

Date: February 5, 2008  
 To: Honorable Chairman Bruno A. Barreiro  
 and Members, Board of County Commissioners

Agenda Item No. 8(P)(1)(B)

From: George M. Burgess  
 County Manager



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

**Recommendation**

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

**Scope**

The properties being conveyed are located within various Commission Districts and are thereby listed individually below.

**Fiscal Impact/Funding Source**

There is no fiscal impact to the County associated with this item.

**Track Record/Monitor**

Not Applicable.

**Background**

These right-of-way dedications are being obtained to fulfill various zoning and land development requirements. Each individual site is listed below outlining the specific requirement for each site.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Nicolas M. Babinsky and Laura Snyder	RWD*	A 25-foot radius return at SW 45 Avenue and SW 10 Street. (District 6)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. Both SW 45 Avenue and SW 10 Street are paved.
2.	GOLDEN ESTATES OF FLORIDA L.L.C.	RWD*	A portion of SW 132 Avenue, from SW 265 Street south for approximately 109 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way. SW 132 Avenue is paved.

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

ESMT\*\* Easement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
3.	Jorge A. Rosado and Guadalupe Bruneman	RWD*	A portion of SW 164 Avenue from SW 272 Street south for approximately 264 feet. (District 8)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 272 Street is paved.
4.	VMW PROPERTIES, INC.	RWD*	A portion of SW 208 Drive, from approximately the extension of the centerline of SW 113 Road northeasterly for approximately 165 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way. SW 208 Drive is paved.
5.	99 & 68, INC.	RWD*	A 25-foot radius return at SW 68 Street and SW 99 Avenue. (District 7)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. Both SW 99 Avenue and SW 68 Street are paved.
6.	Correa Ventures, Inc.	RWD*	A portion of 193 Avenue beginning approximately 334 feet north of SW 316 Street north for approximately 334 feet; and SW 194 Avenue beginning approximately 334 feet north of theoretical SW 316 Street north for approximately 334 feet. (District 8)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. Neither SW 193 Avenue nor SW 194 Avenue is paved.
7.	CITY OF MIAMI BEACH	ESMT*	Located in the NE quadrant of the intersection of Purdy Avenue and Dade Boulevard box. (District 4)	Obtained to be able to install a traffic light control.
8.	Sun Investments and Real Estate	RWD*	A portion of SW 180 Street, beginning approximately 165 feet west of SW 102 Avenue for approximately 82 feet. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 180 Street is paved.
9.	Luis A. Hernandez and Miltka Scarano Hernandez	RWD*	A portion of SW 75 Street beginning approximately 150 feet west of SW 92 Avenue west for approximately 140 feet. (District 7)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 75 Street is paved.

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

ESMT\*\* Easement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
10.	Doral Grande Residences, LTD	RWD*	A portion of NW 107 Avenue from NW 74 Street south for approximately 990 feet and a portion of NW 74 Street from NW 107 Avenue east for approximately 1317 feet. (District 12)	Obtained in order to satisfy requirements of a highway project. NW 107 Avenue is paved but NW 74 Street is not paved.
11.	Doral Grande Residences, LTD	ESMT**	A portion of NW 107 Avenue from NW 74 Street south for approximately 990 feet and a portion of NW 74 Street from NW 107 Avenue east for approximately 1317 feet. (District 12)	Obtained in order to satisfy requirements of a highway project. NW 107 Avenue is paved but NW 74 Street is not paved.
12.	James E. Harden Sr.	RWD*	A portion of NW 81 Street beginning approximately 100 feet east of NW 24 Avenue east for 50 feet. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
13.	52 Street, LLC	RWD*	A portion of SW 52 Street, beginning approximately 142 feet east of SW 69 Avenue east for 243 feet. (District 7)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 52 Street is partially paved.
14.	NORMA GARCIA	RWD*	A portion of Old Cutler Road, beginning 475 feet westerly of SW 108 Avenue west for 100 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. Old Cutler Road is paved.
15.	Benjamin Rocha	RWD*	A portion of NW 54 Street from NW 29 Court west for approximately 99 feet and the radius return thereof. (District 3)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. Both NW 54 Street and NW 29 Court are paved.

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

ESMT\*\* Easement

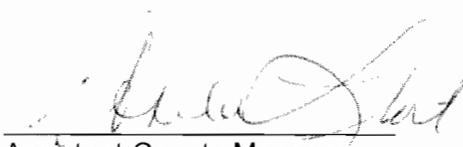
3

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
16.	Joel A. Gray	RWD*	A portion of NW 26 Avenue from NW 66 Street south for 50 feet and the radius return thereof. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. NW 26 Avenue is paved.
17.	Galileo Properties, Inc.	RWD*	A 25-foot radius return at SW 312 Street and SW 162 Avenue. (District 8)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. Both SW 162 Avenue and SW 312 Street are paved.
18.	Jorge Diaz-Silveira and Renee M. Pfeiffer	RWD*	A portion of SW 52 Avenue from SW 80 Street south for approximately 250 feet and SW 80 Street from SW 52 Avenue west for approximately 187 feet and the radius return. (District 7)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. Both SW 52 Avenue and SW 80 Street are paved.
19.	6175 Properties LLC	RWD*	A portion of SW 72 Street from SW 47 Court east for 100 feet and the radius return thereof. (District 7)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 72 Street is paved.
20.	SCHOOLHOUSE DEVELOPMENT, LLC	RWD*	A portion of SW 52 Avenue beginning 150 feet south of SW 76 Street south for 100 feet. (District 7)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 52 Avenue is paved.
21.	Monarch, LLC	RWD*	A portion of SW 38 Street beginning approximately 528 feet west of SW 84 Avenue west for approximately 98 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 38 Street is paved.

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

**ESMT\*\*** Easement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
22.	Las Palmas Royale Corp., Gregory J. Mislow, III, Gregory Mislow Jr., and Mary Lou Mislow	RWD*	A portion of SW 216 Street beginning 289 feet east of theoretical SW 184 Avenue east for approximately 45 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 216 Street is paved.
23.	American Foreclosures Inc.	RWD*	A 25-foot radius return at NW 66 Street and NW 25 Avenue. (District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. Both NW 25 Avenue and NW 66 Street are paved.
24.	Aurelio Arteaga and Migdalia Arteaga	RWD*	A portion of SW 122 Avenue from SW 80 Street north for approximately 330 feet and SW 80 Street from SW 122 Avenue west for approximately 334 feet and the radius return. (District 10)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 80 Street is paved.
25.	Roberto Valdes and Alexandra Valdes	IA***	A portion of SW 214 Street beginning approximately 187 feet west of the centerline of SW 190 Avenue west for 150 feet. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 214 Street is not paved.
26.	G.I. and M. Investments, LLC	RWD*	A portion of NW 17 Avenue from NW 77 Street north for 55 feet and the radius return thereof. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. Both NW 17 Avenue and NW 77 Street are paved.
27.	POSTMASTER ASSOCIATES, LTD	RWD*	A 25-foot radius return at SW 8 Street and SW 88 Avenue. (District 10)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. Both SW 88 Avenue and SW 8 Street are paved.

  
 Assistant County Manager

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

ESMT\*\* Easement

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MEMORANDUM  
(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: February 5, 2008

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No. 8(P)(1)(B)

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. 8(P)(1)(B)  
02-05-08

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. **Nicholas M. Babinsky and Laura Snyder**
2. **GOLDEN ESTATES OF FLORIDA L.L.C.**
3. **Jorge A. Rosado and Guadalupe Bruneman**
4. **VMW PROPERTIES, INC.**
5. **99 & 68, INC.**
6. **Correa Ventures, Inc.**
7. **CITY OF MIAMI BEACH**
8. **Sun Investments and Real Estate**
9. **Luis A. Hernandez and Miltka Scarano Hernandez**
10. **Doral Grande Residences, LTD**
11. **Doral Grande Residences, LTD**
12. **James E. Harden Sr.**
13. **52 Street, LLC**
14. **NORMA GARCIA**
15. **Benjamin Rocha**
16. **Joel A. Gray**
17. **Galileo Properties, Inc.**
18. **Jorge Diaz-Silveira and Renee M. Pfeiffer**
19. **6175 Properties LLC**
20. **SCHOOLHOUSE DEVELOPMENT, LLC**
21. **Monarch, LLC**
22. **Las Palmas Royale Corp., Gregory J. Mislow, III, Gregory Mislow Jr. and Mary Lou Mislow**
23. **American Foreclosures Inc.**
24. **Aurelio Arteaga and Migdalia Arteaga**
25. **Roberto Valdes and Alexandra Valdes**
26. **G.I. and M. Investments, LLC**
27. **POSTMASTER ASSOCIATES, LTD**

**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:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 5<sup>th</sup> day of February, 2008. 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:**

Avelino R. Leoncio, Jr., Architect  
Folio No. 30-4108-017-0010  
User Department: Public Works

**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 28th day of December, A.D. 2006, by and between Nicolas M. Babinsky and Laura Snyder whose address is 4501 SW 10<sup>th</sup> Street Miami, Florida 33134, 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 area bounded by the east and the south lines of Lot 2, Block 1, "GLEN GABLES", according to the plat thereof, as recorded in Plat Book 13, Page 76, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.**

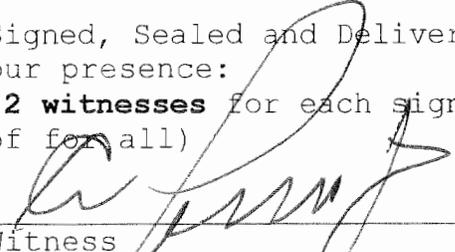
It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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)

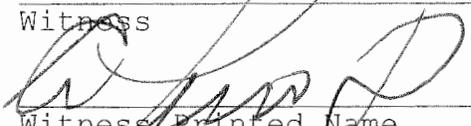
  
\_\_\_\_\_  
Witness

Avelino R. Leoncio A.I.A.  
Witness Printed Name

\_\_\_\_\_  
Witness

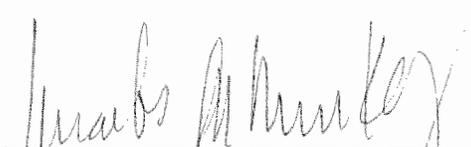
\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness Printed Name

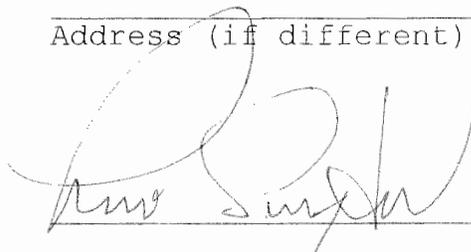
Avelino R. Leoncio A.I.A.  
Witness

\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
(Sign)

Nicolas M. Babinsky  
Printed Name

\_\_\_\_\_  
Address (if different)

  
\_\_\_\_\_  
(Sign)

Laura Snyder  
Printed Name

\_\_\_\_\_  
Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 28th day of December, 2006 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nicolas M. Babinsky and Laura Snyder 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.

Kristine M Boehme  
Notary Signature

KRISTINE M. BOEHME  
Printed Notary Name

NOTARY SEAL/STAMP



KRISTINE M. BOEHME  
MY COMMISSION # DD 594172  
EXPIRES: October 20, 2010  
Bonded Thru Budget Notary Services

Notary Public, State of Florida  
My commission expires: oct 20, 2010  
Commission/Serial No. DD 594172

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

TR B

(119-56) TRACT B

GRACELAND CEMETERY 3RD ADD.  
(128-91) BLKS 17,24-26 & TR. C

GRACELAND CEMETERY 4TH ADD  
BLKS 21-29

SW 45TH AVE

50

SW 9TH LN

1

1

2

6

5

4

3

12

11

10

9

8

SW 10TH ST

50

13

14

15

16

17

1

2

23

SW 10TH ST

THIS IS NOT A SURVEY

30-4108-017-0010

Municipality: UNINCORPORATED

Commission Districts: Rebeca Sosa, 6

Legal:

8-54-41  
GLEN GABLES PB 13-76 E63FT  
OF LOTS 1 & 2 BLK 1 LOT SIZE 63.000  
X 108 OR 19627-4084 04/2001 4



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
RIGHT-OF-WAY DIVISION

111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
March 26, 2007



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RETURN TO:  
Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1<sup>st</sup> Street  
Miami, Florida 33128-1970  
Instrument prepared by ROBERT WAYNE ESQ.  
Folio No. 30-6935-002-0330

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

State of Florida  
County of Miami-Dade

**THIS INDENTURE MADE this 28<sup>th</sup> day of February, 2007** by and between GOLDEN ESTATES OF FLORIDA L.L.C a Florida limited liability company, whose address is: 2436 S.W. 19<sup>th</sup> Ave. Miami, Florida 33145, 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. 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part.

**WITNESSETH**

That the parties of the first part, in consideration of the sum of One Dollar (\$1.00) to it duly paid by the party of the second part, the receipt whereof is hereby acknowledged, as well as for other 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, the following described land situate, lying and being in the County of Miami-Dade, State of Florida, to wit

**The West 10 feet of Lot 24, Block 3, of DIXIE HEIGHTS, according to the plat thereof, as recorded in Plat Book 15 at Page 65, of the Public Records of Miami-Dade County, Florida, and the area within said Lot 24, bounded by the north line and by the east line of the west 10 feet of said Lot 24, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines**

It is the intention of the parties of the first part, by this instrument to convey to said County, 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 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 same against the lawful claims of all persons whatsoever, claiming by, through or under them.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set her hand and seal, and caused these premises to be executed in its name, by its proper officers thereunto duly authorized, the 28<sup>th</sup> day of February 2007,

Signed, sealed attested and delivered in the presence of:

GOLDEN ESTATES OF FLORIDA L.L.C  
INC., a Florida limited liability company

  
\_\_\_\_\_  
Robert Wayne  
Printed Name

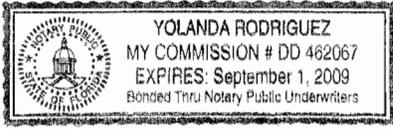
  
\_\_\_\_\_  
YOMAYRA M. VALLEJO, Manager

  
\_\_\_\_\_  
M. Cardwell  
Printed Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify, that on this 28<sup>th</sup> day of February 2007, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared YOMAYRA M. VALLEJO, Manager of GOLDEN ESTATES OF FLORIDA L.L.C., a Florida limited liability company, to me personally known, and who executed and acknowledged the foregoing conveyance to the County of Miami-Dade, a body Corporate, and a political subdivision of the State of Florida with full authority to do so.

Witness my hand and official seal in the County and State aforesaid, on the day and year aforesaid.



*Yolanda Rodriguez*  
NOTARY PUBLIC, STATE OF FLORIDA  
Printed Name: *Yolanda Rodriguez*  
My commission expires: *Sept. 1, 2009*

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_, By Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

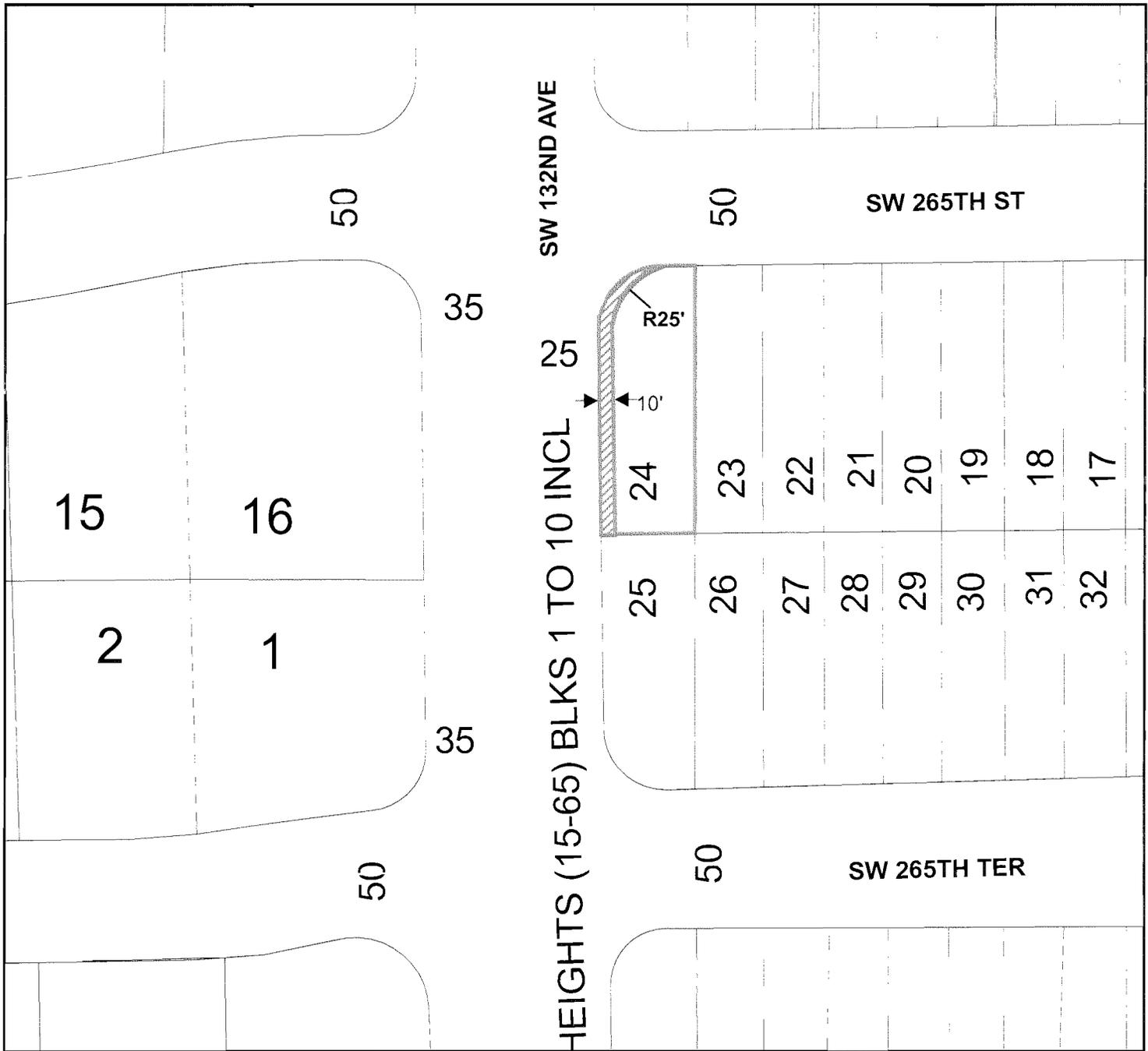
\_\_\_\_\_  
CARLOS F. BONZON Ph.D. P.E.  
Assistant County Manager

Approved as to form and legal sufficiency

Attest: HARVEY RUBIN  
Clerk of the Court

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission District: Dennis C. Moss, 9

30-6935-002-0330

Municipality: UNINCORPORATED

Legal:

DIXIE HEIGHTS PB 15-65 LOTS 23  
& 24 BLK 3 LOT SIZE 60.570 X 109  
OR 19792-2388 072001 3 COC  
24652-2136 06 2006 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
March 13, 2007



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**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, PLS  
Folio No. 30-6932-000-0320  
User Department: Public Works

**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 4<sup>th</sup> day of January, A.D. 2007, by and between Jorge A. Rosado and Guadalupe Bruneman, whose address is 16380 SW 272 Street, Miami, 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 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:

The West 25 feet of the North 264 feet of the West ½ of the West ½ of the West ½ of the NE ¼ of the SW ¼, in Section 32, Township 56 South, Range 39 East, less the North 35 feet thereof, Miami-Dade County, Florida; and the area bounded by the south line of said North 35 feet, the East line of said West 25 feet and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

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.

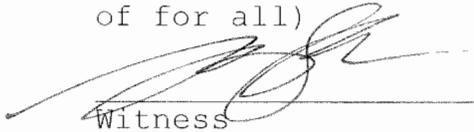
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, his heirs and assigns, and they shall have the right to immediately re-possess the same.

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 and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

  
Witness

Beatriz Llorente  
Witness Printed Name

Marcela Cairnes  
Witness

Marcela Cairnes  
Witness Printed Name

  
Witness

Beatriz Llorente  
Witness Printed Name

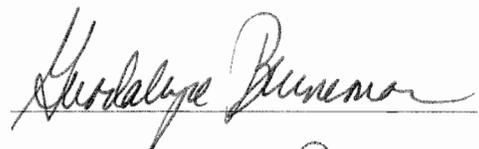
Marcela Cairnes  
Witness

Marcela Cairnes  
Witness Printed Name

 (Sign)

JORGE A. Rosado  
Printed Name

same  
Address (if different)

 (Sign)

GUADALUPE BRUNEMAN  
Printed Name

same  
Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 4th day of January, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jorge Rosado, and Cuadalupe Brunerars., 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.



Beatriz Llorente  
Commission # DD547718  
Expires: JULY 15, 2010  
www.AARONNOTARY.com

*[Handwritten Signature]*

Notary Signature

BEATRIZ LLORENTE

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: 7/15/2010  
Commission/Serial No. DD 547718

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.

\_\_\_\_\_  
Carlos F. Bonzon, Ph.D., P.E.

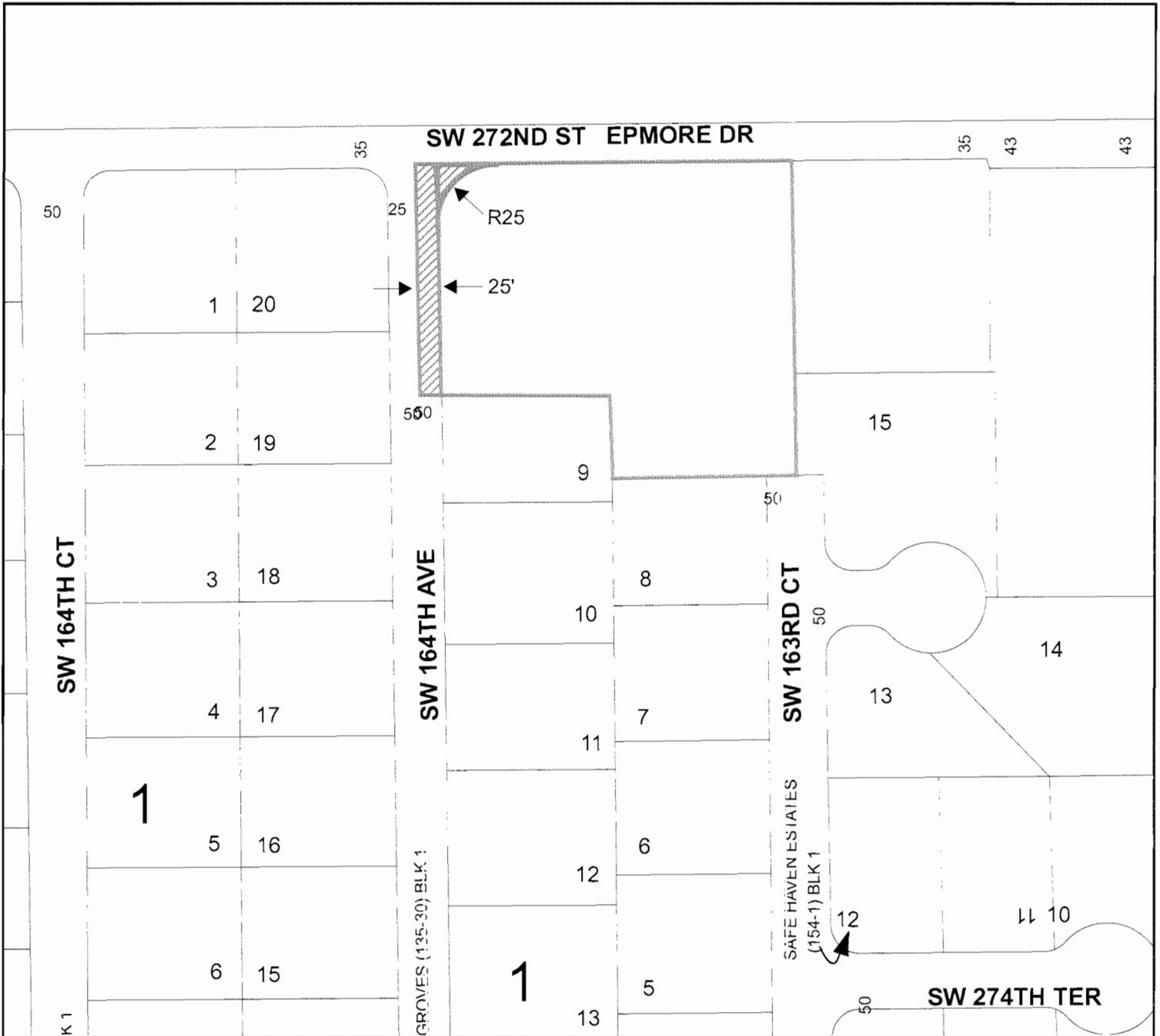
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: Katy Sorenson, 8

**30-6932-000-0320**

Municipality: UNINCORPORATED

Legal:

32 56 39 1.985 AC M/L N330FT OF  
 E1/2 OF W1/2 OF W1/2 OF NE1/4  
 OF SW1/4 & N264FT OF W1/2 OF  
 W1/2 OF W1/2 OF NE1/4 OF SW1/4  
 LESS N35FT FOR R/W OR 19002-  
 3216-20 022000 5



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 March 28, 2007



21







ACCEPTANCE AND APPROVAL

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.

\_\_\_\_\_  
Carlos F. Bonzon, Ph.D., P.E.

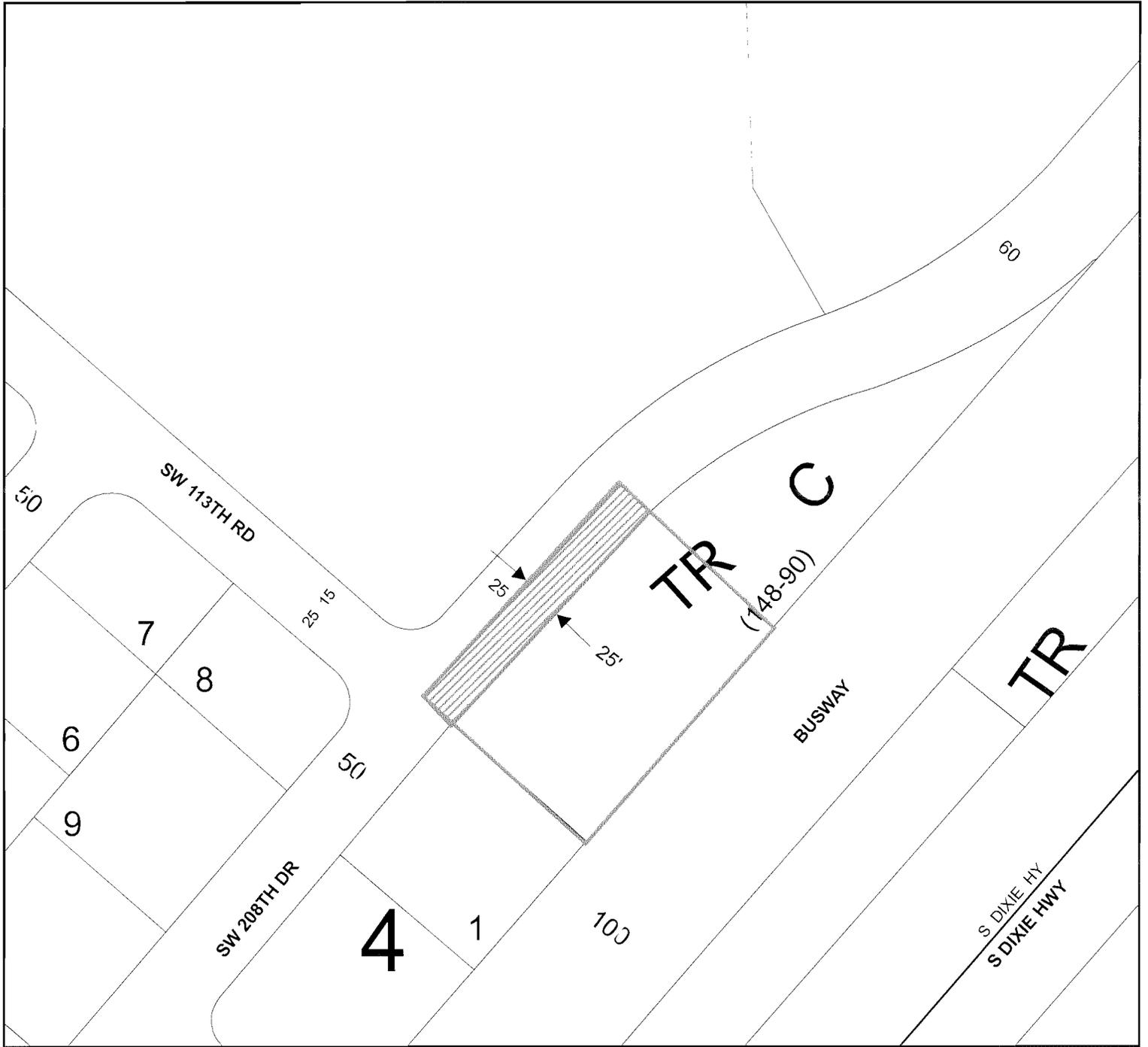
Assistant County Manager

**ATTEST: HARVEY RUVIN,**  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: Dennis C. Moss ,9  
**30-6007-000-0323**  
 Municipality: UNINCORPORATED



7 56 40 .48 AC BEG AT X OF E LINE  
 NW1/4 & NWLY R/W FEC RR  
 SWLY736FT TO POB NWLY 125FT  
 SWLY165.18FT SELY125FT  
 NELY165.45FT TO POB LOT SIZE  
 20908 SQUARE FEET

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



**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. 30-4029-001-0820  
User Department: Public Works

**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 2<sup>nd</sup> day of February, A.D. 2007, by and between 99 E. Co., INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 8961 SW 100th Street, Miami FL 33176, 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"

## EXHIBIT "A"

A portion of the N  $\frac{1}{2}$  of Tract 100, of DADE COUNTY DEVELOPMENT COMPANY, as recorded in Plat Book 1, Page 97, of the Public Records of Miami-Dade County, Florida, lying in Section 29, Township 54 South, Range 40 East, described as follows:

The area bounded by the east line of the West 25 feet and by the south line of the North 25 feet of said Tract 100, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

Note: The north line of said Tract 100 being coincident with the north line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 29.

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

Odakys C. Bello  
Printed Name

[Signature]  
Witness

Rita M. Saavedra  
Printed Name

[Signature]  
Witness

Odakys C. Bello  
Printed Name

[Signature]  
Witness

Rita M. Saavedra  
Printed Name

99 & 68 INC.

Name of Corporation

[Signature] (Seal)

By: [Signature] President

HECTOR O. CASTELLON  
Printed Name

8961 S.W. 108 ST N. 33176

Address if different

[Signature] (Seal)

Attest: [Signature] Secretary

MAIRA E. CASTELLON  
Printed Name

8961 S.W. 108 ST N 33176

Address if different

CORP SEAL

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 28<sup>th</sup> day of FEBRUARY, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Hector O. CASTELLON and HAIRA E. CASTELLON, personally known to me, or proven, by producing the following identification:  
to be the ✓ President and ✓ Secretary of 99 & 68 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.

NOTARY PUBLIC-STATE OF FLORIDA  
 Kenia Bello  
Commission # DD448359  
Expires: JULY 07, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

Kello  
Notary Signature  
Kenia Bello  
Printed Notary Name

NOTARY SEAL/STAMP

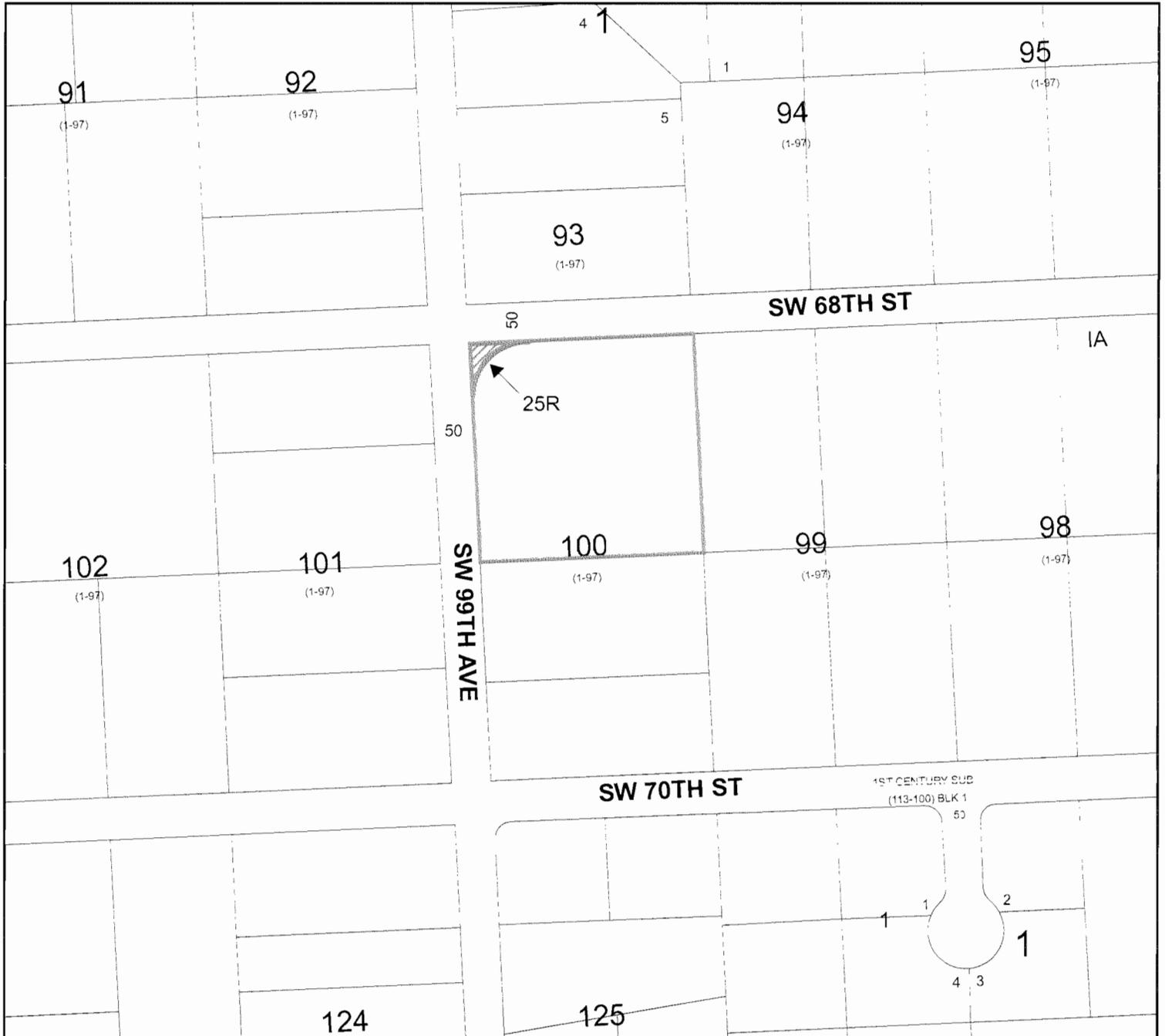
Notary Public, State of Florida  
My commission expires: July 07, 2009  
Commission/Serial No. DD448359

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.  
Deputy County Manager

**ATTEST:** HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk



THIS IS NOT A SURVEY

Commission Districts: Carlos A. Gimenez, 7

**30-4029-001-0820**

Municipality: UNINCORPORATED

Legal:

29 54 40 2.19 AC  
 SUBDIVISION OF PB 1-97  
 N1/2 OF TR 100 LESS W &  
 N25FT FOR R/W OR 18590-  
 4604 0499 1 COC 22550-  
 1124 07 2004 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



NTS

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
 April 2, 2007

31

**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. 30-78-14-000-0420  
User Department: Public Works

---

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 15 day of March, A.D. 2007, by and between Correa Ventures, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 3200 Coconut Grove Drive, Coral Gables, 33134, 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 25ft of the North ½ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of Section 14, Township 57 South, Range 38 East, Lying and Being in Miami-Dade County, Florida. AND

The West 25ft of the North ½ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of Section 14, Township 57 South, Range 38 East, Lying and Being in 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 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).

AML  
Witness

Antonio L. Martinez  
Printed Name

Patricia de Cardenas  
Witness

Patricia de Cardenas  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

Correa Ventures, Inc.  
Name of Corporation

[Signature] (Sign)

By: Its President

Jorge Correa  
Printed Name

\_\_\_\_\_  
Address if different

\_\_\_\_\_  
Attest: \_\_\_\_\_ Secretary

\_\_\_\_\_  
Printed Name

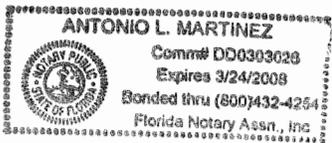
\_\_\_\_\_  
Address if different

CORP SEAL

STATE OF Florida )  
 )  
COUNTY OF Miami-Dade )

I HEREBY CERTIFY, that on this 15 day of MARCH,  
A.D. 2007, before me, an officer duly authorized to administer  
oaths and take acknowledgments personally appeared Jorge Correa  
\_\_\_\_\_ and \_\_\_\_\_,  
personally known to me, or proven, by producing the following  
identification: Florida Drivers License  
to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary of  
Correa Ventures, 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 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.



AM  
\_\_\_\_\_  
Notary Signature  
ANTONIO L MARTINEZ  
\_\_\_\_\_  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA  
My commission expires: 3/24/08  
Commission/Serial No. DD0303026

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.

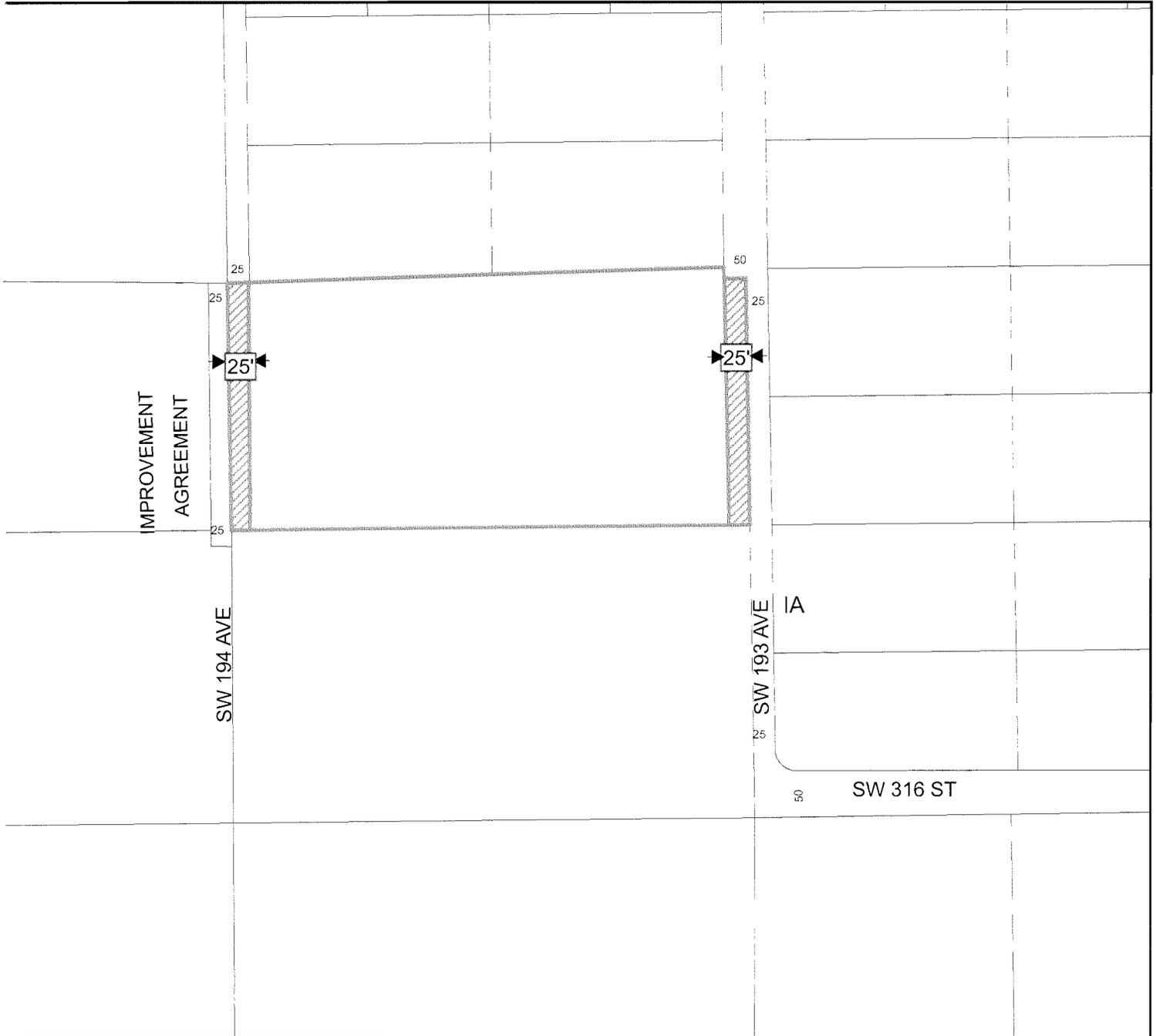
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: Katy Sorenson, 8

30-7814-000-0420

Municipality: UNINCORPORATED

Legal:

14 57 38 5 AC N1/2 OF  
 SW1/4 OF NE1/4 OF NW1/4  
 OR 14038-451 0189 4 COC  
 23741-2948 08 2005 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 April 2, 2007



35

**..Return to:**

Right of Way Division .  
 Miami-Dade County Public Works Dept. .  
 111 N.W. 1st Street .  
 Miami, FL 33128-1970 .  
**Instrument prepared by:** .  
 Robert Battillo .  
 Miami-Dade County Public Works Dept. .  
 111 N.W. 1st Street .  
 Miami, FL 33128-1970 .  
 Folio No. 02-3233-012-0390 .  
 User: Department Public Works .

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA        )  
                                   )  
 COUNTY OF MIAMI-DADE )

THIS EASEMENT, Made this 4 day of April, A.D. 2007, between the CITY OF MIAMI BEACH, a Florida municipal corporation under the laws of the State of Florida, and having its office and principal place of business at 1130 Washington Avenue Miami Beach, Florida 33139-4600, 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 to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HRETO AND MADE A PART HEREOF

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, 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).

Judith Hernandez-Figueroa  
Witness

JUDITH HERNANDEZ-FIGUEROA  
Printed Name

Lilia Cardillo  
Witness

Lilia Cardillo  
Printed Name

Jorge Gonzalez  
By: THE CITY OF MIAMI BEACH

Jorge Gonzalez  
Printed Name

Robert Parcher  
By: CITY OF MIAMI BEACH CLERK

ROBERT PARCHER  
Printed Name

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

[Signature] 3/30/07  
City Attorney Date

STATE OF Florida )  
COUNTY OF Miami-Dade )

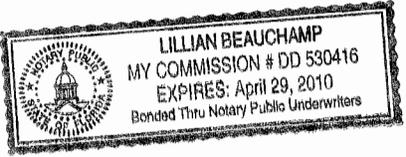
I HEREBY CERTIFY, that on this 4<sup>th</sup> day of April, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jorge Gonzalez CITY MANAGER and Robert Parcher, City Clerk, personally known to me, or proven, by producing the following identification: N/A ~~to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary of \_\_\_\_\_~~, 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 / she /~~ 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.

Lillian Beauchamp  
Notary Signature

Lillian Beauchamp  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: April 29, 2010

Commission/Serial No. DD530416

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.

CARLOS F. BONZON, PH.D, P.E.  
Assistant County Manager

Approved as to form and legal sufficiency

ATTEST: HARVEY RUVIN,  
Clerk of said Board

\_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Deputy Clerk

## LEGAL DESCRIPTION

A portion of Lot 1, Block 15 of ISLAND VIEW according to the plat thereof as recorded in Plat Book 6, Page 115, lying North of the North right-of-way line of Dade Boulevard as shown on DEDICATION OF PORTION OF LOT 1, BLOCK 15, ISLAND VIEW SUBDIVISION according to the plat thereof as recorded in Plat Book 21, Page 30, all of the Public Records of Miami-Dade County, Florida. Said portion of Lot 1 being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; thence N 89°53'27" E along the South line of said Lot 1 also being the North right-of-way line of Dade Boulevard for 19.70 feet to the point of curvature of a circular curve concave to the Northwest; thence Easterly along the North right-of-way line of Dade Boulevard as shown on said DEDICATION OF PORTION OF LOT 1, BLOCK 15, ISLAND VIEW SUBDIVISION and along the arc of said curve to the left, having a radius of 538.10 feet through a central angle of 14°14'00" for 133.67 feet to the POINT OF BEGINNING; thence continue along said North right-of-way line and along the arc of said curve to the left having a radius of 538.10 feet through a central angle of 3°10'36" for 29.83 feet to a point of compound curvature of a circular curve concave to the Northwest; thence Northeasterly and Northerly along the arc of said curve to the left having a radius of 15.00 feet, through a central angle of 72°34'31" for 19.00 feet to the point of tangency; thence N 0°05'39" W, tangent to the last described curve, along the West right-of-way line of Purdy Avenue and the East line of said Lot 1 for 4.96 feet to the point of intersection with a circular curve concave to the Northwest, said point of intersection bearing S 19°14'58" E from the center of said curve, thence Southwesterly along the arc of said curve to the right having a radius of 523.10 feet, through a central angle of 4°54'26" for 44.80 feet; thence S 14°20'33" E along a line radial to the last described curve for 15.00 feet to the North right-of-way line of said Dade Boulevard and the POINT OF BEGINNING.

**EXHIBIT "A"**

1 of 1



ISLAND VIEW

PURDY AVE

70

4

3

2

1

ISLAND VIEW (6-115) BLKS 14-16 & 16A

COLL

DADE BLVD

7

6

35

A

16)

5

THIS IS NOT A SURVEY

Municipality: MIAMI BEACH

02-3233-012-0390

Sec. 33- 5342

Commission Districts: Sally A. Heyman, 4

Legal:

ISLAND VIEW SUB PB  
6-115 LOTS 1 THRU 9 BLK  
15 & PARCEL OF SUBMERGED  
LAND LYG IN BISC BAY WEST  
OF & ADJ TO ABOVE LOTS  
TH DEED 25150/2329-13/  
CONTAIN 4.4026 AC



Traffic Signal Easement

N



NTS

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
RIGHT-OF-WAY DIVISION

111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
April 9, 2007

**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, PLS  
Folio No. 30-5032-000-1130/1150  
User Department: Public Works

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**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 23<sup>rd</sup> day of February, A.D. 2006, by and between Sun Investments and Real Estate, a corporation under the laws of the State of Florida, and having its office and principal place of business at 1980 S. Ocean Dr. #5, Hallandale Beach, Fl. 33009, 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 South 20 feet of the North 50 feet of the East 82 feet of the West ½ of the NE ¼ of the NE ¼ of the SE ¼ of the SW ¼ of Section 32, Township 55 South, Range 40 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.

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

Orlando Perez  
Printed Name

[Signature]  
Witness

CLARA FONS  
Printed Name

[Signature]  
Witness

Bernardo Bustamante  
Printed Name

Cecilia Lopez  
Witness

Cecilia Lopez  
Printed Name

Son Investments & Real Estate  
Name of Corporation

[Signature] (Sign)

By: \_\_\_\_\_ President  
Andres Mongeoffi  
Printed Name

\_\_\_\_\_  
Address if different

[Signature] (Sign)  
Attest: \_\_\_\_\_ Secretary

Roberto Ollef  
Printed Name

\_\_\_\_\_  
Address if different

CORP SEAL

STATE OF FLORIDA )  
 )  
COUNTY OF DADE )

I HEREBY CERTIFY, that on this 23 day of February, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Andres Mongeoffi and Roberto Olf, personally known to me, or proven, by producing the following identification: \_\_\_\_\_ to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary of Sun Investments & Real Estate Corp, 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 \_\_\_\_\_ 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 PUBLIC-STATE OF FLORIDA  
 Vicky Riesgo  
Commission # DD514221  
Expires: FEB. 02, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

Vicky Riesgo  
Notary Signature  
Vicky Riesgo  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL  
My commission expires: 2,2,10  
Commission/Serial No. DD514221

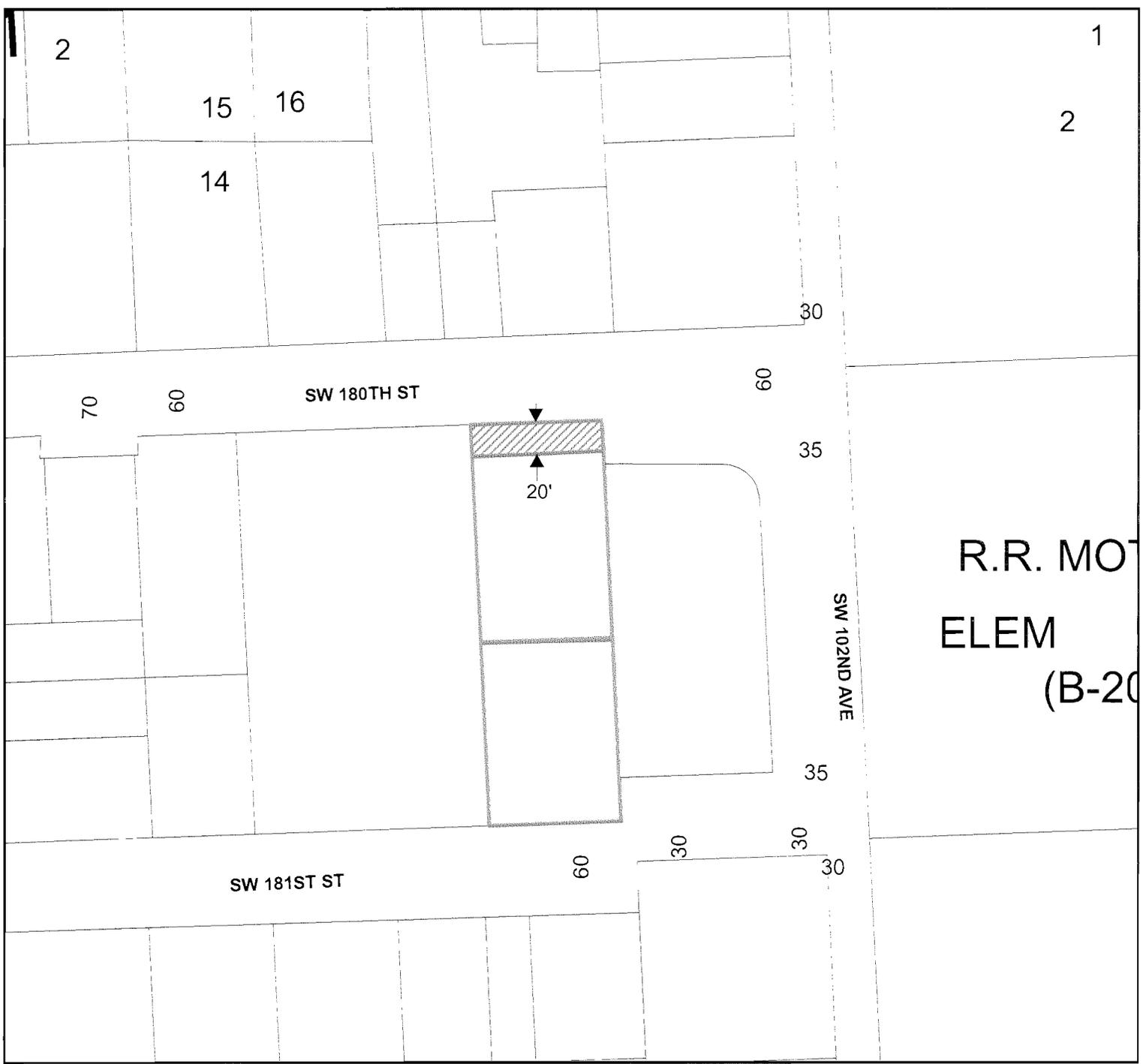
The foregoing was accepted and approved on the 23 day of FEB, A.D. 2006, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

\_\_\_\_\_  
Pedro G. Hernández, P.E.  
Deputy County Manager

**ATTEST:** HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk

44



THIS IS NOT A SURVEY

Commission Districts: Dennis C. Moss ,9

**30-5032-000-1130**

**30-5032-000-1150**

Municipality: UNINCORPORATED

Legal:

32 55 40 .28 AC N180.45FT  
 OF E82FT OF W1/2 OF  
 NE1/4 OF NE1/4 OF SE1/4  
 OF SW1/4 LESS N30FT  
 FOR R/W PER W/P #22437  
 COC 23842-0199 07 2005 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 April 09, 2007



48

**Return to:**

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

**Instrument prepared by:**

Armando J. Cervera  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970  
Folio No. 30-4033-001-0460  
User Department Public Works

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

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

**THIS INDENTURE**, Made this 7 day of March, A.D. 2007, by and between **Luis A. Hernandez and Miltka Scarano Hernandez, his wife**, whose address is 9207 S.W. 75<sup>th</sup> Street, Miami, Fl 33173-3210, 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 Tract 24 of DADE COUNTY DEVELOPMENT COMPANY according to the plat thereof as recorded in Plat Book 1, Page 84 of the Public Records of Miami-Dade County, Florida, said plat being a subdivision of Section 33, Township 54 South, Range 40 East, Miami-Dade County, Florida. Said portion of Tract 24 being more particularly described as follows:**

**The North 5 feet of the South 25 feet of the North 1/2 of said Tract 24 less the East 185 feet thereof**

Subject to conditions, easements, restrictions and limitations of record and real property taxes for year 2007.

96

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.

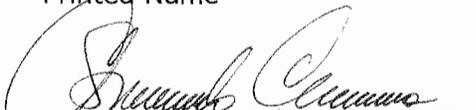
It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

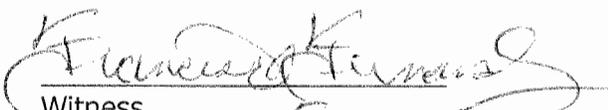
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

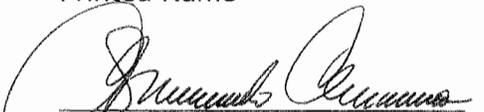
**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

  
Witness  
Francisco Fernandez  
Printed Name

  
Witness  
Armando J. Cervera  
Printed Name

  
Witness  
Francisco Fernandez  
Printed Name

  
Witness  
Armando J. Cervera  
Printed Name

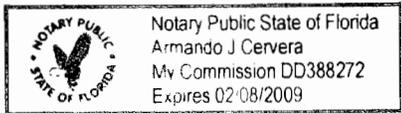
  
\_\_\_\_\_  
Luis A. Hernandez

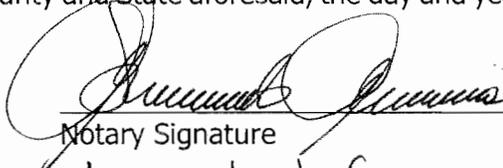
  
\_\_\_\_\_  
Milka Scarano Hernandez

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

**I HEREBY CERTIFY**, that on this 7 day of March, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared **Luis A. Hernandez and Miltka Scarano Hernandez, his wife**, personally known to me, or proven, by producing the following identification: DL# H655-521-68-468 & 9656-543-55-829-0 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.



  
Notary Signature

Armando J. Cervera  
Printed Notary Name

Notary Public, State of Florida

My commission expires: 2/8/09

Commission/Serial No. DD388272

NOTARY SEAL/STAMP

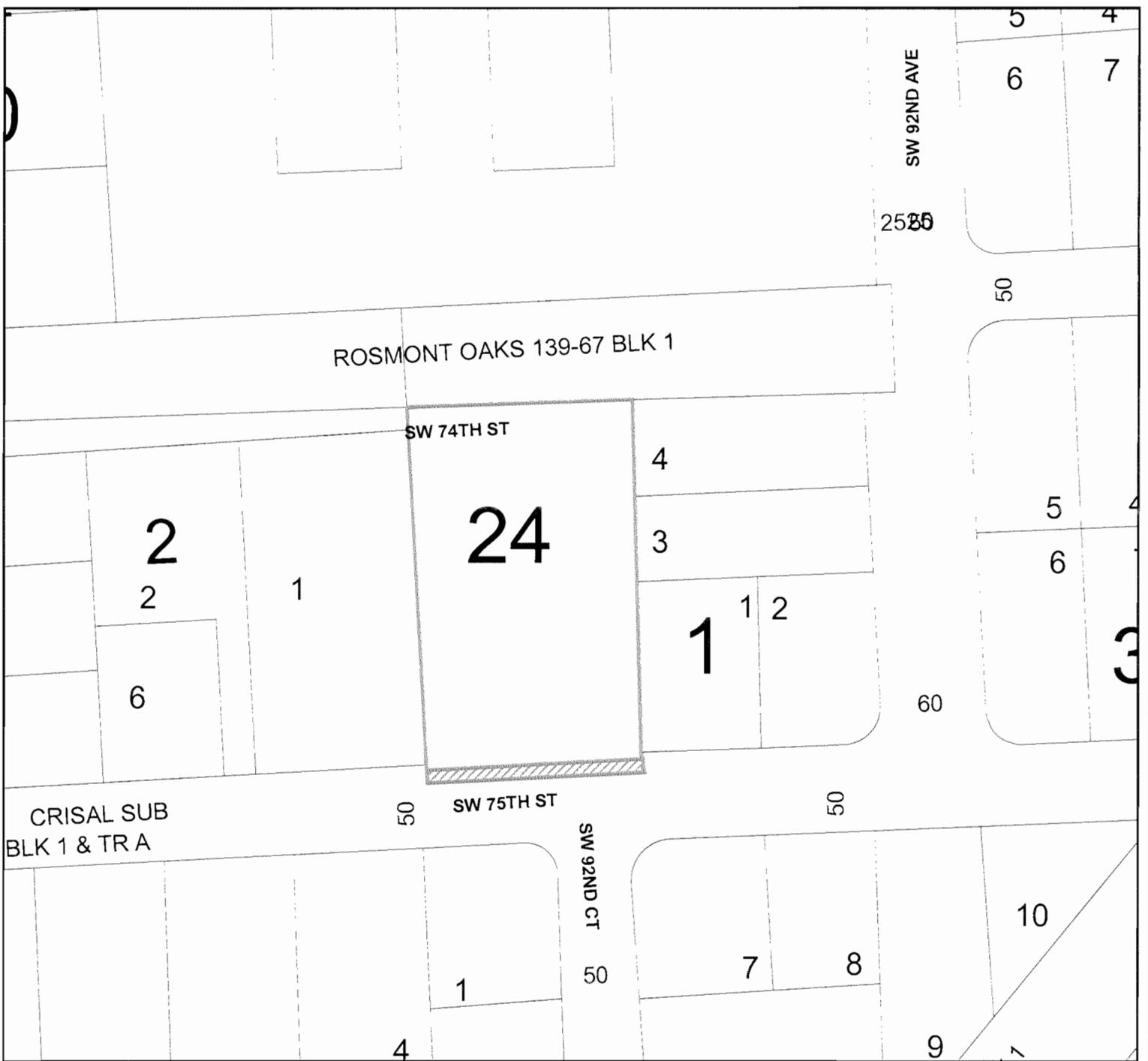
The foregoing was accepted and approved on the \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

\_\_\_\_\_  
Assistant to the  
County Manager

\_\_\_\_\_  
Printed Name

**ATTEST: HARVEY RUVIN,**  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk



THIS IS NOT A SURVEY

Commission Districts: Carlos A. Gimenez, 7

**30-4033-001-0460**

Municipality: UNINCORPORATED

Legal:

33 54 40 .78 AC SUB OF PB  
 1-84 N1/2 OF TRACT 24  
 LESS N85.01FT & LESS  
 E185FT & LESS S20FT FOR  
 RD OR 19690-1859 052001 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
 Prepared by: Yazmin Moreno  
 April 10, 2007

49

**Return to:**

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

**Instrument prepared by:**

John M. White  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970  
Portions of Folio Nos. 35-3017-001-0300,  
0310, 0320  
User Department: Public Works                      Parcel # 6s, Project # 20040355

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

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

**THIS INDENTURE**, Made this 4 day of April, A.D. 2007, by and between **Doral Grande Residences, LTD**, a Florida Limited Partnership, and having its office and principal place of business at 1025 Kane Concourse, Suite 215, Bay Harbor Islands, FL 33154, 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 / Her / 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, 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" ATTACHED HERETO AND MADE A PART HEREOF.**

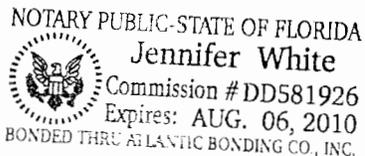
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

STATE OF Florida

COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 9<sup>th</sup> day of April, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Howard Cohen, President of Doral Grande Residences, Inc., the G.P., personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the General Partner(s) duly authorized on behalf of Doral Grande Residences, LTD. a Florida Limited Partnership. Said General Partner(s) 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.



Jennifer White  
Notary Signature

Jen White  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission/Serial No. \_\_\_\_\_

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.

\_\_\_\_\_  
Special Asst. to the County Manager

\_\_\_\_\_  
Printed Name

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
and legal sufficiency.

\_\_\_\_\_  
Assistant County Attorney

57

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 heirs and assigns, and it or 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, by its Partner(s), has caused these presents to be signed for and on its behalf, 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

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

**Doral Grande Residences, LTD.,**  
**a Florida Limited Partnership**  
By: **Doral Grande Residences, Inc.,** a  
Florida corporation, its General Partner

By: General Partner - President

*Howard D. Cohen, President*  
Printed Name  
1025 Kane Concourse, Suite 215  
Bay Harbor Islands, FL 33154

Address if different

By: General Partner

Printed Name

Address if different

SEAL

**EXHIBIT "A"**

Legal Description  
(Fee Simple)

Parcel 6s

A portion of Tracts 30 through 32, inclusive, in the Northwest 1/4 of Section 17, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, in Township 53 South, Range 40 East, Miami-Dade County, Florida, as recorded in Plat Book 2 at Page 17 of the public records of Miami-Dade County, Florida, being more particularly described as follows: Begin at the Northwest Corner of the Northwest 1/4 of said Section 17; thence N89°39'25"E along the North line of said Section 17 for 1316.61 feet to the intersection with the East Line of said Tract 32 extended northerly; thence S01°42'56"E for 61.01 feet; thence S89°39'25"W along a line parallel with and 61.00 feet South of the North line of said Section 17, for 399.72 feet; thence S88°23'03"W for 495.20 feet; thence S89°39'25"W along a line parallel with and 72.00 feet South of the North line of said Section 17, for 318.05 feet to a point of curvature with a circular curve concave to the Southeast; thence Southwesterly to the left along the arc of said curve having a radius of 40.00 feet through a central angle of 91°22'34" for an arc distance of 63.79 feet to a point of tangency; thence S01°43'09"E along a line parallel with and 62.50 feet East of the West line of said Section 17 for 496.37 feet; thence S10°41'17"W for 51.20 feet; thence S01°43'09"E along a line parallel with and 51.50 feet East of the West line of said Section 17 for 330.14 feet to a point on the South line said Tract 30; thence S89°39'41"W along the South line of said Tract 30 and its westerly extension thereof for 51.51 feet to the West line of Section 17; thence N01°43'09"W along said West line of said Section 17 for 989.77 feet to the POINT OF BEGINNING.

LESS

That portion of Tracts 30 though 32, inclusive, in Section 17, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, in Township 53 South, Range 40 East, Miami-Dade County, Florida, as recorded in Plat Book 2 at Page 17 of the public records of Miami-Dade County, Florida, that lies within the North 15.00 feet and lies within the West 15.00 feet of the Northwest 1/4 of said Section 17. Said 15.00 feet wide strips were implied as dedicated by said plat and accepted by the Board of County Commissioners, Dade County, Florida, January 30, 1960, by Resolution 4406, recorded in Official Records Book 1884 at Page 501 of the Public Records of Miami-Dade County, Florida.



**Return to:**

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

**Instrument prepared by:**

John M. White .  
Miami-Dade County Public Works Dept. .  
111 N.W. 1st Street .  
Miami, FL 33128-1970 .  
Folios: 35-3017-001-0300,0310,0320 .

User Department: Public Works . Parcel # 6s, Project # 20040355

**TEMPORARY CONSTRUCTION EASEMENT**

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

**THIS EASEMENT**, Made this 4 day of April, A.D. 20    ,  
by and between **Doral Grande Residences, LTD.**, a Florida Limited  
Partnership, and having its office and principal place of business at  
1025 Kane Concourse, Suite 215, Bay Harbor Islands, FL 33154, 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 / Her / 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, does hereby  
grant to the party of the second part, and its successors in interest,  
an easement, license and privilege to enter upon, and to perform any  
acts required for the installation and maintenance of fill and sod, and  
removal of spoil material and rubbish, if any, for the purpose of  
harmonization of the elevation of NW 74<sup>th</sup> Street with the adjacent  
property upon the following described land, situate, lying and being in  
Miami-Dade County, State of Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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.

**THE TERM OF THIS EASEMENT** shall be for three years or until the completion of NW 74<sup>th</sup> street as a six lane highway, and all rights of the second party hereunder, including ownership and maintenance of said fill and sod shall cease upon the expiration of said term.

**IN WITNESS WHEREOF**, the said party of the first part, by its Partner(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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

**Doral Grande Residences, LTD., a Florida Limited Partnership**  
By: Doral Grande Residences, Inc., a Florida corporation, its General Partner

Witness \_\_\_\_\_

*H.D. Cohen* President

By: General Partner

Printed Name \_\_\_\_\_

Howard D. Cohen, President

Printed Name

1025 Kane Concourse, Suite 215

Bay Harbor Islands, FL 33154

Address if different

Witness \_\_\_\_\_

*Jennifer White*

Printed Name \_\_\_\_\_

By: General Partner

Witness \_\_\_\_\_

Printed Name

Printed Name \_\_\_\_\_

Address if different

Witness \_\_\_\_\_

SEAL

Printed Name \_\_\_\_\_

576

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 9<sup>th</sup> day of April, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Howard D. Cohen, President of Doral ~~and~~ Grande Residences, Inc., the G.P., personally known to me, or proven, by producing the following forms of identification: N/A to be the General Partner(s) duly authorized on behalf of Doral Grande Residences, LTD., a Florida Limited Partnership. Said General Partner(s) 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 PUBLIC-STATE OF FLORIDA  
 Jennifer White  
Commission # DD581926  
Expires: AUG. 06, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

Jennifer White  
Notary Signature

\_\_\_\_\_  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission/Serial No. \_\_\_\_\_

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 Asst. to the County Manager

ATTEST: HARVEY RUVIN,

Approved as to form and legal  
sufficiency

Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney

**EXHIBIT "A"**

Legal Description  
(Temporary Construction Easement)

Parcel 6s T.C.E.

A portion of Tracts 30 through 32, inclusive, in the Northwest 1/4 of Section 17, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, in Township 53 South, Range 40 East, Miami-Dade County, Florida, as recorded in Plat Book 2 at Page 17 of the public records of Miami-Dade County, Florida, being adjacent and contiguous with the afore-described Parcel 6s being more particularly described as follows: Commence at the Northwest Corner of the Northwest 1/4 of said Section 17; thence N89°39'25"E along the North line of said Section 17 for 1316.61 feet to the intersection with the East Line of said Tract 32 extended northerly; thence S01°42'56"E for 61.01 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S89°39'25"W along a line parallel with and 61.00 feet South of the North line of said Section 17, for 399.72 feet; thence S88°23'03"W for 495.20 feet; thence S89°39'25"W along a line parallel with and 72.00 feet South of the North line of said Section 17, for 318.05 feet to a point of curvature with a circular curve concave to the Southeast; thence Southwesterly to the left along the arc of said curve having a radius of 40.00 feet through a central angle of 91°22'34" for an arc distance of 63.79 feet to a point of tangency; thence S01°43'09"E along a line parallel with and 62.50 feet East of the West line of said Section 17 for 496.37 feet; thence S10°41'17"W for 51.20 feet; thence S01°43'09"E along a line parallel with and 51.50 feet East of the West line of said Section 17 for 330.14 feet to a point on the South line said Tract 30; thence N89°39'41"E along the South line of said Tract 30 for 11.36 feet; thence N01°43'10"W for 331.28 feet; thence N07°20'13"E for 51.71 feet; thence N01°43'10"W for 413.68 feet; thence N02°51'21"E for 81.01 feet; thence N29°59'53"E for 33.14 feet; thence N89°39'25"E for 426.21 feet; thence N88°22'05"E for 400.10 feet; thence N89°39'25"E for 395.26 feet to the east line of said Tract 32; N01°42'56"W along said east line for 14.00 feet 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:**

Pablo Rodríguez, PLS  
Folio No. 30-3110-025-0780  
User Department: Public Works

**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 5<sup>th</sup> day of April, A.D. 2007, by and between James E. Harden Sr., whose address is 1471 NW 137 Street, Miami, Florida 33167, 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:

**The South 25 feet of Lot 4, Block 16, of AVOCADO PARK, as recorded in Plat Book 6, Page 11, of the Public Records of Miami-Dade County, Florida.**

60

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.

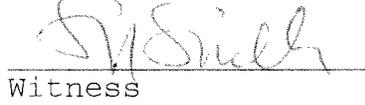
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

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

  
Witness

PABLO RODRIGUEZ  
Witness Printed Name

  
Witness

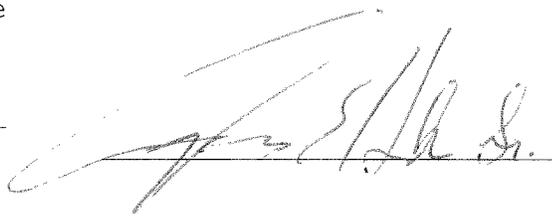
Sheryl Sandler  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

 (Sign)

James E. Harden Sr.  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(Sign)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

STATE OF FLORIDA        )  
  )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 5<sup>th</sup> day of April, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared James E. Harden, personally known to me, or proven, by producing the following methods of identification: Drivers License 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.



Sheryl Sandler  
My Commission DD312812  
Expires April 22, 2008

Sheryl Sandler  
Notary Signature  
Sheryl Sandler  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: APRIL 22, 2008  
Commission/Serial No. DD 312812

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.

\_\_\_\_\_  
Assistant County Manager

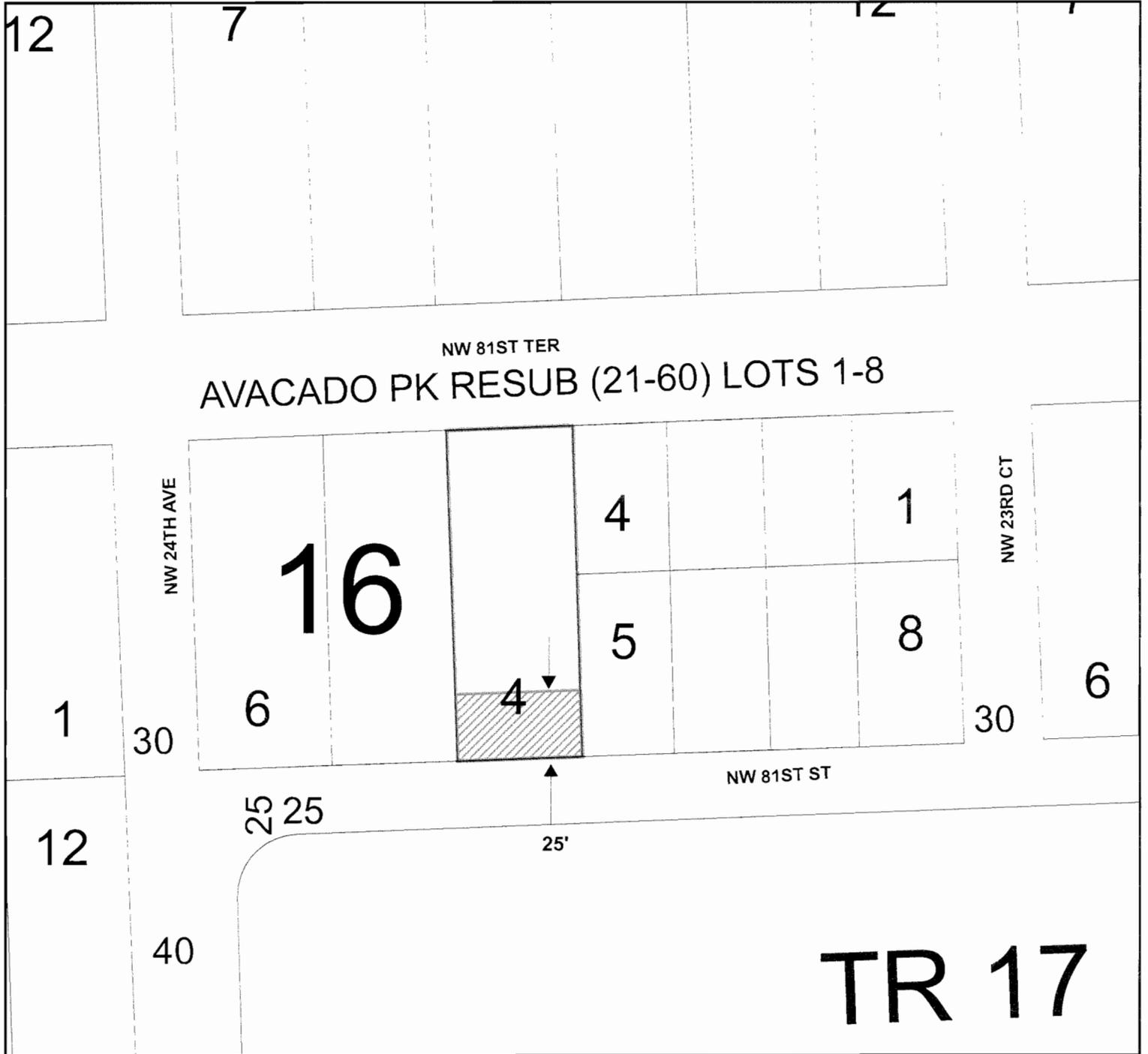
ATTEST: HARVEY RUVIN,  
Clerk of said Board

\_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
and legal sufficiency

62



THIS IS NOT A SURVEY

Commission Districts: Dorrin D. Rolle , 2

30-3110-025-0780

Municipality: UNINCORPORATED

Legal:

10 53 41 AVOCADO PARK PB 6-11  
 LOT 4 BLK 16 LOT SIZE 50.000 X  
 140 OR 13523-3064 1287 5 COC  
 23466-2539 06 2005 4



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



NTS

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY DIVISION**

**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 April 18, 2007

63

**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. 30-4023-000-0450  
User Department: Public Works

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

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

THIS INDENTURE, Made this 18<sup>th</sup> day of April, A.D. 2007, by and between 52 Street, LLC, a Florida limited liability company, whose address is 1800 SW 27 Ave., Suite 207, Miami, FL 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 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 South 25 feet of the West 243 feet of the East 493.06 feet of the SW ¼ of the NE ¼ of the SE ¼ of Section 23, Township 54 South, Range 40 East.

64

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.

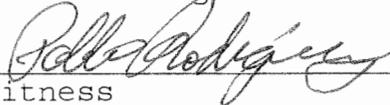
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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, by its Managing Member, has caused these presents to be signed for and on its behalf, the day and year first above written.

Witness Printed Name

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

  
\_\_\_\_\_  
Witness

PABLO RODRIGUEZ  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

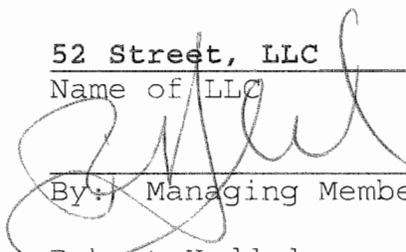
WILLIAMS MARUD  
\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

52 Street, LLC  
\_\_\_\_\_  
Name of LLC

  
\_\_\_\_\_  
By: Managing Member (Sign)

Robert Haddad  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
By: General Partner (Sign)

\_\_\_\_\_  
Printed Name

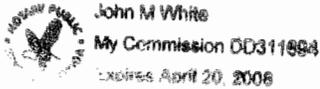
\_\_\_\_\_  
Address (if different)

65

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

I HEREBY CERTIFY, that on this 18<sup>th</sup> day of April, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert Haddad personally known to me, or proven, by producing the following forms of identification: Florida Driver's License to be the General Partner(s) duly authorized on behalf of 52 Street, LLC, a Florida limited partnership. Said Managing Member 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.



[Handwritten Signature]  
Notary Signature

John M. White  
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 4/20/08

Commission/Serial No. DD 311694

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.

\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
And legal sufficiency

\_\_\_\_\_  
Assistant County Attorney

46



THIS IS NOT A SURVEY

Commission Districts: Carlos A. Gimenez,7

30-4023-000-0450

Municipality: UNINCORPORATED

Legal:

23 54 40 1.02 AC W243FT OF  
 E492.06FT OF S182FT OF S1/2  
 OF SW1/4 OF NE1/4 OF SE1/4 LOT  
 SIZE 44226 SQUARE FEET OR  
 14820-1723 1290 4 COC 25369-  
 3213 02 2007 4



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



NTS

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 April 26, 2007



**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, PLS  
Folio No. 30-6018-005-0200  
User Department: Public Works

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**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 10 day of April, A.D. 2007, by and between NORMA GARCIA, whose address is 27712 SW 132 Court, Miami, Florida 33032, 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 southerly 15 feet of Lots 29, 30, 31 and 32, Block 5, SECOND AMENDED PLAT OF EAST DIXIE PARK, as recorded in Plat Book 38, Page 58, 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, her 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 her hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

x [Signature]  
Witness

Christian A. Vazquez  
Witness Printed Name

x [Signature]  
Witness

Emilio Alfonso  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

Norma Garcia (Sign)

Norma Garcia  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(Sign)

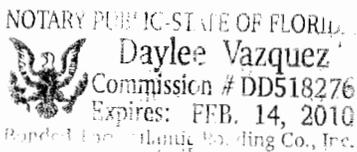
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 10 day of April, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Norma García, 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.



Daylee Vazquez  
Notary Signature  
Daylee Vazquez  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: Feb. 14, 2010  
Commission/Serial No. DD518276

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.

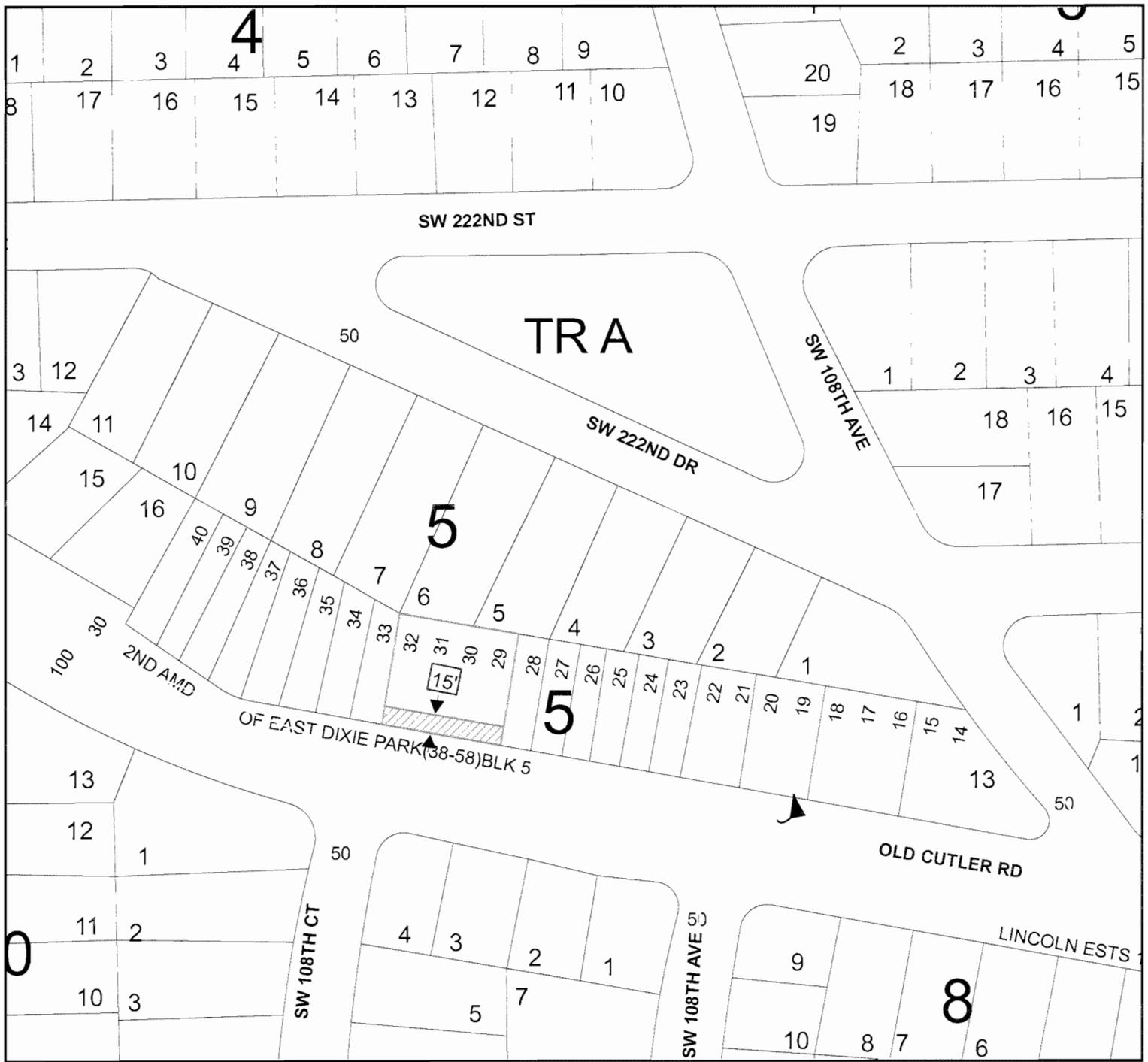
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

\_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
and legal sufficiency



THIS IS NOT A SURVEY

Commission Districts: Dennis C. Moss, 9

**30-6018-005-0200**

Municipality: UNINCORPORATED

Legal:

18 56 40 SECOND AMD  
 PLAT OF EAST DIXIE PK  
 PB 38-58 LOTS 29 THRU  
 32 BLK 5 LOT SIZE  
 100.000 X 90 OR 25293-  
 3007 25293-3006 1206 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY DIVISION**

**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 April 26, 2007



71



recorded in Plat Book 16, at Page 76 of the Public Records of Miami-Dade County, Florida,

**AND**

The external area bounded by the South Line of the North 15 feet of Lot 33, in said Block 4 and bounded by the East Line of Lot 33, in said Block 4, formed by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

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

Benjamin Rocha (Sign)

HOMERO CRUZ  
Witness Printed Name

Benjamin Rocha  
Printed Name

John Bryant  
Witness

\_\_\_\_\_  
Address (if different)

JUAN BRYANT  
Witness Printed Name

[Signature] \_\_\_\_\_ (Sign)  
Witness [Signature]

HEMERY CRUZ  
Witness Printed Name

Beverly Rocha  
Printed Name

[Signature]  
Witness

\_\_\_\_\_  
Address (if different)

JOHN BRANT  
Witness Printed Name

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

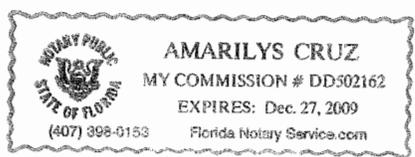
I HEREBY CERTIFY, that on this 27<sup>th</sup> day of MARCH, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared BENJAMIN ROCHA, and BEVERLY ROCHA, personally known to me, or proven, by producing the following methods of identification: KNOWN TO ME 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

AMARILYS CRUZ  
Printed Notary Name

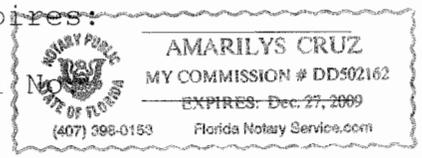
NOTARY SEAL/STAMP



Notary Public, State of FLORIDA

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.

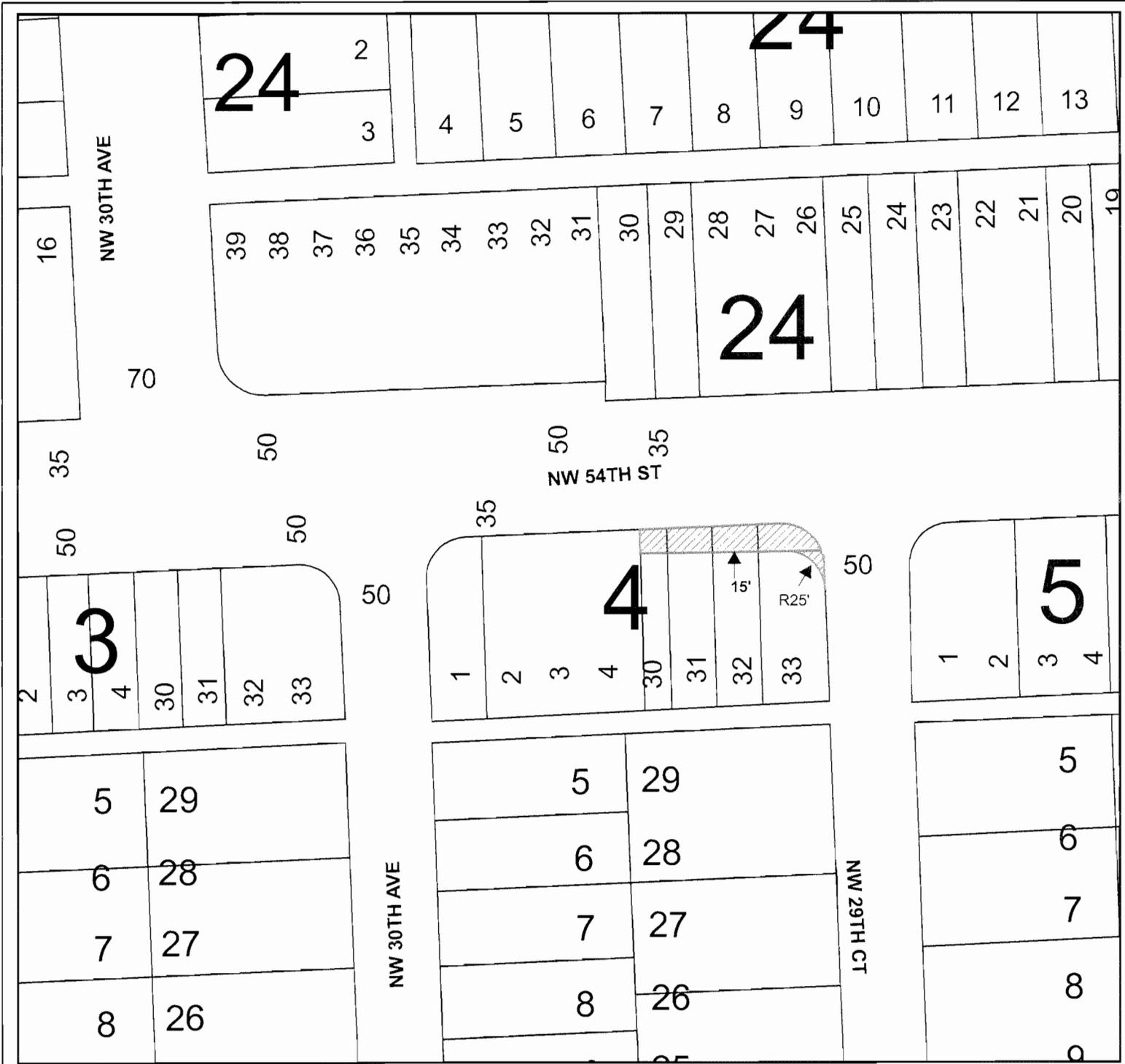
\_\_\_\_\_  
Assistant County Manager

**ATTEST: HARVEY RUVIN,**  
Clerk of said Board

\_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
and legal sufficiency



THIS IS NOT A SURVEY

Commission Districts: Audrey M. Edmonson, 3

30-3121-031-1061-70- 80- 90

Legal:

Municipality: UNINCORPORATED MIAMI-DADE

GLENWOOD HGTS PB 16-76 LOT  
 31 BLK 4 LOT SIZE 25 X 100 OR  
 20597-3153 0600 4 (4) COC 22861-  
 2532 10 2004 2

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

76

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY DIVISION**

**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 May 8, 2007

**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, PLS  
Folio No. 30-3115-043-0190  
User Department: Public Works

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**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 11<sup>th</sup> day of April, A.D. 2007, by and between Joel A. Gray, whose address is 1510 NW 114<sup>th</sup> Street, Miami, Florida 33167, 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:

**The East 10 feet of Lot 1, Block 4, of AMENDED PLAT OF ELIZABETH PARK, as recorded in Plat Book 4, Page 195, of the Public Records of Miami-Dade County, Florida, less the South 90 feet thereof;**

**And**

**The area bounded by the north line and by the west line of the East 10 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.**

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 Agent shall have the right to immediately re-possess the same.

And the said party of the first part do ES 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, ha S 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)

Roosevelt Allen  
Witness

Roosevelt Allen  
Witness Printed Name

John Bell  
Witness

John Bell  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

Joel A. Gray (Sign)

JOEL A. GRAY  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(Sign)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

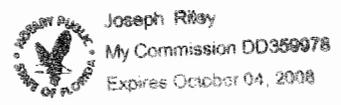
I HEREBY CERTIFY, that on this 11 day of April, 2008 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Joel Gray, personally known to me, or proven, by producing the following methods of identification: \_\_\_\_\_ to be the person(s) who executed 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.

Joseph Riley  
Notary Signature  
Joseph Riley  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: 2008  
Commission/Serial No. DD359978



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.

\_\_\_\_\_  
Carlos F. Bonzon, Ph.D., P.E.  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: Dorrin D. Rolle ,2

30-3115-043-0190

Legal:

Municipality: UNINCORPORATED

ELIZABETH PARK AMD PB 4-195  
 LOT 1 LESS S90FT & LOT 2 LESS  
 S90FT BLK 4 LOT SIZE 50.000 X  
 100 OR 20788-4873 0101 4 COC  
 25461-0318 03 2007 5

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
 April 26, 2007



80

**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. 10-7908-000-0430

User Department: Public Works

---

**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 20th day of March, A.D. 2007, by and between Galileo Properties, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 1641 NE 8<sup>th</sup> Street Homestead FL 33033, 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 LAND BOUNDED BY THE NORTH LINE OF THE SOUTH 35 FEET OF THE SW 1/4, OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, AND BOUNDED BY THE EAST LINE OF THE WEST 35 FEET OF THE SW 1/4, OF THE SW 1/4 OF THE SE 1/4, OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, AND BOUNDED BY A 25 FOOT RADIUS ARC, CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, LYING AND BEING IN 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 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).

Mercedes C. Keen  
Witness Mercedes C. Keen

[Signature]  
Printed Name

[Signature]  
Witness

**Doris D. Meneses**

Printed Name

Mercedes C. Keen  
Witness

Mercedes C. Keen  
Printed Name

[Signature]  
Witness

**Doris D. Meneses**

Printed Name

Galileo Properties, Inc.  
Name of Corporation

[Signature] (Sign)  
By: \_\_\_\_\_ President  
German Perez  
Printed Name

Address if different

Marayda Perez (Sign)  
Attest: \_\_\_\_\_ Secretary

Marayda Perez  
Printed Name

Address if different

CORP SEAL

STATE OF Florida  
COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 20th day of March, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared German Perez and Norayda Perez, personally known to me, or proven, by producing the following identification: N/A to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary of Galileo Properties, 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.



Doris D. Meneses  
Notary Signature

**Doris D. Meneses**

Printed Notary Name

NOTARY SEAL

Notary Public, State of Florida

My commission expires: 4/20/08

Commission/Serial No. 293322

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.

Carlos F. Bonzon, Ph.D., P.E.

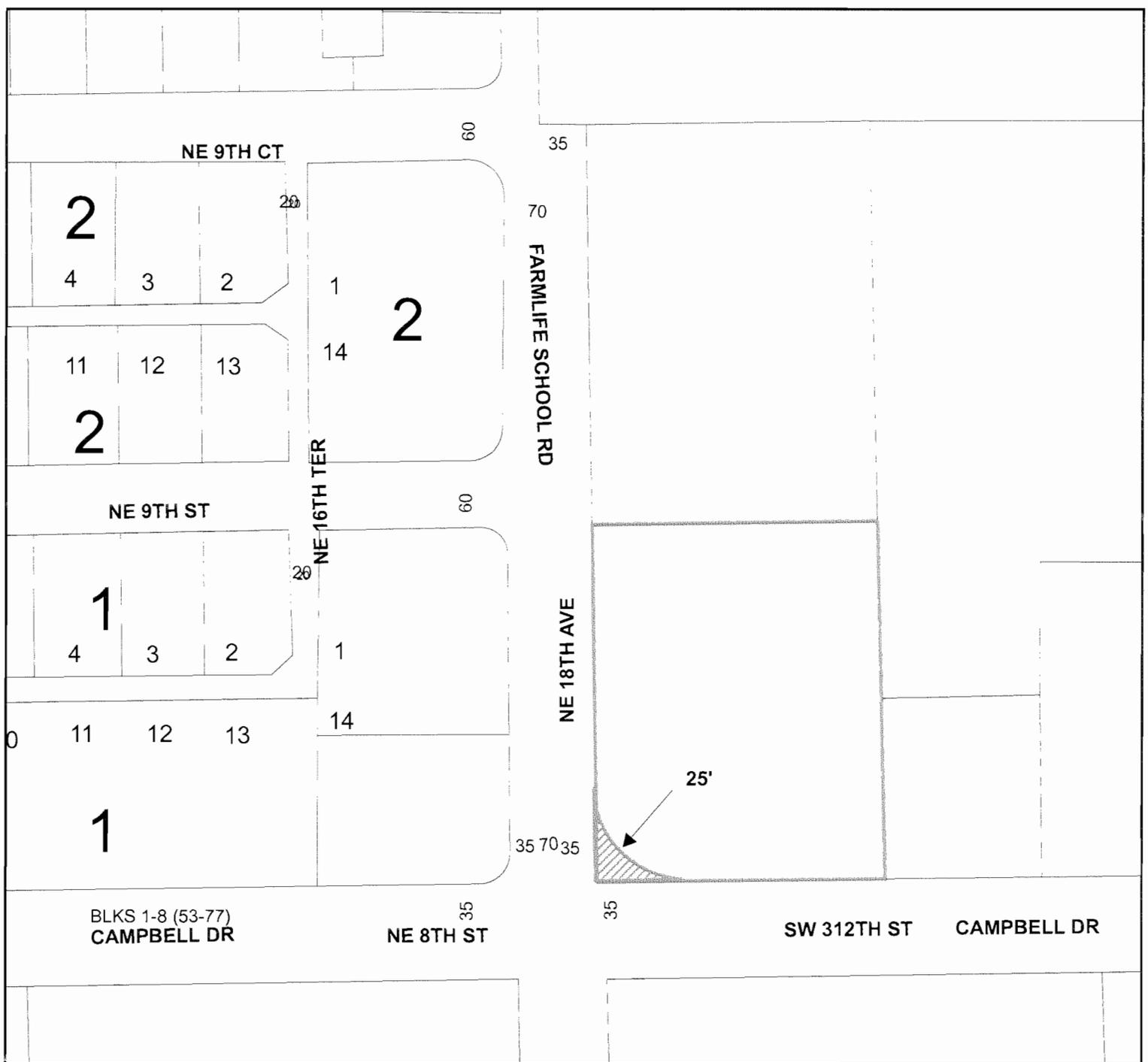
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: katy Sorenson, 8

**10-7908-000-0430**

Municipality: HOMESTEAD

Legal:

8 57 39 2.00 AC M/L S1/2 OF W 4  
 AC OF SW1/4 OF SW1/4 OF SE1/4  
 LESS W & S35FT FOR R/W OR  
 21376-0178 0503 6 OR 21376-0178  
 052003 6 (2)



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 April 26, 2007





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)

Ramona Ramos-Mendoza  
Witness

Ramona Ramos-Mendoza  
Witness Printed Name

[Signature]  
Witness

Haney Almeida  
Witness Printed Name

Ramona Ramos-Mendoza  
Witness

Ramona Ramos-Mendoza  
Witness Printed Name

[Signature]  
Witness

Haney Almeida  
Witness Printed Name

[Signature] (Sign)

Jorge Diaz-Silveira  
Printed Name

Address (if different)

Renee M. Pfeiffer A/K/A

[Signature] (Sign)

Renee M. Pfeiffer A/K/A  
Renee Diaz-Silveira  
Printed Name

Address (if different)

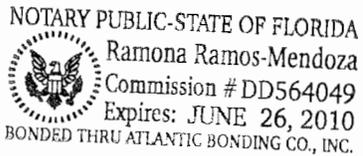
STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 5th day of March, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jorge Diaz-Silveira, and Renee M. Ferreira <sup>Renee</sup> ~~Heraklio Diaz-Silveira~~ 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.

Ramona Ramos-Mendoza  
Notary Signature  
Ramona Ramos-Mendoza  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida  
My commission expires: 2/26/10  
Commission/Serial No. DD564049

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.

\_\_\_\_\_  
Carlos F. Bonzon, Ph.D., P.E.  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: Carlos A. Gimenez, 7

30-4131-003-0100

Legal: Municipality: UNINCORPORATED MIAMI-DADE

31 54 41 .93AC W T  
 HARDEES SUB PB B-50  
 E187FT OF N250FT OF  
 E1/2 OF 1/2 LOT 1 LESS  
 N & E 15FT BLK 1 LOT SIZE  
 IRREGULAR OR 17224-3142 0594 4

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



NTS

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
 May 7 2007



**Return to:**

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

**Instrument prepared by:**

Bob Fuhrappels

Folio No. 30-4131-011-0020

User Department: Public Works

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**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 March, A.D. 2007, by and between 6175 Properties LLC, a corporation under the laws of the State of Florida, and having its office and principal place of business at 6817 SW 81 Terrace, Miami, FL 33143, 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 North 15 feet of Lots 8, 9, 10 and 11 in Block 1 of UNIVERSITY PLACE, according to the Plat thereof, as recorded in Plat Book 19 at Page 45 of the Public Records of Miami-Dade County, Florida; and the area bounded by the South line of the North 15 feet of said Block 1, and bounded by the West line of said Lot 11, and bounded by a 25 foot radius arc concave to the Southeast, said arc being tangent to both of the last described lines.

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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).

*Ashley DePaul*  
Witness

Ashley De Paul  
Printed Name

*[Signature]*  
Witness

MIKE VAZQUEZ  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

6175 Properties LLC  
Name of Corporation

*[Signature]* (Sign)

By: Gary Shear, Manager

Gary Shear  
Printed Name

\_\_\_\_\_  
Address if different

\_\_\_\_\_  
Attest: \_\_\_\_\_ Secretary (Sign)

\_\_\_\_\_  
Printed Name

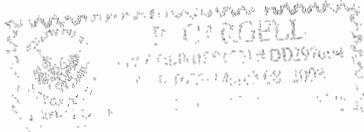
\_\_\_\_\_  
Address if different

CORP SEAL

STATE OF Florida )  
 )  
COUNTY OF Miami-Dade )

I HEREBY CERTIFY, that on this 30 day of March,  
A.D. 2007, before me, an officer duly authorized to administer  
oaths and take acknowledgments personally appeared Gary Shear, manager  
and n/a  
personally known to me, or proven, by producing the following  
identification:  
to be the x Manager and n/a Secretary of  
6175 Properties LLC, 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 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.



[Signature]  
Notary Signature

RCargell  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 3/8/08

Commission/Serial No. DD297604

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.

X \_\_\_\_\_

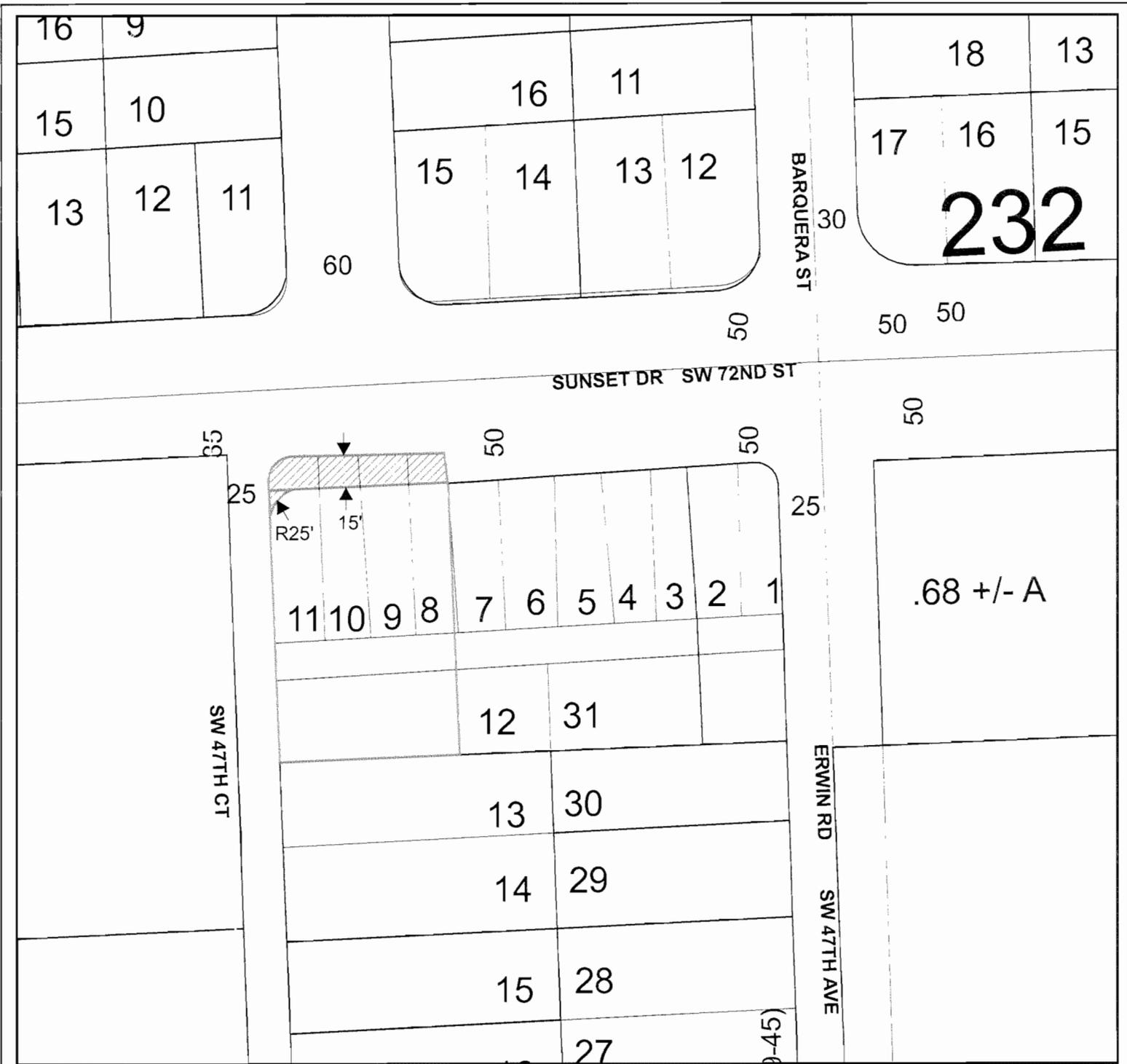
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

X \_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: Carlos A. Gimenez, 7

30-4131-011-0020

Legal:

Municipality: UNINCORPORATED MIAMI-DADE

31 54 41 UNIVERSITY PLACE PB  
 19/45 LOTS 8 THRU 11 & W100FT  
 LOT 12 & W100FT OF ALLEY BLK 1  
 LOT SIZE 100.000 X 165 OR 9860-  
 1579

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

92



NTS

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY DIVISION**



111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

Prepared by: Yazmin Moreno  
 May 8, 2007



PH (305) 375-2714 FAX (305) 375-2825

**Return to:**

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

**Instrument prepared by:**

Robert M. Chisholm, Esq.  
Folio No. 30-4131-018-0530  
User Department: Public Works

---

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

STATE OF FLORIDA        )  
  )  
COUNTY OF MIAMI-DADE )

**THIS INDENTURE**, Made this 23 day of APRIL, A.D. 2007, by and between **SCHOOLHOUSE DEVELOPMENT, LLC**, a Florida limited liability company, and having its office and principal place of business at 7254 SW 48<sup>th</sup> Street, Miami, Florida 33155, 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:

**Those portions of Lots 5 and 6 of block 19 of AMENDED PLAT OF HIGH PINES, according to the Plat thereof, as recorded in Plat Book 10, Page 18, of the Public Records of Miami-Dade County, Florida, lying within the East 35.00 feet of the NW ¼ of Section 31, Township 54 South, Range 41 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 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 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).

Printed Name

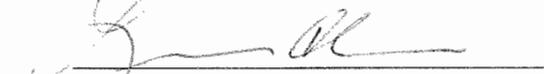
**SCHOOLHOUSE DEVELOPMENT, LLC,**  
a Florida limited liability company

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
By: Robert M. Chisholm

CREDAUD WOOD  
Printed Name

President – CDI Companies, LLC  
Title: Manager

  
\_\_\_\_\_  
Witness

ROBERT M. CHISHOLM  
Printed Name

LILLIAN CHISHOLM  
Printed Name

  
\_\_\_\_\_  
By: Antonio Prado

  
\_\_\_\_\_  
Witness

President – The Hamilton Group, Inc.  
Title: Manager

CREDAUD WOOD  
Printed Name

ANTONIO PRADO  
Printed Name

  
\_\_\_\_\_  
Witness

PO Box 557035  
Miami, Florida 33255

LILLIAN CHISHOLM

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 23 day of APRIL, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Robert M. Chisholm and Antonio Prado, personally known to me, or proven, by producing the following identification: \_\_\_\_\_ to be the Managing Members of Schoolhouse Development, LLC, a Florida limited liability company, 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 company 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.

[Handwritten Signature]  
\_\_\_\_\_  
Notary Signature

JORGE GONZALEZ  
\_\_\_\_\_  
Printed Notary Name



Notary Public, State of Florida  
My commission expires: NOV 6, 2010  
Commission/Serial No. DD611954

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.

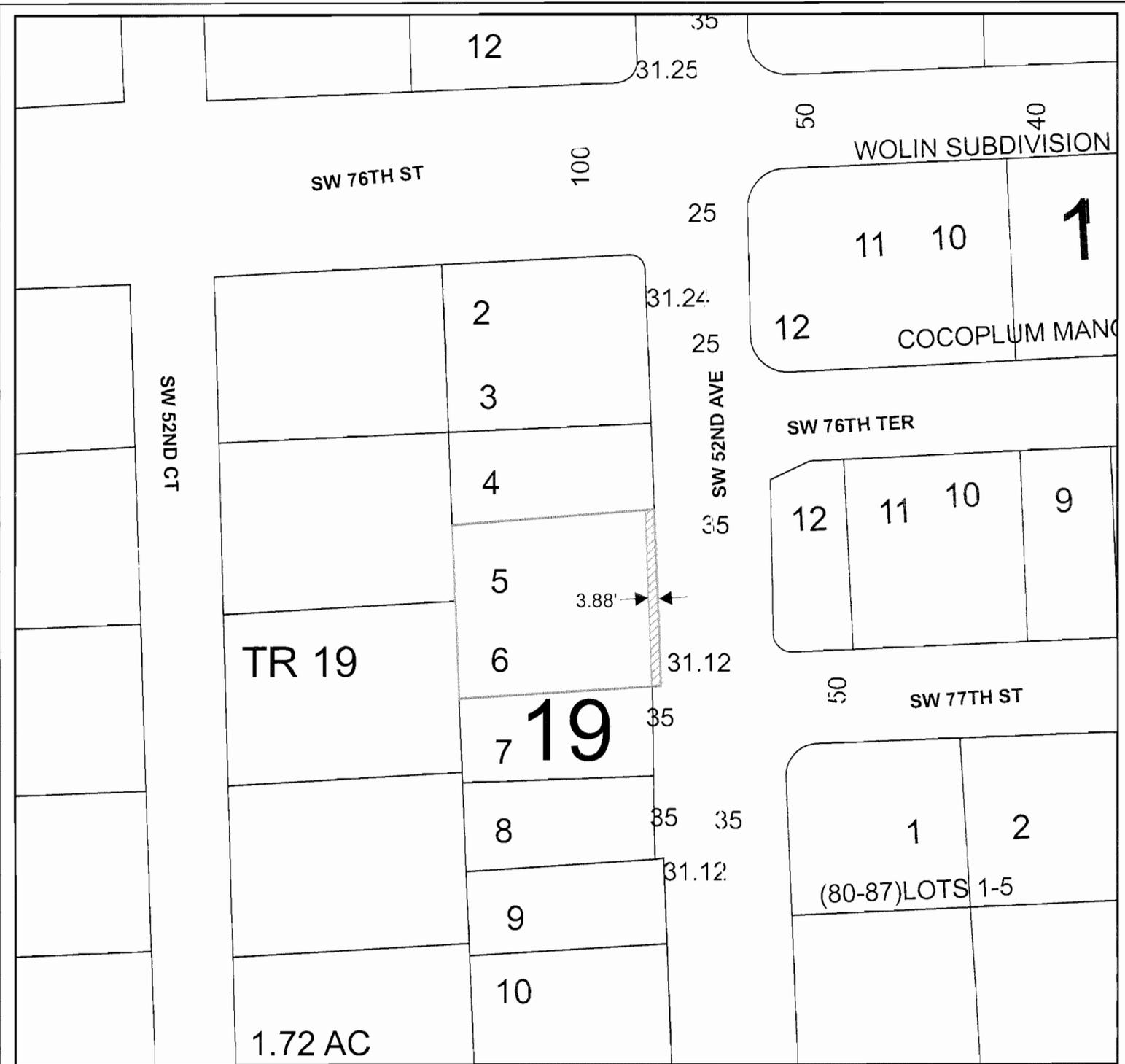
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

Commission Districts: Carlos A. Gimenez, 7  
**30-4131-018-0530**

Municipality: UNINCORPORATED MIAMI-DADE

Legal:

AMD PLAT OF HIGH PINES  
 PB 10-18 LOTS 5 & 6 BLK  
 19 LOT SIZE 100.000 X  
 125 OR 13559-4404 0188 5  
 COC 25284-1370 01 2007 1

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



NTS

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
 May 7, 2007



**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. 30-4015-000-0080  
User Department: Public Works

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

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

THIS INDENTURE, Made this 15<sup>th</sup> day of March, A.D. 2007, by and between Monarch, LLC a Florida limited liability company, whose address is 10351 SW 60<sup>th</sup> St., Miami, Florida 33173, 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:

The North 25 feet of the South ½ of the SW ¼ of the SW ¼ of Section 15, Township 54 South, Range 40 East, less the East 528 feet and less the West 738.88 feet thereof.

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 repossess 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, by its Manager (s), has caused these presents to be signed for and on its behalf, the day and year first above written.  
Witness Printed Name

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

Y Soto  
Witness

SPAINDA Soto  
Witness Printed Name

Tatiana Infante  
Witness

Tatiana Martinez  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

MONARCH L.L.C.  
Name of LLC

Eduardo M Reyes (Sign)  
By: Manager  
EDUARDO M. REYES  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
By: General Partner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

98

STATE OF Florida )  
 )  
COUNTY OF Miami Dade )

I HEREBY CERTIFY, that on this 15 day of March, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eduardo M Reyes and \_\_\_\_\_ personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the General Partner(s) duly authorized on behalf of MONARCH LLC, a \_\_\_\_\_ limited partnership. Said General Partner(s) 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.

Manuela M Baca-Arus  
Notary Signature

MANUELA M BACA-ARUS  
Printed Notary Signature

NOTARY PUBLIC STATE OF FLORIDA  
 **Manuela M. Baca-Arus**  
Commission # DD605285  
Expires: NOV. 29, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

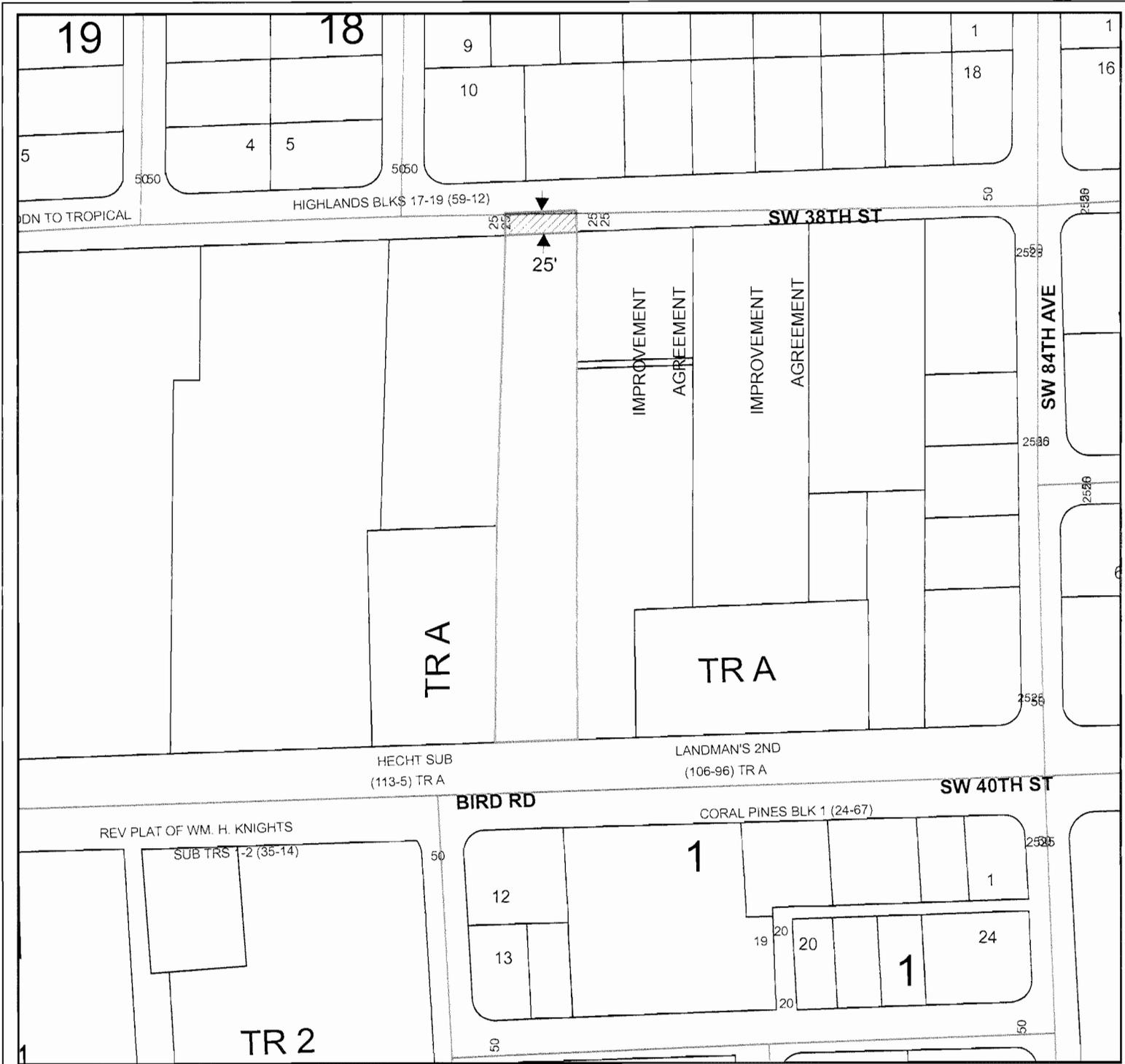
Notary Public, State of Florida  
My commission expires: Nov 29, 2010  
Commission/Serial No. DD 605285

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.

\_\_\_\_\_  
Carlos F. Bonzón, Ph.D., P. E.  
Deputy County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk



THIS IS NOT A SURVEY

Commission Districts: Sen. Javier D. Souto, 10

30-4015-000-0080

Legal:

Municipality: UNINCORPORATED MIAMI-DADE

15 54 40 1.42 AC M/L BEG 528FTW  
 & 50FTN OF SE COR OF SW1/4 OF  
 SW1/4 TH N610.84FT W98FT  
 S610.93FT E103.5FT TO POB LOT  
 SIZE IRREGULAR COC 24547-3680  
 03 2006 1

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



NTS



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
 May 9, 2007

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

Instrument prepared by:

PABLO RODRIGUEZ, P.L.S.  
Dade County Public Works Dept.  
111 N.W. First Street  
Miami, Florida 33128-1970

Folio No.: A portion of 30-6813-000-0150  
User Department - Public Works

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

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

**THIS INDENTURE**, Made this 22nd day of May, A.D. 2007, by and between Las Palmas Royale, Corp., a Florida corporation, Gregory J. Mislow, III, a single man, and Gregory Mislow, Jr. and Mary Lou Mislow, Husband and Wife, as **Owners**, party of the first part, and the **COUNTY OF MIAMI-DADE**, a body Corporate and a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. First 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 the County of Miami-Dade, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof, and hereinafter referred to as "Property."

RIGHT-OF-WAY DEED

Page 2

It is the intention of the party of the first part, by this instrument, to convey fee simple title to the Property 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 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 or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in their names, the day and year first above written.

WITNESSES:

*[Handwritten Signature]*

Sign

**Doris D. Meneses**

Print Name

**GREGORY J. MISLOW, III**, a single man

*[Handwritten Signature]*

Gregory J. Mislow, III  
18805 SW 208th Street  
Miami, Florida 33187

*[Handwritten Signature]*

Sign

*[Handwritten Signature]*

Print Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of May, 2007, by Gregory J. Mislow III who is personally known to me or has produced N/A as identification and did take an oath.

NOTARY PUBLIC:

Sign

Print

**Doris D. Meneses**

State of Florida at Large (Seal)

My Commission Expires:



MIAMI 1327435.1 7584926894  
5/18/07 2:16 PM

102

RIGHT-OF-WAY DEED

Page 3

WITNESSES:

[Signature]  
Sign **Doris D. Meneses**

Print Name

Mercedes C. Keen  
Sign Mercedes C. Keen

Print Name

[Signature]  
Sign **Doris D. Meneses**

Print Name

Mercedes C. Keen  
Sign Mercedes C. Keen  
Print Name

**GREGORY MISLOW, JR. AND MARY LOU MISLOW, Husband and Wife**

[Signature]  
Gregory Mislow, Jr.  
18470 SW 206<sup>th</sup> Street  
Miami, Florida 33187

[Signature]  
Mary Lou Mislow  
18470 SW 206<sup>th</sup> Street  
Miami, Florida 33187

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of May 2007, by Gregory Mislow, Jr. who is personally known to me or has produced N/A as identification and did take an oath.

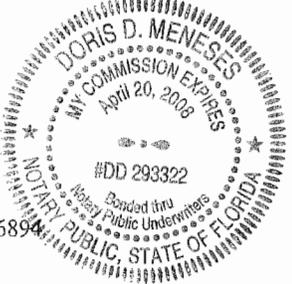
NOTARY PUBLIC:  
Sign [Signature]  
Print **Doris D. Meneses**  
State of Florida at Large (Seal)  
My Commission Expires:



STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of May 2007, by Mary Lou Mislow who is personally known to me or has produced N/A as identification and did take an oath.

NOTARY PUBLIC:  
Sign [Signature]  
Print **Doris D. Meneses**  
State of Florida at Large (Seal)  
My Commission Expires:



102

RIGHT-OF-WAY DEED

Page 4

**CORPORATION**

WITNESSES:

*[Handwritten Signature]*

Sign

**Doris D. Meneses**

Print Name

*[Handwritten Signature]*

Sign

*Mercedes C. Keen*

Print Name

**LAS PALMAS ROYALE, CORP.,** a Florida corporation

*[Handwritten Signature]*

By: Gregory J. Mislow, III  
President

18805 SW 208th Street  
Miami, Florida 33187

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of May, 2007, by Gregory J. Mislow III, as President of Las Palmas Royale, Corp., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced N/A as identification and did take an oath.

NOTARY PUBLIC:

Sign *[Handwritten Signature]*

Print Doris D. Meneses

State of Florida at Large (Seal)

My Commission Expires:



*104*

**CONSENT OF TENANT**

The undersigned, Atlas Material Testing Technology L.L.C., a Delaware limited liability company, hereby joins in this Right-of-Way Deed for the sole purpose of consenting to the conveyance hereby and releasing any interest it may have in and to the Property by reason of its rights under that certain Lease and Option to Purchase dated January 31, 2007, by and between the undersigned (as the Lessee) and Las Palmas Royale, Corp., Gregory Mislow, III, Gregory Mislow, Jr. and Mary Lou Mislow (as the Lessors), as such Lease and Option to Purchase is referenced in that Memorandum of Lease and Option to Purchase by and between such parties recorded on February 5, 2007, in Official Records Book 25339, Page 974 of the Public Records of Miami-Dade County, Florida. The execution of this consent by the undersigned does not constitute the granting by the undersigned of any warranties or representatives set forth in the Right-of-Way Deed.

Signed, sealed and delivered  
in the presence of:

ATLAS MATERIAL TESTING  
TECHNOLOGY, L.L.C.,  
a Delaware limited liability company

[Signature]

By: [Signature]

Witness

Name: THOMAS W. KULAWICK

ARDE SMITH

Print Name

Its: VP-FINANCE

[Signature]

Witness

[Signature]

Print Name

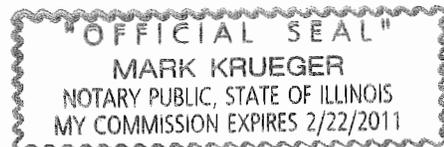
STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 23<sup>RD</sup> day of MAY, 2007, by THOMAS W. KULAWICK as VP-FINANCE of Atlas Material Testing Technology, L.L.C., a Delaware limited liability company, on behalf of said entity. He is personally known to me or has produced N/A as identification and did take an oath.

NOTARY PUBLIC:

Sign [Signature]  
Print MARK KRUEGER

State of Illinois at Large (Seal)  
My Commission Expires: 2/22/2011





THIS IS NOT A SURVEY

Commission Districts: Dennis C. Moss, 9  
**30-6813-000-0150**

Legal:

Municipality: UNINCORPORATED MIAMI-DADE

13 56 38 9.245 AC ML W1/4  
 OF NE1/4 OF NW1/4 AND LESS PORT  
 LYG IN PB 163-095 LOT SIZE  
 IRREGULAR OR 20460-0704  
 022001 4 COC 22376-0976 062004 2

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

*106*



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 June 4, 2007







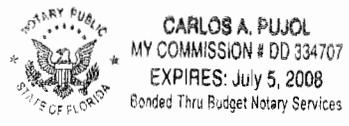
STATE OF Florida )  
COUNTY OF Dade )

I HEREBY CERTIFY, that on this 7th day of MAY, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Juan C Hernandez and \_\_\_\_\_, personally known to me, or proven, by producing the following identification: FLORIDA DRIVERS LICENSE to be the Vice President and \_\_\_\_\_ Secretary of \_\_\_\_\_, 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 \_\_\_\_\_ 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.

Carlos A. Pujol  
Notary Signature  
Carlos A. Pujol  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida  
My commission expires: July 8th 2008  
Commission/Serial No. DD 334707

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.

\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

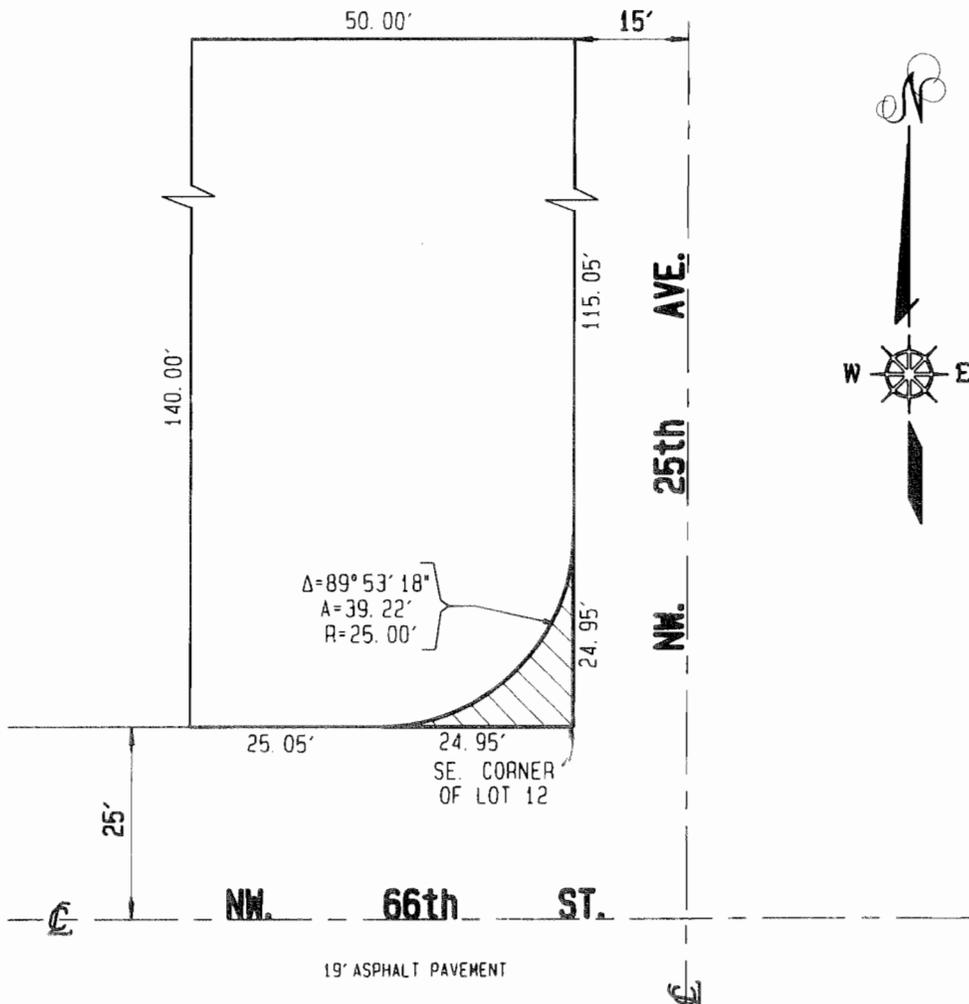
\_\_\_\_\_  
Assistant County Attorney

# SKETCH OF RIGHT OF WAY DEDICATION.

SCALE: 1" = 25'

## LEGAL DESCRIPTION:

That portion of Lot 12, in Block 6, of "ELIZABETH PARK", according to the Plat thereof, as recorded in Plat Book 4, at Page 195, of the Public Records of Miami-Dade County, Florida, bounded by the East line of said Lot 12, bounded by the South line of said Lot 12 and bounded by a 25 foot radius arc concave to the Northwest, and being tangent to the last two described lines.



19' ASPHALT PAVEMENT

PREPARED BY:

**J. F. LOPEZ & ASSOCIATES, INC.**

CONSULTING LAND SURVEYORS AND PLANNERS  
CERTIFICATE N° LB. 3192, STATE OF FLORIDA

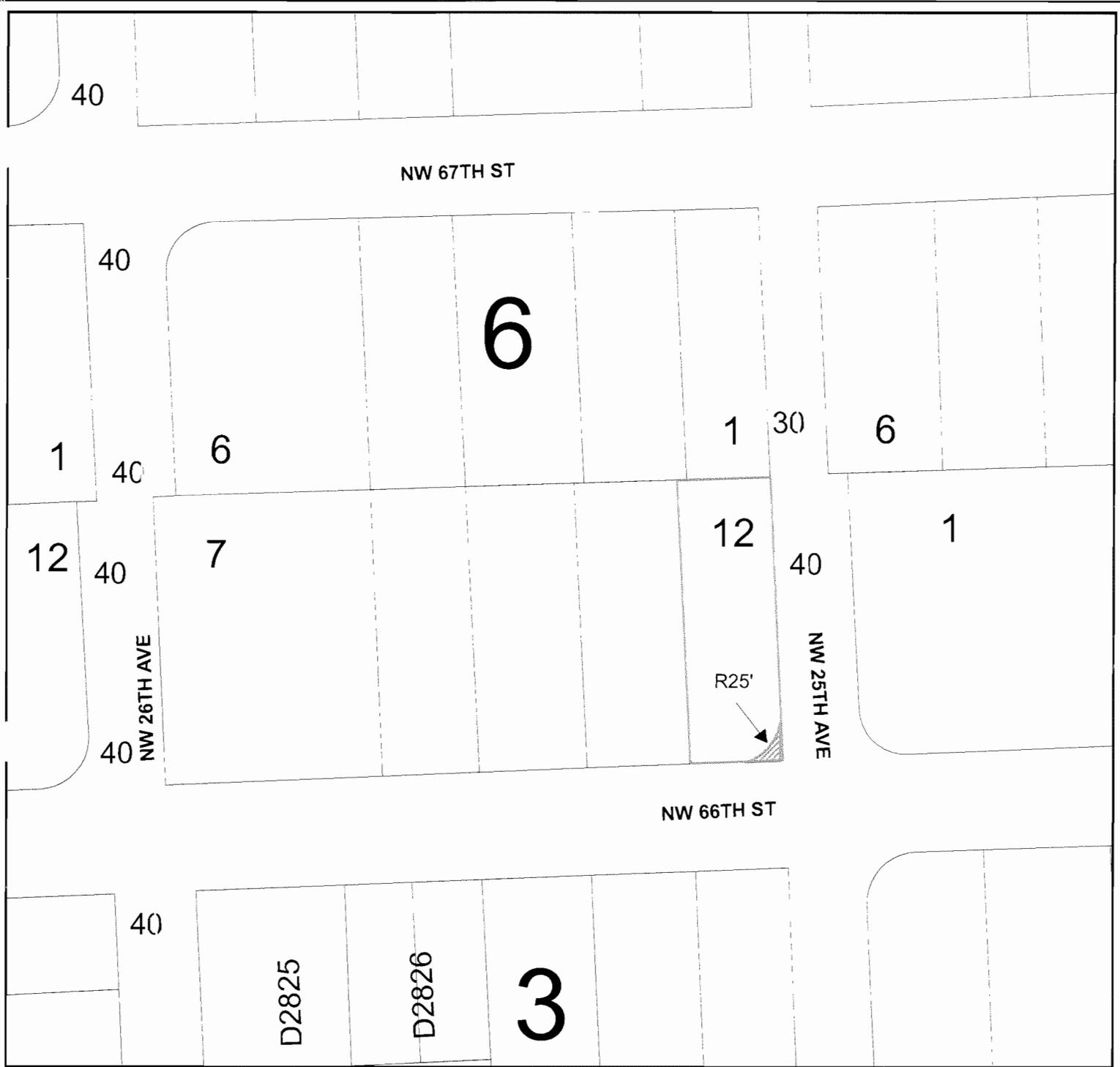
7900 NW. 155th STREET, SUITE 104,  
MIAMI LAKES, FLORIDA, 33016

Ph: (305) 828-2725

FAX: (305) 828-3589

DATED: APRIL 5, 2007  
ORDER NO: 070350  
CAD FILE: 070350

BY: *Jose Lopez*  
JOSE F. LOPEZ, P. S. M.  
Professional Surveyor & Mapper  
N° 3086, State of Florida



THIS IS NOT A SURVEY

Commission Districts: Dorrin D. Rolle,2

30-3115-043-0440

Legal:

Municipality: UNINCORPORATED MIAMI-DADE

15-53-41 ELIZABETH PARK AMD PB  
 4-195 LOT 12 BLK 6 LOT  
 SIZE 50.000 X 140 COC  
 25072-3382 10 2005 4

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

EXHIBIT "A"

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY DIVISION**

**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 May 24, 2007

**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. 30-4936-000-0521  
User Department: Public Works

---

**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 9 day of October, A.D. 2006, by and between Aurelio Arteaga and Migdalia Arteaga and 12201 SW 80<sup>th</sup> ST. Miami FL 33183, whose address is 12201 SW 80<sup>th</sup> ST. Miami FL 33183, 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 Exhibit "A"*

## EXHIBIT "A"

### LEGAL DESCRIPTION

THE EAST 35.00 FEET, THE SOUTH 35.00 FEET AND~ THAT AREA FORMED OUTSIDE A 25.00 FOOT RADIUS LYING BETWEEN THE EAST RIGHT OF WAY LINE EXTENDED SOUTH AND THE SOUTH RIGHT OF WAY LINE EXTENDED EAST OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHWEST  $\frac{1}{4}$ , OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 39 EAST:

THENCE RUN SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST  $\frac{1}{4}$ , OF SAID SECTION 36, A DISTANCE OF 329.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST  $\frac{1}{4}$ , OF SECTION 36:

THENCE RUN WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST  $\frac{1}{4}$ , OF SECTION 36, A DISTANCE OF 334.23 FEET TO A POINT:

THENCE RUN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 467.25 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$ , OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHWEST  $\frac{1}{4}$ , OF SAID SECTION 36:

THENCE RUN EAST ALONG THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$ , OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHWEST  $\frac{1}{4}$ , OF SAID SECTION 36 A DISTANCE OF 5.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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

Patricia Grau  
Witness Printed Name

[Signature]  
Witness

Nelson Lirio  
Witness Printed Name

[Signature]  
Witness

Arodys Izquierdo  
Witness Printed Name

[Signature]  
Witness

Rosa A. Ugarriza  
Witness Printed Name

[Signature] (Sign)

Aurelio Arteaga  
Printed Name

Address (if different)

[Signature] (Sign)

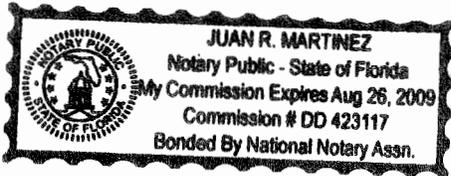
Migdalia Arteaga  
Printed Name

Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 9 day of October, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Aurelio Arteaga, and Migdalia Arteaga, 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 SEAL/STAMP

[Signature]  
Notary Signature  
Juan R Martinez  
Printed Notary Name

Notary Public, State of Florida  
My commission expires: August 26, 2009  
Commission/Serial No. DD 423117

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.

\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

\_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
and legal sufficiency

115



**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, PLS  
Folio No.: 30-6811-000-0273  
User Department: Public Works

---

**IMPROVEMENT AGREEMENT**

**WHEREAS Roberto Valdés and Alexandra Valdés**, whose address is 9785 sw 52 street Miami, FL. 33165, hereinafter referred to as the **OWNERS** of the following described property: **The West 150 feet of the South 241 feet of the East ½ of the NW ¼ of the SW ¼ of the SE ¼, less the South 25 feet thereof; and, the North 93 feet of the South 334 feet of the West 95 feet of the East ½ of the NW ¼ of the SW ¼ of the SE ¼, Section 11, Township 56 South, Range 38 East, Miami-Dade County, Florida.**

**AND WHEREAS**, the said **OWNERS** desire to develop this property in a manner that requires them by law to improve the existing public right-of-way for **SW 214<sup>th</sup> Street** in order to obtain a building permit.

**AND WHEREAS**, the Director of the Dade 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 construct half of the full width road for **SW 214<sup>th</sup> Street** in accordance with County standards, at a later time;

**NOW THEREFORE**, the **DIRECTOR**, in consideration of the **OWNERS'** willingness to construct a half width road at a later time upon the **DIRECTOR'S** written request, as specified below, hereby agrees to recommend that a building permit be issued, at this time, without an immediate obligation to construct the usual road improvements within the said existing right-of-way; and

The **OWNERS**, in consideration of the **DIRECTOR'S** willingness to temporarily delay the road construction requirement, hereby agree to improve the existing right-of-way, adjacent to the above described property, by constructing a strip of pavement 12 feet in width with asphaltic concrete, 1 inch thick, together with the standard compacted limerock base, meeting Miami-Dade 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 **OWNERS** refuse 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, adjacent to the **OWNERS'** 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**, they shall be personally relieved of this obligation.

It is understood and agreed by the parties hereto that the **DIRECTOR** or **MIAMI-DADE 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 30<sup>th</sup> day of, JULY A.D. 2007.

ATTEST:

  
\_\_\_\_\_  
Witness

Gilda Hernandez-Henis  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

PABLO RODRIGUEZ  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_

Director  
Esther L. Calas, P.E.

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

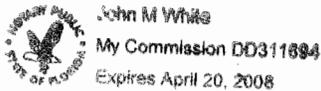
I HEREBY CERTIFY, that on this 30 day of July, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Esther L. Calas, P.E.**, Director of the Department of Public Works of Miami-Dade County, Florida, personally known to me to be the person 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.

*John M. White*  
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. DD 311694

IN WITNESS WHEREOF, the OWNERS have caused this Agreement to be executed this 16<sup>th</sup> day of July, A.D. 2007.

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

[Signature]  
Witness  
Alexandra Cruz  
Witness Printed Name

[Signature]  
Witness  
Alberto Batista  
Witness Printed Name

[Signature]  
Witness  
Jacqueline Hernandez  
Witness Printed Name

[Signature]  
Witness  
Aydin Perez  
Witness Printed Name

[Signature] (Sign)  
ROBERT VALDES  
Printed Name  
9785 SW 52<sup>nd</sup> MIAMI, FL 33165  
Address (if different)

[Signature] (Sign)  
Alexandra K. VALDES  
Printed Name  
9785 SW 52<sup>nd</sup> St. Miami, FL 33165  
Address (if different)

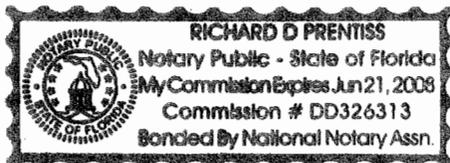
STATE OF FLORIDA )  
 ) SS  
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 16<sup>th</sup> day of July, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Alysondra + Roberto Valdes, personally known to me, or proven, by producing the following identification: Florida Drivers License to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

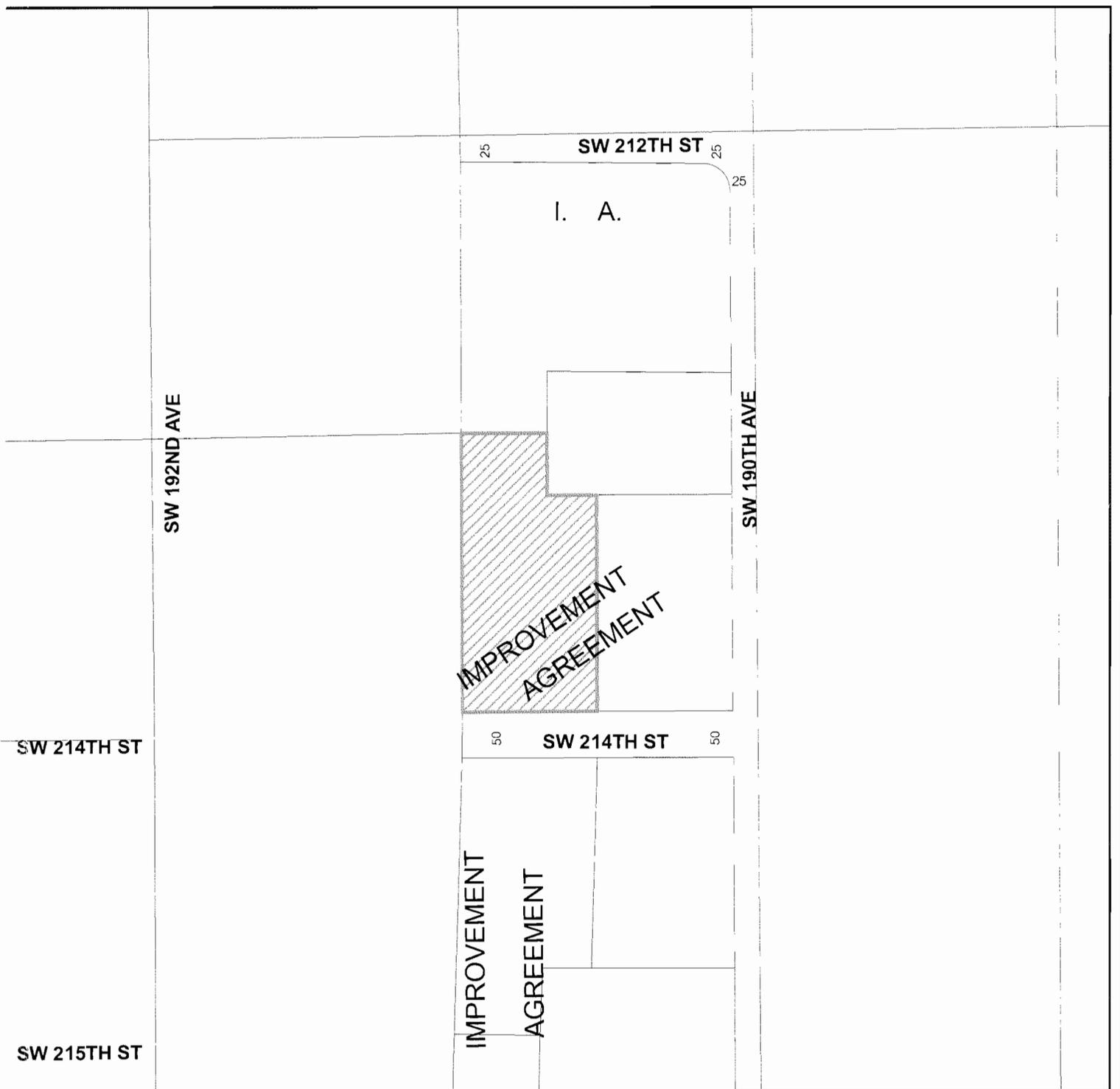
WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Richard D. Prentiss  
Notary Signature  
RICHARD D. PRENTISS  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida  
My commission expires: 6/21/08  
Commission/Serial No. DD 326313



THIS IS NOT A SURVEY

Commission District: Dennis C. Moss, 9  
 Municipality: UNINCORPORATED MIAMI-DADE

0-6811-000-0273

egal

1 56 38 1.03 AC M/L S334FT OF  
 1/150FT LESS E55FT OF N 93FT  
 E 1/2 OF NW 1/4 OF SW 1/4 OF  
 E 1/4 LESS S25FT R/W OR 19841-  
 788 062001 1 OR 22703-4586 0904 3

 PARCEL GRANTING IMPROVEMENT AGREEMENT

12.2



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**  
**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 July 31, 2007

**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, PLS  
Folio No. 30-3110-011-0290  
User Department: Public Works

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

STATE OF FLORIDA        )  
  )  
COUNTY OF MIAMI-DADE)

**THIS INDENTURE**, Made this 9<sup>th</sup> day of April, A.D. 2007, by and between G. I. and M. Investments, LLC, a Florida limited liability company, whose address is 12125 NE 8<sup>th</sup> Avenue, Miami, Fl. 33161, 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 15 feet of Lots 19 and 20, Block 2, of "VICTORIA MANOR", recorded in Plat Book 22, Page 5, of the Public Records of Miami-Dade County, Florida; and the area bounded by the South line of said Lot 19, by the west line of the East 15 feet of said Lots 19 and 20, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.**

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

LENA BURNES  
Printed Name

[Signature]  
Witness

Wendy A Burns  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

G. I. AND M. INVESTMENTS LLC A  
Name of Corporation FLORIDA LIMITED LIABILITY COMPANY  
[Signature] (Sign)  
By: \_\_\_\_\_ President MANAGING MEMBER

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address if different

\_\_\_\_\_  
Attest: \_\_\_\_\_ Secretary (Sign)

\_\_\_\_\_  
Printed Name

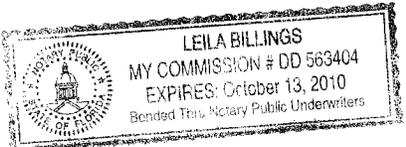
\_\_\_\_\_  
Address if different

CORP SEAL

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 4th day of APRIL, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared RICHIE ORLE and \_\_\_\_\_, personally known to me, or proven, by producing the following identification: FL. DRIVERS LICENSE to be the \_\_\_\_\_ President and MANAGING MEMBER Secretary of G. J. AND M. INVESTMENTS LLC, 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 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.



[Signature]  
Notary Signature

LEILA BILLINGS  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: OCT. 13, 2010

Commission/Serial No. DD 563404

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2009, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

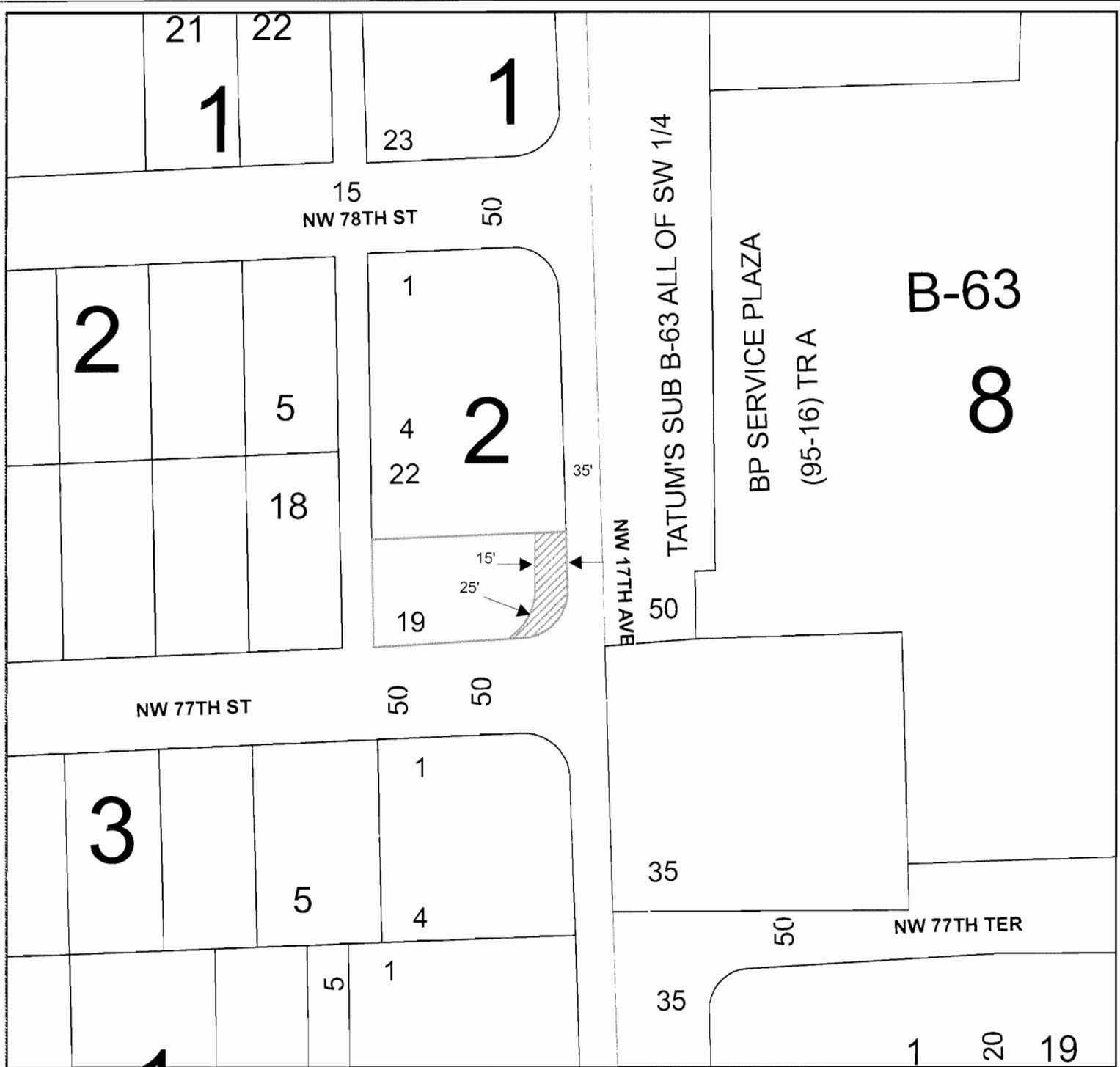
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney



THIS IS NOT A SURVEY

30-3110-011-0290

Legal:

10 53 41  
 VICTORIA MANOR PB 22-5 LOTS  
 19&20 BLK 2 LOT SIZE 55.000 X  
 105 COC 25130-3566 11 2006 1

Commission District: Dorrin D. Rolle, 2

Municipality: UNINCORPORATED MIAMI-DADE

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

24



NTS



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY DIVISION**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno  
 July 10, 2007

This Instrument Was Prepared By Record and Return to:

Terry M. Lovell, Esq.  
Stearns Weaver Miller Weissler Alhadef  
& Sitterson, P.A.  
150 West Flagler Street  
Museum Tower, Suite 2200  
Miami, Florida 33130

FA: 30-4009-004-0200

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

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

**THIS INDENTURE**, Made this 30<sup>th</sup> day of May, A.D. 2007, by and between **POSTMASTER ASSOCIATES, LTD.**, a Florida limited partnership, whose address is 7483 SW 24<sup>th</sup> Street, Suite 209, Miami, FL 33155, 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. 1<sup>st</sup> 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:

All that part of Lot 1, Block 2, IDEAL VILLA HOME TRACT, as recorded in Plat Book 6 at Page 188 of the Public Records of Miami-Dade County, Florida which lies within the external area formed by a 25.00 foot radius arc concave to the Southwest, tangent to the Westerly right-of-way line of SW 88<sup>th</sup> Avenue, the same being the East line of said Lot 1, and tangent to the Southerly right-of-way line of SW 8<sup>th</sup> Street, State Road No. 90 as shown on the Florida Department of Transportation right-of-way map for Section 87120-2526 Sheet 12 of 19.

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.

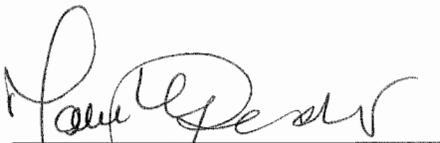
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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.

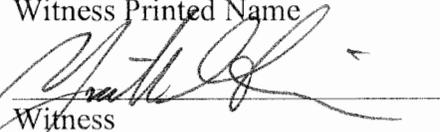
**IN WITNESS WHEREOF**, the said party of the first part, by its General Partner, has caused these presents to be signed for and on its behalf, the day and year first above written.

Signed, Sealed and Delivered  
in our presence:

POSTMASTER ASSOCIATES, LTD.  
a Florida limited partnership

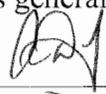
  
\_\_\_\_\_  
Witness

Maria de Pedro-Gonzalez  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

Yvette Giron  
\_\_\_\_\_  
Witness Printed Name

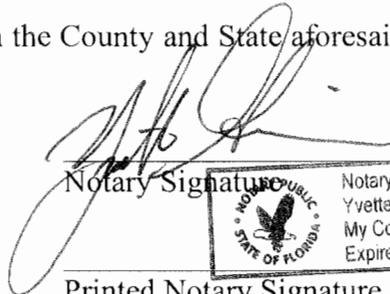
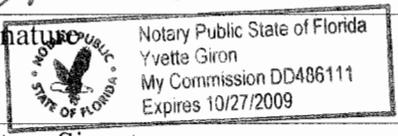
By: Postmaster GP, Inc., a Florida  
corporation, its general partner

By:   
\_\_\_\_\_  
Name: Alben Duffie  
Title: President

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

I HEREBY CERTIFY, that on this 30<sup>th</sup> day of May, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Alben Duffie personally known to me, or proven, by producing the following forms of identification: \_\_\_\_\_ to be the President of Postmaster GP, Inc., the general partner duly authorized on behalf of Postmaster Associates, Ltd., a Florida limited partnership. Said General Partner executed the foregoing instrument freely and voluntarily for the purpose therein expressed.

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

  
Notary Signature   
Printed Notary Signature

NOTARY SEAL/STAMP

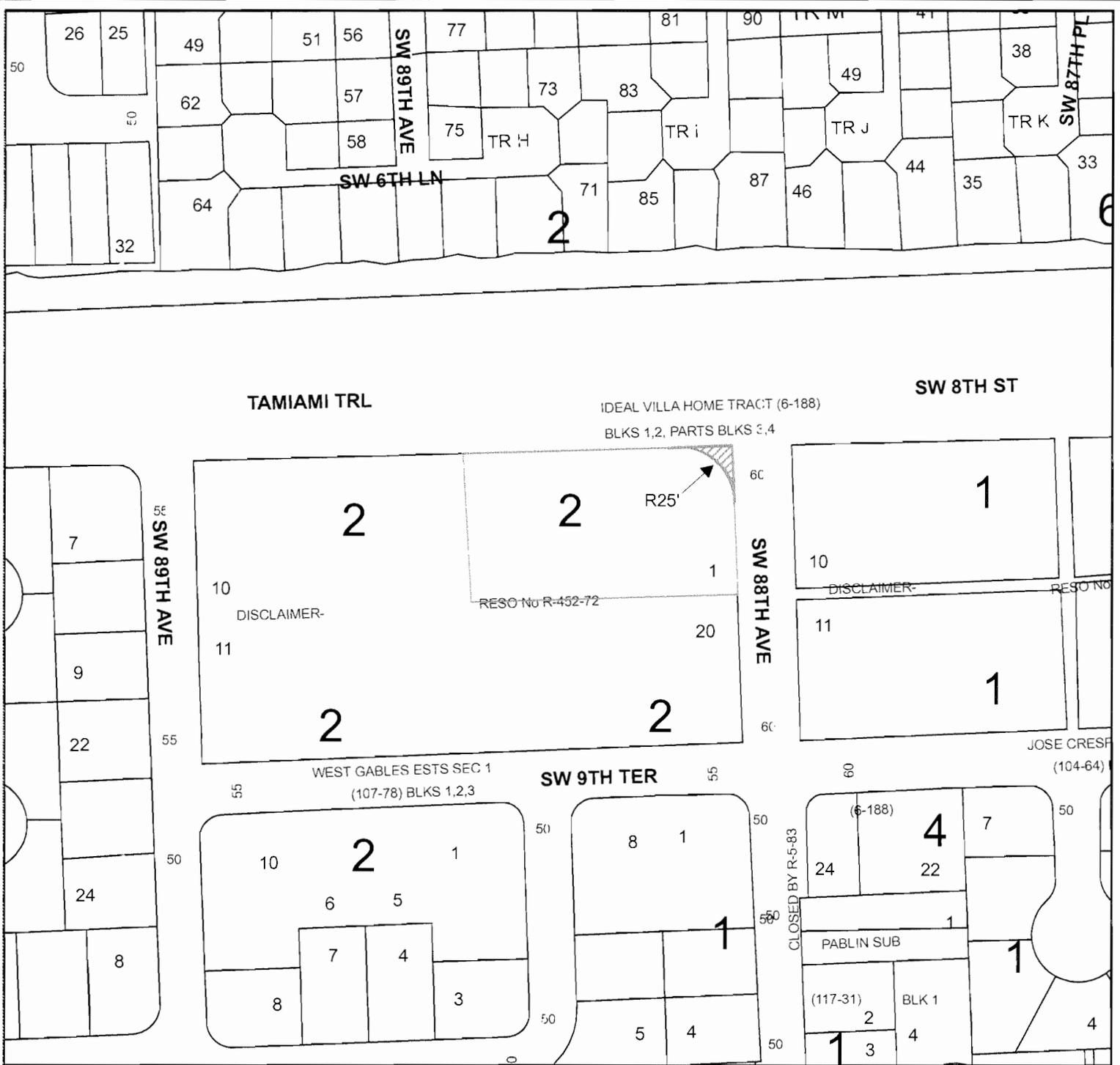
Notary Public, State of Florida  
My commission expires: 10/27/2009  
Commission/Serial No. DD486111

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.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk



THIS IS NOT A SURVEY

Commission District: Sen Javier D. Souto, 10

30-4009-004-0200

Municipality: UNINCORPORATED MIAMI-DADE

Legal:

9 54 40 IDEAL VILLA HOME TRACT  
 PB 6-188 PORT OF BLK 2 DESC  
 BEG X OF SWLY R/W/L OF SW 8ST  
 & SR 90 TH S 01 DEG E 130.66FT S  
 88 DEG W 286FT N 01 DEG W  
 130.66FT S 88 DEG E

**EXHIBIT "A"**

 **TO BE DEDICATED FOR ROAD RIGHT -OF-WAY**

130

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY DIVISION**

**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**

**PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno  
 July 10, 2007