

Memorandum



Date: March 12, 2008

EDHS
Agenda Item No. 3(A)

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "George M. Burgess", written over the printed name of the County Manager.

Subject: Conveyance of 42 single family home building sites
to Habitat for Humanity of Greater Miami, Inc.

RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the conveyance of forty-two (42) single family home building sites listed in Exhibit "A" to Habitat for Humanity of Greater Miami, Inc., a not-for-profit Florida Corporation (Habitat), for infill housing development, authorize the waiver of Administrative Order 3-44 as it relates to the conveyance process established in the section entitled "Availability of County Property," and authorize the County Mayor to execute a County Deed, substantially in the form attached hereto. This is a companion item to the settlement agreement between Miami-Dade County and the MDHA Development Corporation, also on today's agenda for your consideration.

BACKGROUND:

On January 25, 2005, the Board of County Commissioners approved Resolution No. R-109-05 authorizing the conveyance of sixty-eight (68) parcels of land from the Miami-Dade Housing Finance Authority (HFA) to the MDHA Development Corporation (Development Corp.) for infill housing development. Of those 68 parcels, only 56 were conveyed to the Development Corp. due to the fact that 12 of them had already been developed. To date, the Development Corp. has not commenced construction on any of the lots. Part of the settlement agreement with the Development Corp., also on today's agenda for your consideration, requires that forty-two (42) of the infill housing lots be returned to the County. The other 14 are being retained by the Development Corp. since they have a construction contract with a builder to build the homes.

All of the forty-two (42) infill housing lots being returned by the Development Corp. are located in and around the Hope VI area. Habitat is in the process of completing the first Phase of the Hope VI redevelopment project and has requested that all forty-two (42) lots be conveyed to them so that they can continue building housing for the displaced Scott Carver residents. One of the reasons neither HFA nor the Development Corp. were able to build on the forty-two (42) lots is due to the fact that many of the lots have problems with zoning and require platting. Habitat is aware of the issues and has the resources to quickly move forward to fix the problems.

Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners
Page 2

JUSTIFICATION:

Habitat has a proven track record of building affordable housing for very low and low income families. Furthermore, Habitat was the highest ranked member (receiving 908 points out of 1000) of the infill housing developer pool that was approved by the Board on December 20, 2007 via Resolution No. R-1402-07.

Since these lots are being conveyed directly to Habitat it is necessary to waive the section of Administrative Order 3-44 entitled "Availability of County Property" which states that properties that have been determined to be suitable for infill housing will be offered to the pool through a competitive work order proposal process. Staff is recommending that they be conveyed directly to Habitat because many of the lots have problems and Habitat is prepared to immediately correct them. Most importantly, these lots are all located in the Hope VI area, and Habitat has a proven track record of building homes on similar types of properties in a very short period of time.

MONITOR:

Elva R. Marin, GSA Real Estate Manager

DELEGATED AUTHORITY:

The County Mayor is authorized to execute County Deeds to effectuate the conveyance of 42 lots to Habitat and enforce the deed restrictions specified in the County Deed.



Director
General Services Administration

2

Folio	Address	Commission District	Property Size (sq. ft.)	Dimension	Zoning	Assessed Value
01-3114-017-0640	1476 NW 69 TERR	2	4,500	45 x 100	RU-1	\$39,567
01-3114-018-0120	1527 NW 67 ST	2	3,400	40 X 85	RU-2	\$34,111
01-3114-018-0480	1463 NW 68 ST	2	3,600	40 X 90	RU-1	\$31,772
01-3114-018-0640	1450 NW 68 TERR	2	3,600	40 X 90	RU-1	\$31,772
01-3114-018-0890	1620 NW 68 TERR	2	3,600	40 X 90	RU-2	\$36,059
01-3114-018-1310	1419 NW 68 TERR	2	3,600	40 X 90	RU-1	\$31,772
01-3114-027-0510	1541 NW 64 ST	2	3,400	40 X 85	RU-2	\$34,111
01-3114-027-0880	1524 NW 64 ST	2	3,400	40 X 85	RU-2	\$34,111
01-3114-027-1370	1610 NW 62 TERR	2	3,240	40 X 81	RU-2	\$32,417
01-3114-027-1380	1626 NW 62 TERR	2	3,240	40 X 81	RU-2	\$32,417
01-3115-005-0950	1706 NW 69 ST	2	3,825	irregular	R-3	\$21,038
01-3115-005-2710	6320 NW 17 AVE	2	7,470	90 X 83	RU-4M	\$50,050
30-2134-005-0870	1920 NW 113 Terr	2	7,875	75 X 105	RU-1	\$41,324
30-2135-000-0170	1021 NW 103 ST	2	13,800	120 X 115	RU-2	\$83,738
30-3103-008-0320	2143 NW 97 ST	2	5,250	50 X 105	RU-3B	\$25,276
30-3103-019-0640	1901 NW 97 St	2	14,000	100 X 140	RU-3B	\$59,254
30-3104-010-0080	3135 NW 88 St	2	5,250	50 X 105	RU-3B	\$71,082
30-3109-020-0360	3110 NW 77 St	2	5,992	56 X 107	RU-3B	\$38,906
30-3110-028-0680	7138 NW 20 AVE	2	7,500	75 X 100	RU-2	\$52,238
30-3110-028-1130	2135 NW 70 ST	2	3,750	50 X 75	RU-2	\$37,496
30-3110-035-0710	2000 NW 86 ST	2	4,350	50 X 87	RU-1	\$37,479
30-3110-043-0220	1811 NW 83 ST	2	5,340	60 X 89	RU-1	\$46,724
30-3110-057-0340	1990 NW 83 ST	2	8,850	50 X 177	RU-1	\$43,555
30-3110-057-1600	2345 NW 79 TERR	2	4,980	60 X 83	RU-2	\$48,553
30-3110-057-1850	2178 NW 79 TERR	2	5,250	75 X 70	RU-1	\$38,384
30-3111-023-0170	7111 NW 16 AVE	2	5,000	50 X 100	RU-2	\$30,595

30-3111-023-0450	7193 NW 15 CT	2	5,000	50 X 100	RU-2	\$30,595
30-3111-024-0070	1170 NW 77 ST	2	13,298	irregular	RU-2	\$73,139
30-3111-038-0120	1460 NW 74 ST	2	3,650	50 X 73	RU-1	\$29,993
30-3111-038-0130	1470 NW 74 ST	2	3,650	50 X 73	RU-1	\$29,993
30-3111-041-0010	8100 NW 14 PL	2	8,905	96 X 93	RU-1	\$71,106
30-3111-041-0240	7925 NW 15 AVE	2	9,300	93 X 100	RU-2	\$92,021
30-3111-043-0050	1555 NW 84 ST	2	8,008	irregular	RU-1	\$53,664
30-3111-044-0192	1840 NW 13 CT	2	35,986	irregular	RU-1	\$242,906
30-3111-047-0220	7927 NW 10 CT	2	5,400	50 X 108	RU-2	\$51,357
30-3115-005-6390	1855 NW 69 ST	2	8,000	80 X 100	RU-2	\$95,083
30-3115-017-0260	7016 NW 19 AVE	2	5,000	50 X 100	RU-2	\$43,665
30-3115-017-0400	2000 NW 69 TERR	2	7,500	75 X 100	RU-2	\$65,498
30-3115-036-0020	2321 NW 68 ST	2	14,000	80 X 175	RU-2	\$123,876
30-3115-037-0130	6221 NW 23 AVE	2	6,143	43 X 143	RU-2	\$53,597
30-3115-043-0680	2480 NW 68 ST	2	10,500	75 X 140	RU-2	\$93,150
30-3116-006-0041	3051 NW 64 ST	2	5,772	52 X 111	RU-1	\$54,717
Total	42					



MEMORANDUM
(Revised)

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

DATE: April 8, 2008

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

SUBJECT: Agenda Item No.

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

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF FORTY-TWO (42) SINGLE FAMILY HOME BUILDING SITES TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC. A NOT-FOR-PROFIT FLORIDA CORPORATION FOR INFILL HOUSING DEVELOPMENT AT A PRICE OF TEN DOLLARS (\$10.00); AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 3-44 AS IT RELATES TO THE SECTION ENTITLED "AVAILABILITY OF COUNTY PROPERTY;" AND AUTHORIZING THE COUNTY MAYOR TO EXECUTE A COUNTY DEED FOR SAID PURPOSE.

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the conveyance of forty-two (42) single family home building sites, legally described in the attached County Deed, to Habitat for Humanity of Greater Miami, Inc., a not-for-profit Florida Corporation for infill housing development at a price of ten dollars (\$10.00); authorizes the waiver of Administrative Order 3-44 as it relates to the Section entitled "Availability of County Property;" and authorizes the County Mayor to execute a County Deed, in substantially the form attached hereto and made a part hereof.

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 8th day of April, 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



Instrument prepared under the direction of
Thomas Goldstein, Assistant County Attorney
111 N.W. 1 Street, 28 Floor
Miami, Florida 33128-1907

Folio No: See Exhibit "A"

COUNTY DEED

THIS DEED, made this _____ day of _____, 200__ AD. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines. If the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative Guidelines, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.
2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter. Notwithstanding, Party of the First Part may, in its sole discretion, waive this reverter condition if Party of the First Part finds it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Manager or his designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within (1) year from the date of this deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to Party of the First Part.

3. That the affordable housing developed on the property shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County but under no circumstances shall the sales price of the home exceed Two Hundred and Twenty-Five Thousand Dollars and 00/100 (\$225,000). In the event Party of the Second Part fails to sell the home to a qualified household or sells the home above Two Hundred and Twenty-Five Thousand Dollars and 00/100 (\$225,000), title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause, and by such reverter to the Party of the First Part, Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every 20 years for a maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed

above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the county. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and revert in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 200____.

EXHIBIT "A"

15. Folio No.: 30-3111-044-0192
All Lot 9 & PT Lot 8 DEC BEG NW COR Lot 8 E291.93FT S4FT W70FT S 12FT S 72DEG W50FT WLY74.05FT NLY3.5FT W100FT N25FT TO POB, HILLSIDE ACRES AMD, according to the Plat thereof recorded in Plat Book 7, at Page 35, of the Public Records of Miami-Dade County, Florida.
16. Folio No.: 30-3115-043-0680
Lot 5 & W ½ Lot 4 Block 10, ELIZABETH PARK, according to the Plat thereof recorded in Plat Book 4, at Page 195, of the Public Records of Miami-Dade County, Florida.
17. Folio No.: 01-3114-017-0640
Lot 30 Block 5, NORTH LIBERTY CITY AMD, according to the Plat thereof recorded in Plat Book 41, at Page 31, of the Public Records of Miami-Dade County, Florida.
18. Folio No.: 01-3114-018-0120
Lot 13 Less S5FT Block 1, NEW LIBERTY CITY, according to the Plat thereof recorded in Plat Book 39, at Page 28, of the Public Records of Miami-Dade County, Florida.
19. Folio No.: 01-3114-018-0640
Lot 27 Block 3, NEW LIBERTY CITY, according to the Plat thereof recorded in Plat Book 39, at Page 28, of the Public Records of Miami-Dade County, Florida.
20. Folio No.: 01-3114-018-0890
Lot 31 Block 4, NEW LIBERTY CITY, according to the Plat thereof recorded in Plat Book 39, at Page 28, of the Public Records of Miami-Dade County, Florida.
21. Folio No.: 01-3114-018-1310
Lot 17 Block 6, NEW LIBERTY CITY, according to the Plat thereof recorded in Plat Book 39, at Page 28, of the Public Records of Miami-Dade County, Florida.
22. Folio No.: 01-3115-005-0950
Lot 22 Less E10FT Block 4, LIBERTY CITY, according to the Plat thereof recorded in Plat Book 7, at Page 79, of the Public Records of Miami-Dade County, Florida.
23. Folio No.: 30-3103-008-0320
Lot 17 Block 2, 22ND AVE MANOR, according to the Plat thereof recorded in Plat Book 43, at Page 76, of the Public Records of Miami-Dade County, Florida.
24. Folio No.: 30-3110-028-0680
N75FT OF E100FT OF N ½ of Block 15, PARA VILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 3, at Page 106, of the Public Records of Miami-Dade County, Florida.
25. Folio No.: 30-3110-035-0710
Lot 6 Block 6, EVERGLADES AVENUE ADDITION, according to the Plat thereof recorded in Plat Book 19, at Page 59, of the Public Records of Miami-Dade County, Florida.
26. Folio No.: 30-3110-057-0340
W50FT OF E112.5FT OF TR 4, REV PLAT OF W LITTLE RIVER, according to the Plat thereof recorded in Plat Book 34, at Page 19, of the Public Records of Miami-Dade County, Florida.
27. Folio No.: 30-3110-057-1850
N70FT OF E75FT OF W175FT TR 21, REV PLAT OF W LITTLE RIVER, according to the Plat thereof recorded in Plat Book 34, at Page 19, of the Public Records of Miami-Dade County, Florida.
28. Folio No.: 30-3111-023-0170
Lot 2 Block 2, CORRECTIVE PLAT OF LIBERTY CITY PARK, according to the Plat thereof recorded in Plat Book 41, at Page 65, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "A"

29. Folio No.: 30-3111-038-0120
Lots 16 & 17 Block 8, COMMUNITY LIBERTY CITY 2ND SECTION, according to the Plat thereof recorded in Plat Book 18, at Page 55, of the Public Records of Miami-Dade County, Florida.
30. Folio No.: 30-3111-038-0130
Lots 18 & 19 Block 8, COMMUNITY LIBERTY CITY 2ND SECTION, according to the Plat thereof recorded in Plat Book 18, at Page 55, of the Public Records of Miami-Dade County, Florida.
31. Folio No.: 30-3111-043-0050
W35FT Lot 10 & E21FT Lot 11, BELLE HAVEN, according to the Plat thereof recorded in Plat Book 9, at Page 15, of the Public Records of Miami-Dade County, Florida.
32. Folio No.: 30-3115-005-6390
Lots 30 & 31 Block 22, LIBERTY CITY, according to the Plat thereof recorded in Plat Book 7, at Page 79, of the Public Records of Miami-Dade County, Florida.
33. Folio No.: 30-3115-037-0130
Lots 13 Block 2, ORANGE VIEW PARK, according to the Plat thereof recorded in Plat Book 18 at Page 51, of the Public Records of Miami-Dade County, Florida.
34. Folio No.: 30-3111-041-0240
Lots 19 & 20 Block 3, EVERGLADES AVENUE HEIGHTS, according to the Plat thereof recorded in Plat Book 16 at Page 66, of the Public Records of Miami-Dade County, Florida.
35. Folio No.: 30-3103-019-0640
Lots 7 & 8 Block 15, WOODLAND ADDITION, according to the Plat thereof recorded in Plat Book 6 at Page 85, of the Public Records of Miami-Dade County, Florida.
36. Folio No.: 01-3114-027-0510
Lots 5 Less S5FT Block 3, E LIBERTY CITY SECTION A, according to the Plat thereof recorded in Plat Book 39 at Page 19, of the Public Records of Miami-Dade County, Florida.
37. Folio No.: 01-3114-027-0880
Lot 18 Less N5FT Block 4, E LIBERTY CITY SECTION A, according to the Plat thereof recorded in Plat Book 39 at Page 19, of the Public Records of Miami-Dade County, Florida.
38. Folio No.: 30-2134-005-0870
Lot 10 Block 7, LITTLE RIVER FARMS, according to the Plat thereof recorded in Plat Book 44 at Page 39, of the Public Records of Miami-Dade County, Florida.
39. Folio No.: 30-2135-000-0170
W120FT OF E305FT OF S165FT OF SE ¼ OF SW ¼ OF SE ¼ Less S50FT FOR R/W, according to the Plat thereof recorded in Miami-Dade County, Florida.
40. Folio No.: 30-3110-028-1130
E½ OF W100.49FT OF S75FT OF Block 21, PARA VILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 3 at Page 106, of the Public Records of Miami-Dade County, Florida.
41. Folio No.: 30-3115-017-0260
S50FT OF N177.03FT OF E100.48FT OF Block 3, PARA VILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 3 at Page 106, of the Public Records of Miami-Dade County, Florida.
42. Folio No.: 30-3111-041-0010
Lots 1 & 2 Block 2, EVERGLADES AVENUE HEIGHTS, according to the Plat thereof recorded in Plat Book 16 at Page 66, of the Public Records of Miami-Dade County, Florida.