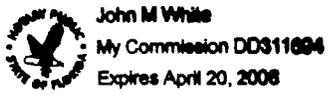
Luis F. Lacayo Jr
Witness Printed Name

[Signature]
Director
Aristides Rivera, P.E., P.L.S.

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of January, A.D. 2005, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Aristides Rivera, P.E., P.L.S.**, Director of the Department of Public Works of Miami-Dade County, Florida, personally known to me to be the person 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
John M. White
Printed Notary Name

NOTARY SEAL/STAMP Notary Public, State of Florida
My commission expires: 4/20/08
Commission/Serial No. 00311694

dx

IN WITNESS WHEREOF, the OWNERS have caused this Agreement to be executed this 24 day of JANUARY, A.D. 20004

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

Mercedes Malin
Witness
MERCEDES MALIN
Witness Printed Name

(SEAL)
Leonel Novoa
Printed Name

Address (if different)

Maria Gonzales
Witness
Maria Gonzales
Witness Printed Name

Witness

Witness Printed Name

Printed Name

Address (if different)

Witness

Witness Printed Name

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of January, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____ and _____, personally known to me, or proven, by producing the following identification: _____ to be the persons 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
Maria V. Fernandez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 5/20/05
Commission/Serial No. DD 015947



Return to:

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

Instrument prepared by:

Geoffrey M. Wayne, Esq.
1201 Brickell Avenue, Suite 220
Miami, FL 33131-3207
Folio No.: 30-5004-000-0620
User Department: Public Works

SW 87 AVENUE
SW 96 STREET
Sec. 4 TWP. 55 Rq. 40

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

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 3 day of December, A.D. 2004, by and between **IVE Group Two LC**, a limited liability company organized under the laws of the State of Florida, and having its office and principal place of business at 2103 S.W. 22nd Street, Suite 405, Miami, Florida 33145, 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 West 5 feet of the East 40 feet of the North ½, of the North ½, of the NE ¼ of the SE ¼, LESS the South 150 feet thereof, in Section 4, Township 55 South, Range 40 East, lying in Miami-Dade County, Florida, and the area bounded by the South line of the North 35 feet of the said SE ¼, and bounded by the West line of the East 40 feet of the said SE ¼, and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both of the last described lines, lying in Miami-Dade County, Florida.

Approved as description
Date 1/06/05
N.N.

25

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.

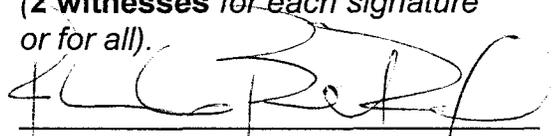
It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

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 Company Seal to be hereunto affixed, by a Member thereunto duly authorized, the day and year first above written.

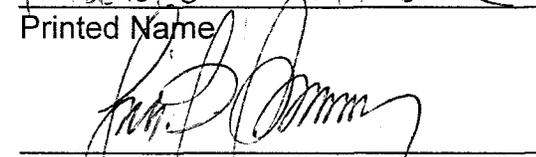
Signed, Sealed, Attested and delivered in our presence:

(2 witnesses for each signature or for all).



Witness

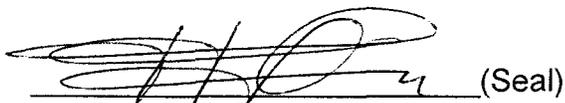
ROBERTO BATTISTEL
Printed Name



Witness

LUIS B. PASOS
Printed Name

IVE Group Two LC

 (Seal)

By: Francisco Fernandez Galan, Member

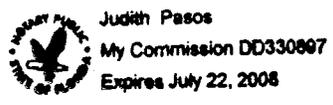
FRANCISCO FERNANDEZ
Printed Name

COMPANY SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 3 day of December, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Francisco Fernandez Galan, personally known to me, or proven, by producing the following identification: DL # F655-253-47-389-0 to be a Member of IVE Group Two LC, a limited liability company under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said Member acknowledged before me that he executed said instrument acting under the authority duly vested by said limited liability company and its Company Seal is affixed thereto.

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



Judith Pasos
Notary Signature

The foregoing was accepted and approved on the ___ day of _____, A.D. 2004, 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.
Deputy
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. 30-3104-003-3135
User Department: Public Works

NW 95 STREET
Sec. 4 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 November, A.D. 2004, by and between Eulalio Diaz and Miriam Diaz 13731 S.W. 11th St. Miami, FL whose address is 33184, 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 north 10 feet of Lot 3, Block 44 of AMENDED PLAT OF THE TROPICS, according to the plat thereof as recorded in Plat Book 10, Page 17, of the Public Records of Miami-Dade County, Florida.

Approved as description
Date 1/06/05
U.N.

JP

It is the intention of the part 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 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)

Barcelo Gutierrez
Witness

(SEAL)

BRADOLIO GUTIERREZ
Witness Printed Name

MIRIAM DIAZ
Printed Name

Jmf
Witness

Sofia Diaz
Address (if different)

ANA MARIA DE CORDOBA.
Witness Printed Name

Barcelo Gutierrez
Witness

(SEAL)

BRADOLIO GUTIERREZ
Witness Printed Name

Eulalio Diaz
Printed Name

Jmf
Witness

Eulalio Diaz
Address (if different)

ANA MARIA DE CORDOBA
Witness Printed Name

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 8 day of November, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mrs. Cecilia + Humberto Diaz and _____, 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.

Patricia Gutierrez

Notary Signature
Patricia Gutierrez

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires:

Commission/Serial No.



Patricia Gutierrez
Commission #DD276358
Expires: Dec 21, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

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.
Deputy
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk