

Date: March 3, 2009

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

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

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

Recommendation

The attached instruments are being forwarded in one (1) Resolution for Board of County Commissioners (BCC) 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.	Dagoberto Castillo and Grace Moller Castillo aka Graciela Castillo	RWD*	A portion of SW 136 Street, approximately 660 feet west of SW 152 Avenue, West for approximately 660 feet (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
2.	A&J&B Group LLC	RWD*	A portion of SW 264 St from SW 169 Avenue, East for approximately 165 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD* Right-of-Way Deed
TSE* Traffic Signal Easement

QC* Quit Claim Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
3.	Casariago Corporation	RWD*	A portion of SW 248 Street, from Canal C-102, East for approximately 310 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
4.	Centres AZ Seventy Ninth Street LLC	RWD*	A 25 foot radius return at NW 25 Avenue and NW 79 Street. (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.
5.	Maria Cristina Bertuccio & Bruno Ghisellini	RWD*	A portion of Old Cutler Road, beginning approximately 500 feet northeasterly of N. Cartee Road, Northeasterly for approximately 212 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
6.	Rosa Alina Zamora	RWD*	A portion of Old Cutler Road, from SW 222 Street northeasterly for approximately 144 feet, and the radius return thereof. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
7.	Jack's Shopping Center, LTD	RWD*	A 25 foot radius return at SW 40 Terrace and SW 98 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.
8.	Elies' Corner, LTD	RWD*	A 25 foot radius return at SW 40 Terrace and SW 99 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.

RWD* Right-of-Way Deed
TSE* Traffic Signal Easement

QC* Quit Claim Deed



	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
9.	Southeastern Conference Association of Seventh-Day Adventists, Inc.	RWD*	A portion of SW 127 Avenue, from approximately 676 feet north of SW 236 Street, North for approximately 338 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
10.	Carl Liederman, D. Lu Anne Liederman, Harcourt Vernon III and Kim Vernon	RWD*	A 25 foot radius return at NW 85 Street Road and NW 7 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.
11.	West Lake Enterprises Inc.	RWD*	A portion of NW 58 Street, from NW 119 Avenue, West for approximately 432 feet. (District 12)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
12.	The School Board of Miami-Dade County, Florida	RWD*	A portion of SW 112 Avenue, from approximately 483 feet north of SW 84 Street, North for approximately 507 feet (District 10)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
13.	Downtown Miami Hotel, LLC	TSE*	A portion of Tract A as recorded in Plat Book 102, Page 3 of the Public Records of Miami-Dade County. (District 3)	Obtained in order to install a traffic control box to operate a traffic signal at Biscayne Boulevard and NE 17 Street.


 Assistant County Manager

RWD* Right-of-Way Deed
 TSE* Traffic Signal Easement

QC* Quit Claim Deed 3



MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

DATE: March 3, 2009

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

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

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Mayor'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)(A)
3-3-09

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. **Dagoberto Castillo and Grace Moller Castillo aka Graciella Castillo**
2. **A&J&B Group, LLC**
3. **Casariago Corporation**
4. **Centres AZ Seventy Ninth Street LLC**
5. **Maria Cristina Bertuccio & Bruno Ghisellini**
6. **Rosa Alina Zamora**
7. **Jack's Shopping Center, LLC**
8. **Elies Corner, LTD**
9. **Southeastern Conference of Association of Seventh-Day Adventists, Inc.**
10. **Carl Liederman, D. Lu Anne Liederman, Harcourt Vernon III and Kim Vernon**
11. **West Lake Enterprises Inc.**
12. **The School Board of Miami-Dade County, Florida**
13. **Downtown Miami Hotel LLC**

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

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

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

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

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

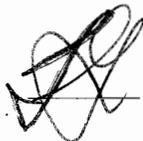
The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of March, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

6

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

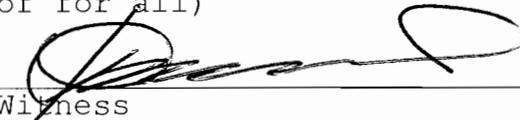
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, THEIR heirs and assigns, and they shall have the right to immediately re-possess the same.

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)


Witness

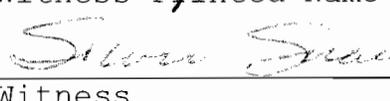
Odalys C. Bello
Witness Printed Name


Witness

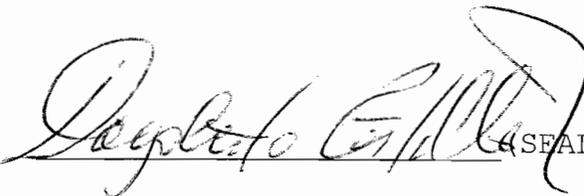
Silvio Suarez
Witness Printed Name


Witness

Odalys C. Bello
Witness Printed Name


Witness

Silvio Suarez
Witness Printed Name

 (SEAL)

Dagoberto Castillo
Printed Name

Address (if different)

 (SEAL)

Grace Moller Castillo
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 21 day of October, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID ERIC JASTIN, and CRISTINA MULLER CASTILLO, personally known to me, or proven, by producing the following methods of identification:

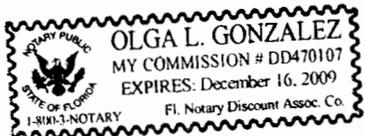
_____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

[Handwritten Signature]
Notary Signature

Olga L. Gonzalez
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 12-16-09

Commission/Serial No. DD470107

The foregoing was accepted and approved on the _____ day of _____, A.D. 2008, 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

Legal Description

The North 40 feet of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 21, Township 55 South, Range 39 East, lying North of Seaboard Air Line Railroad Right of Way, lying and being in Miami-Dade County, Florida.



THIS IS NOT A SURVEY

Folio No.: 30-5921-000-0080

DAGOBERTO CASTILLO & W
GRACE MOLLER CASTILLO

21 55 39 9.34 AC PORT
OF W1/2 OF E1/2 OF
NW1/4 LYG N OF SAL
R/W OR 17496-1257
0197 1 COC 24580-
1028/25291-0192 0506 5



Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Joe A. Martinez, 11



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

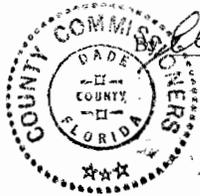
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825



Date: November 14, 2008
Prepared By: Yazmin Moreno

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.

ATTEST: HARVEY RUVIN,
Clerk of said Board



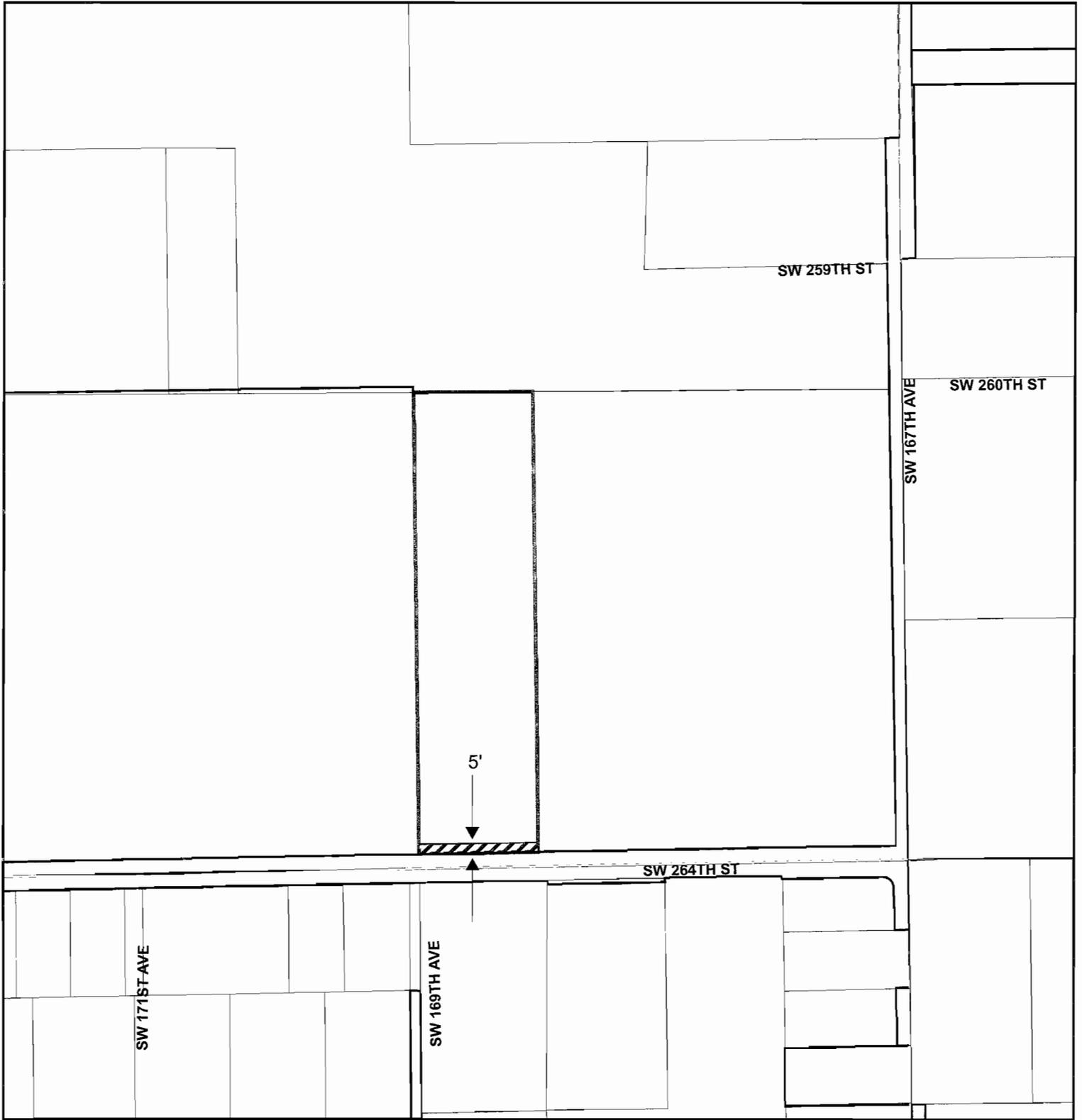
Harvey Ruvin
Deputy Clerk

Approved/

Ysela Llort
Assistant County Manager
Ysela Llort

Approved as to form
and legal sufficiency.

Thomas J. [Signature]
Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Katy Sorenson, 8

Folio No.: 30-6930-000-0351
A&J&B GROUP LLC

30 56 39 9.73 AC M/L
W1/2 OF W1/2 OF SE1/4
OF SE1/4 LESS S35FT
FOR RD OR 14368-2728
0689 5 COC 24168-2722
01 2006 1

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

14



Date: November 14, 2008
Prepared By: Yazmin Moreno

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. 30-6926-000-0042
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 10th day of June, A.D. 2008, by and between Casariago Corporation, a corporation under the laws of the State of Florida, and having its office and principal place of business at 550 Avenue A, Key Largo, FL 33037, 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 40.00 feet of that portion of the West ½ of the NW ¼ of the NW ¼ of the NE ¼ of Section 26, Township 56 South, Range 39 East, lying easterly of the C-102 Canal right-of-way.

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

Oscar Casariego
Printed Name

[Signature]
Witness

GIVLIANO SOLER
Printed Name

[Signature]
Witness

Oscar Casariego
Printed Name

[Signature]
Witness

GIVLIANO SOLER
Printed Name

Casariego Corporation
Name of Corporation

[Signature] (Sign)
By: _____ President

Oscar Casariego Sr
Printed Name

Address if different

[Signature] (Sign)
Attest: _____ Secretary

Marlen Casariego
Printed Name

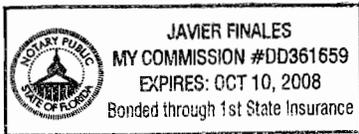
Address if different

CORP SEAL

STATE OF _____)
COUNTY OF _____)

I HEREBY CERTIFY, that on this ___ day of June A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Oscar Casariego and Marlen Casariego, personally known to me, to be President and Secretary of Casariego Corporation, 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 SEAL/STAMP

[Signature]
Notary Signature
Printed Notary Name Javier Finales
Notary Public, State of My Florida
commission expires: 10-10-08
Commission/Serial No. DD361659

The foregoing was accepted and approved on the 16th day of June, A.D. 2008, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Assistant County Manager

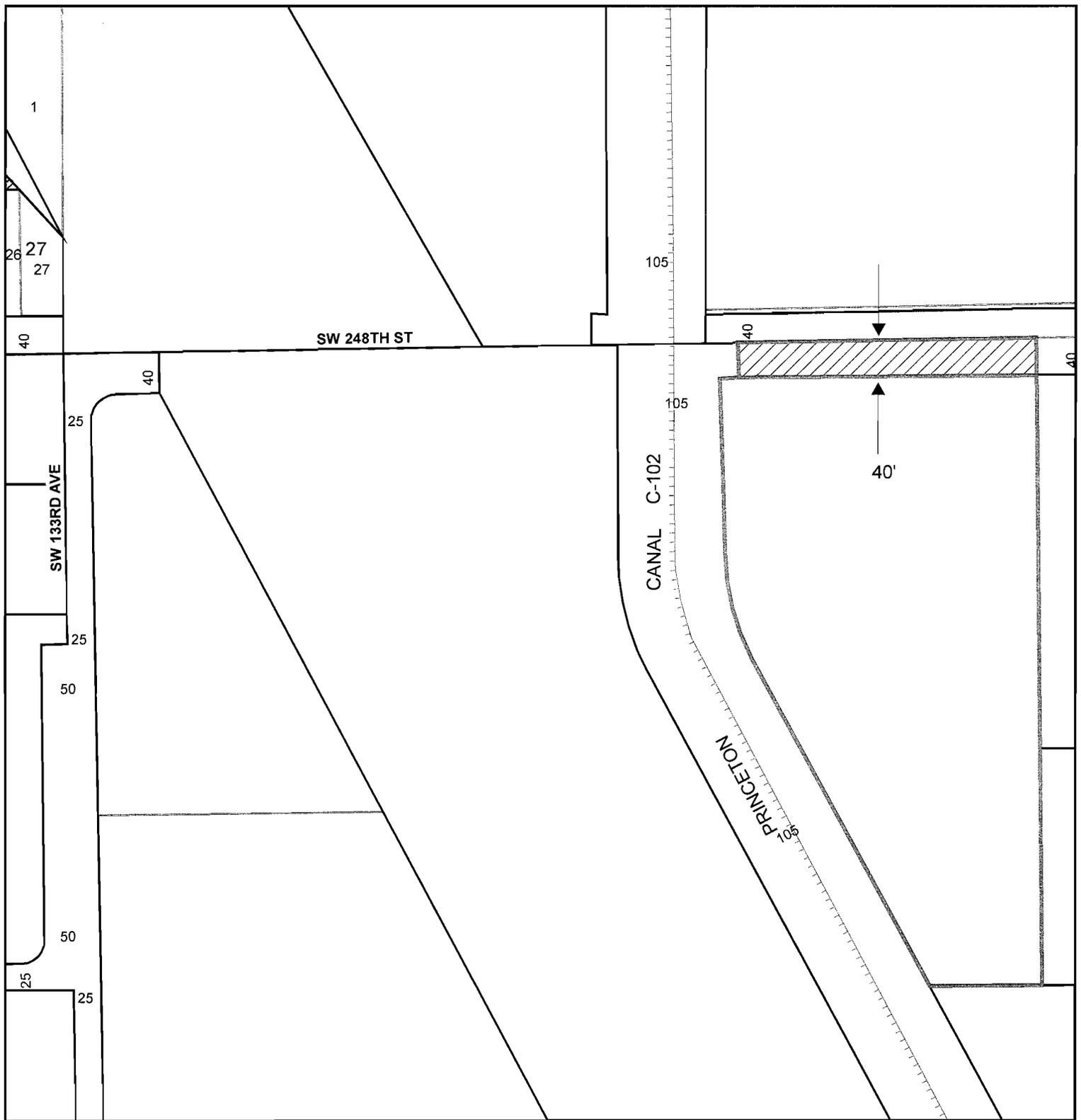
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form and
legal sufficiency

By: _____

Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

30-6926-000-0042

Legal:

Casariago Corporation

26 56 39 4.150 AC THAT
 PT OF W1/2 OF NW1/4
 OF NW1/4 OF NE1/4
 LYG NELY OF C-102
 CANAL R/W LOT SIZE
 180785 SQ FT COC
 24432-0585 03 2006 1

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Katy Sorenson, 8

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



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

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

18



Date: July 1, 2008
 Prepared By: Yazmin Moreno

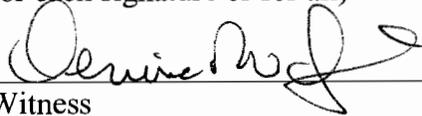
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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.

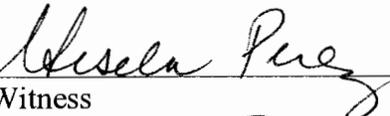
The said party of the first part covenanting that said party and the heirs, executors and administrators of such party shall and will WARRANT AND DEFEND the title to and the Property unto the said party of the second part, and to the heirs and assigns of such party forever, against the lawful claims of all persons claiming by, through or under party of the first part, but none other.

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.

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


Witness

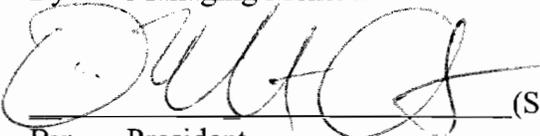
Denise Rodriguez
Witness Printed Name


Witness

GISELA PEREZ
Witness Printed Name

Centres AZ Seventy Ninth Street LLC, a
Florida limited liability company
Name of LLC

Centres Inc, a Wisconsin corporation, d/b/a
Centres Inc. of Wisconsin
By: Managing Member


By: President (Sign)

David K. Charlton
Printed Name

(Same)
Address (if different)

STATE OF Florida)
)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 30th day of May, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared David K. Charlton, who is personally known to me, or proven, by producing the following forms of identification: (Personally Known), to be the President duly authorized on behalf of Centres Inc., a Wisconsin Corporation, d/b/a Centres Inc. of Wisconsin, as Managing Member of Centres AZ Seventy Ninth Street LLC, a Florida limited liability company. Said President 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
ANA C. ESCRIBANO-CRUZ

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 09/14/2011
Commission/Serial No. DD705909

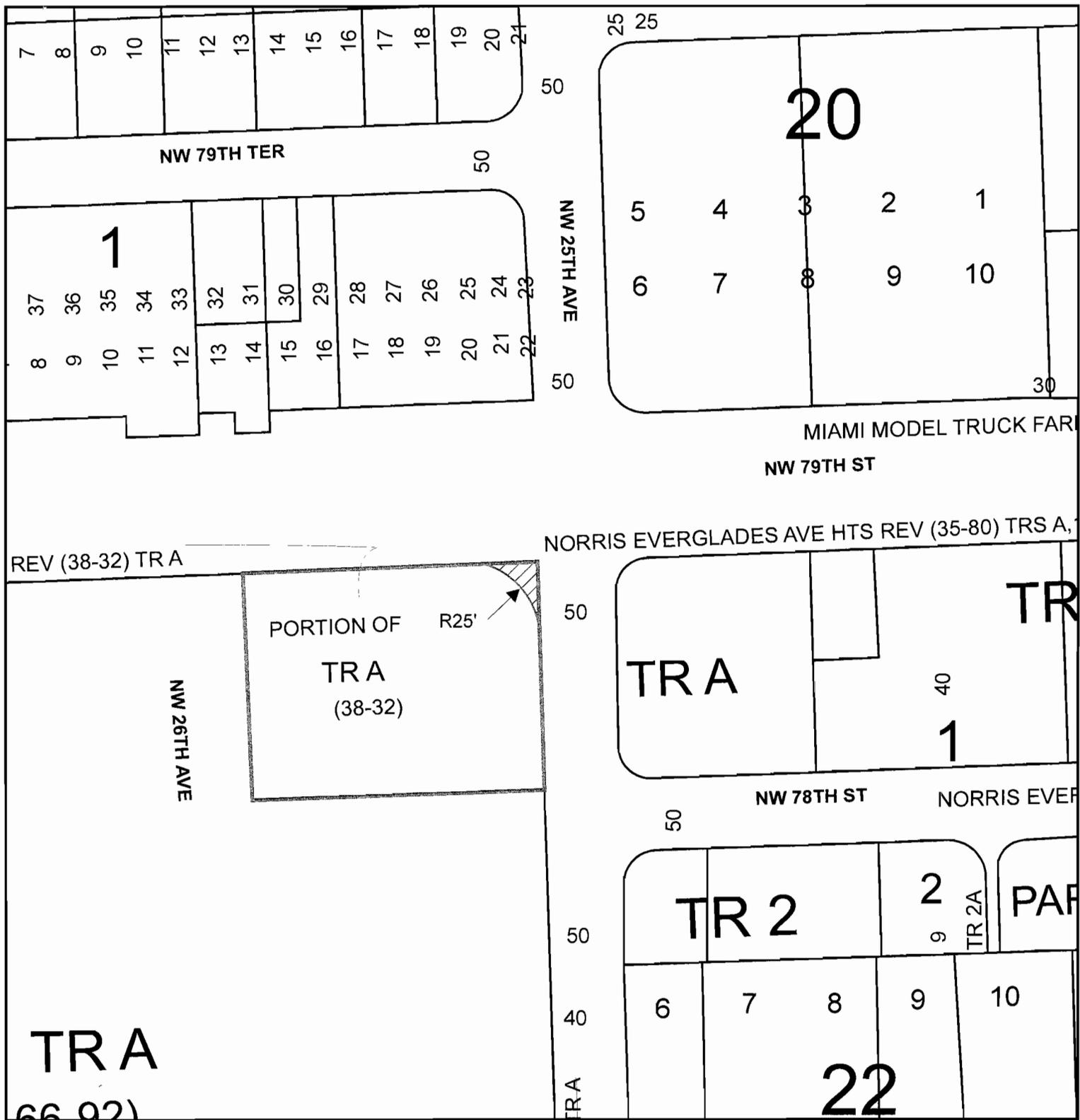
The foregoing was accepted and approved on the _____ day of _____, A.D. 2008, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

*Approved as to form
and legal sufficiency*

Assistant County Attorney



THIS IS NOT A SURVEY

30-3110-045-0030

Legal:

10 53 41 .80 AC PB 38-32 REV
 PL EVERGLADES GRAPELAND
 E200FT OF N175FT OF TRACT A
 LOT SIZE 200.000 X 175 OR
 19506-3261 0201 1 COC
 22791-2315 11 2004 4

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Dorrin D. Rolle, 2



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

22



Date: June 25, 2008
 Prepared By: Yazmin Moreno

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Mariela Alvarez
Folio No. 33-5023-000-0340
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 5th day of August, A.D. 2008, by and between Maria Cristina Bertuccio and Bruno Ghisellini, whose address is 13775 Old Cutler Road, Miami, Florida 33158, 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 Southeasterly 15 feet of the Northwesterly 50 feet of the following described land:

The South ½ of the South ½ of the NW ¼ of the NE ¼ of the NE ¼ of Section 23, Township 55 South, Range 40 East, lying east of the centerline of Ingraham Highway.

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, theirs 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)

Aluis Jara
Witness

MARIO UEN
Witness Printed Name

Wanda Alca
Witness

MARICH SUAREZ
Witness Printed Name

Aluis Jara
Witness

MARIO UEN
Witness Printed Name

Wanda Alca
Witness

MARICH SUAREZ
Witness Printed Name

[Signature] (Sign)

Bruno Ghidellini
Printed Name

SAME
Address (if different)

[Signature] (Sign)

CRISTINA BERTOCCIO
Printed Name

SAME
Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

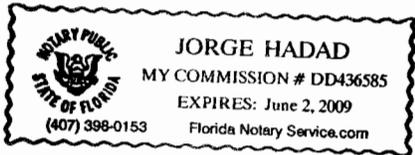
I HEREBY CERTIFY, that on this 5 day of August, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Maria Cristina Bertuccio and Bruno Ghiselloni, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Notary Signature

Jorge Hadad
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: June 2, 2009

Commission/Serial No. DD436585

The foregoing was accepted and approved on the _____ day of _____, A.D. 2008, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

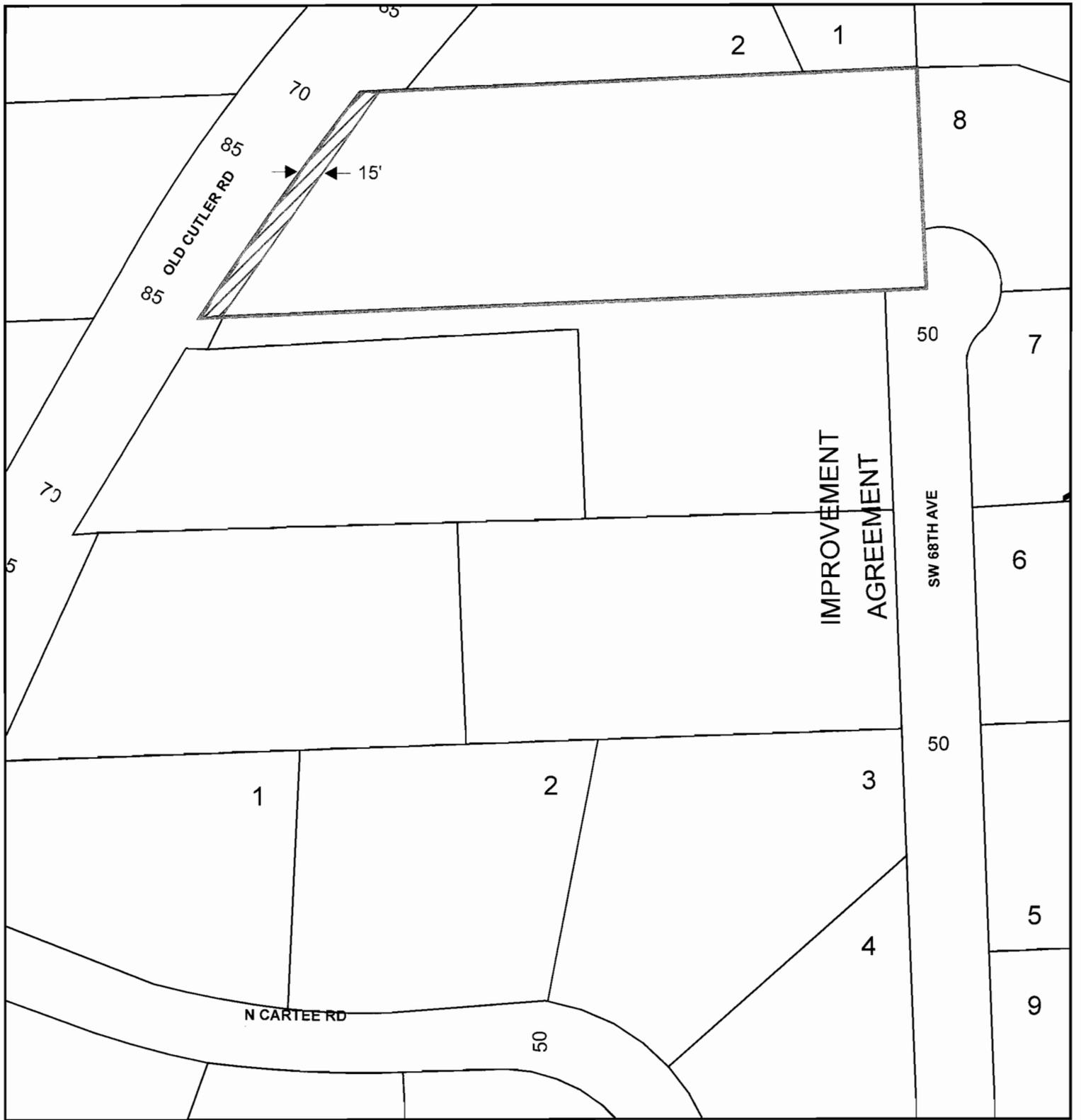
Assistant County Manager

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

Municipality: Palmetto Bay
 Commission District: Katy Sorenson, 8

33-5023-000-0340
 Maria Cristina Bertuccio and
 Bruno Ghisellini
 23 55 40 1.85 AC M/L S1/2 OF
 S1/2 OF NW1/4 OF NE1/4 OF
 NE1/4 LYING E INGRAHAM
 HWY LOT SIZE IRREGULAR
 OR 20247-1709 122001 4
 F/A/U 30-5023-000-0340

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

26



Date: August 20, 2008
 Prepared By: Yazmin Moreno

discontinued, the title to the said above described land shall immediately revert to the party of the first part, her heirs and assigns, and she shall *have* the right to immediately re-possess the same.

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

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

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

Yessica Barreda (sign)
Witness

Yessica Barreda
Witness Printed Name

Rosa Alina Zamora (sign)

Rosa Alina Zamora
260 Palermo Avenue
Coral Gables, FL 33134

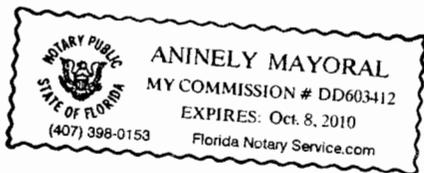
Aninely Mayoral (sign)
Witness

Aninely Mayoral
Witness Printed Name

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5 day of August, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Rosa Alina Zamora, 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

Aninely Mayoral
Notary Signature
Aninely Mayoral

Printed Notary Name
Notary Public, State of _____
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.

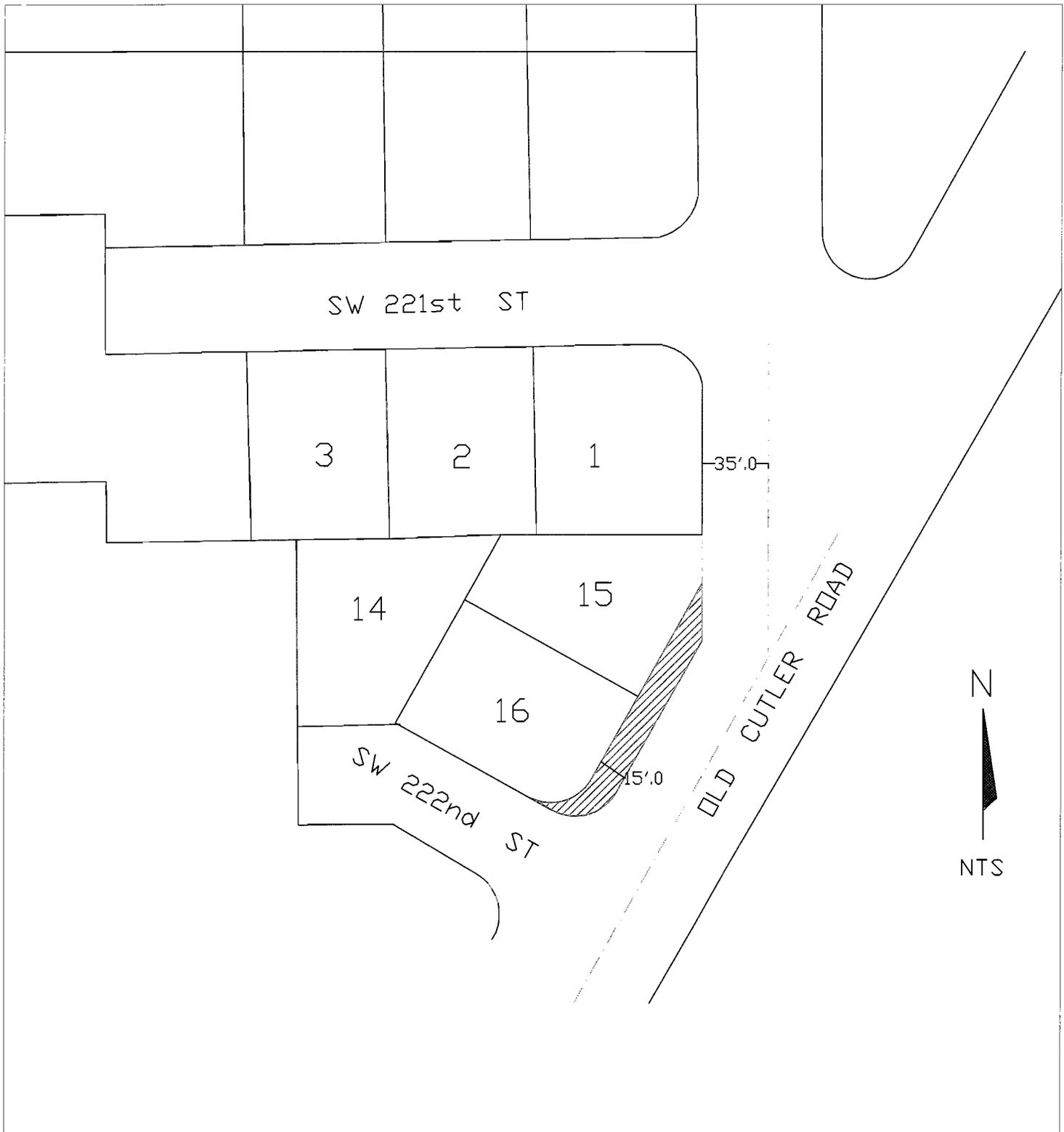
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

Assistant County Attorney



THIS IS NOT A SURVEY

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

30-8017-002-1520
 Rosa Alina Zamora

17-56-40
 SEC H PB 46-91 LOT 16
 BLK 79.LOT SIZE 75.000
 X120 OR 20842-1065
 112002 20 (10) COC
 22422-2622 06 200402

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY PUBLIC WORKS DEPT.
 RIGHT OF WAY
 ENGINEERING SECTION

30



Date: September 5, 2008
 Drawn by: Y. Moreno

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:

JACK'S SHOPPING CENTER, LTD.

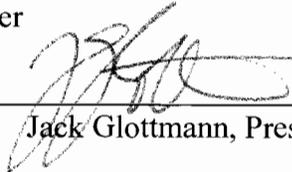
By: Jack's Shopping Center & Plaza
Linda I Corporation, its General
Partner



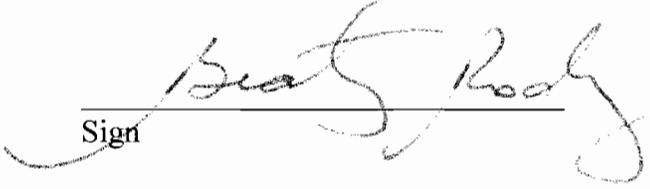
Sign

Tatiana Pedraza

Printed Name

By: 

Jack Glottmann, President



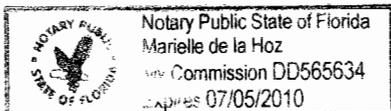
Sign

Printed Name

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

I HEREBY CERTIFY, that on this 8th day of September, 2008 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jack Glottmann personally known to me, or proven, by producing the following forms of identification: Florida's Driver's License; to be the President of Jack's Shopping Center & Plaza Linda I Corporation, the General Partner duly authorized on behalf of Jack's Shopping Center, Ltd., a Florida limited partnership. He 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.



Marielle de la Hoz
Notary Signature

Marielle de la Hoz

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: 7.5.2010
Commission/Serial No. DD565634

The foregoing was accepted and approved on the _____ day of September, 2008, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Assistant County Manager

Assistant County Attorney

ATTEST: HARVEY RUVIN,

Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

EXHIBIT A

LEGAL DESCRIPTION

The external area formed by a 25.00 foot radius arc concave to the Northwest, tangent to the South and East lines of Lot 3 of JACK'S SHOPPING CENTER, according to the plat thereof as recorded in Plat Book 56, at Page 63, of the Public Records of Miami-Dade County, Florida.

PR

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.

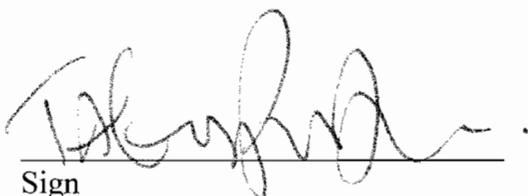
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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:

ELIE'S CORNER, LTD.

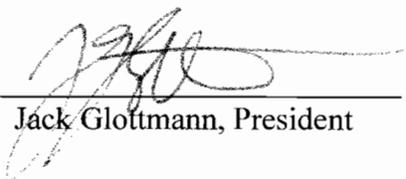
By: Elie's Corner, Inc., its General
Partner



Sign

Tatiana Pedraza

Printed Name

By: 

Jack Glottmann, President



Sign

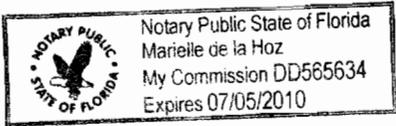
BEATRIZ RODRIGUEZ

Printed Name

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

I HEREBY CERTIFY, that on this 8 day of September, 2008 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jack Glotmann personally known to me, or proven, by producing the following forms of identification: Florida's Driver's License; to be the President of Elie's Corner, Inc., the General Partner duly authorized on behalf of Elie's Corner, Ltd., a Florida limited partnership. He 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.



Marielle de la Hoz
Notary Signature

Marielle de la Hoz
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: 7.5.2010
Commission/Serial No. DD565634

The foregoing was accepted and approved on the _____ day of September, 2008, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Assistant County Manager

Assistant County Attorney

ATTEST: HARVEY RUVIN,

Clerk of said Board

By: _____
Deputy Clerk

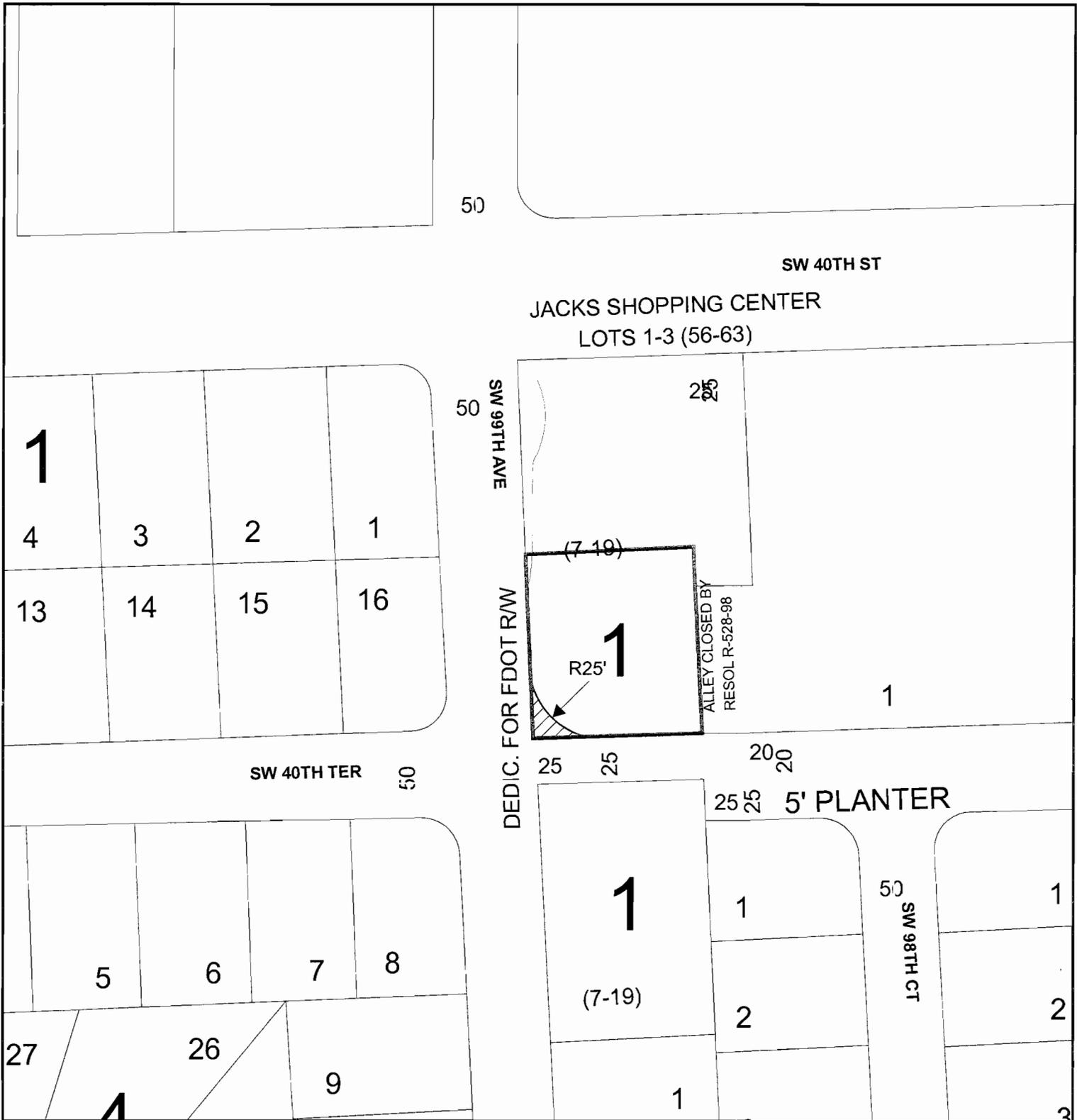
Approved as to form
and legal sufficiency

EXHIBIT A

LEGAL DESCRIPTION

The external area formed by a 25.00 foot radius arc concave to the Northeast, tangent to the South line of the North 280.00 feet of Tract 1 of "BIRD ROAD FARMS", according to the Plat thereof as recorded in Plat Book 7, at Page 19 of the Public Records of Miami-Dade County, Florida, and tangent to the East line of the West 25.00 feet of said Tract 1.

PR.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Sen. Javier D. Souto, 10

30-4020-002-0021
20-54-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

BIRD ROAD FARMS PB 7-19
S125FT OF N305FT OF TR 1
LESS S25FT & W25FT FOR ST
LOT SIZE 100.000 X 107 OR
18461-2994 0299 1 COC
24013-4045 11 2005 1



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



Date: September 19, 2008
Prepared By: Yazmin Moreno



40

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. 30-6924-000-0700
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 11th day of December, A.D. 2007, by and between Southeastern Conference Association of Seventh-Day Adventists, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 1701 Robie Ave. Mt. Dora, Fl. 32757, 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 the West 50 feet of the SW ¼ of the NW ¼ of the NW ¼ of the NW ¼ of Section 24, Township 56 South, Range 39 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).

Jane P. Cobb
Witness

Jane P. Cobb
Printed Name

Marie Marcelle L. Sylvestre
Witness

MARIE MARCELLE L. SYLVESTRE
Printed Name

Samuel M. Dade, Jr
Witness

Samuel M. Dade, Jr
Printed Name

Carol L. Smith
Witness

Carol L. Smith

Southeastern Conference
Association of Seventh-Day
Adventists, Inc.

W. L. Taylor (Sign)
By: President

W. L. TAYLOR
Printed Name

Address if different

Hubert J. Morel, Jr (Sign)
Attest: Secretary

Hubert J. MOREL, JR
Printed Name

Address if different

CORP SEAL

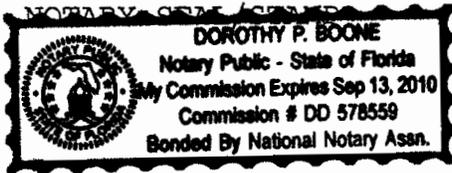
STATE OF Florida)
)
COUNTY OF LAKE)

I HEREBY CERTIFY, that on this 11th day of December, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared W.L. Taylor and Hubert J Morel, Jr, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and Executive Secretary of South-eastern Conference of SIA, 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.

Dorothy P. Boone
Notary Signature

Dorothy P. Boone
Printed Notary Name



Notary Public, State of Florida

My commission expires: Sept. 13, 2010

Commission/Serial No. DD 578559

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.

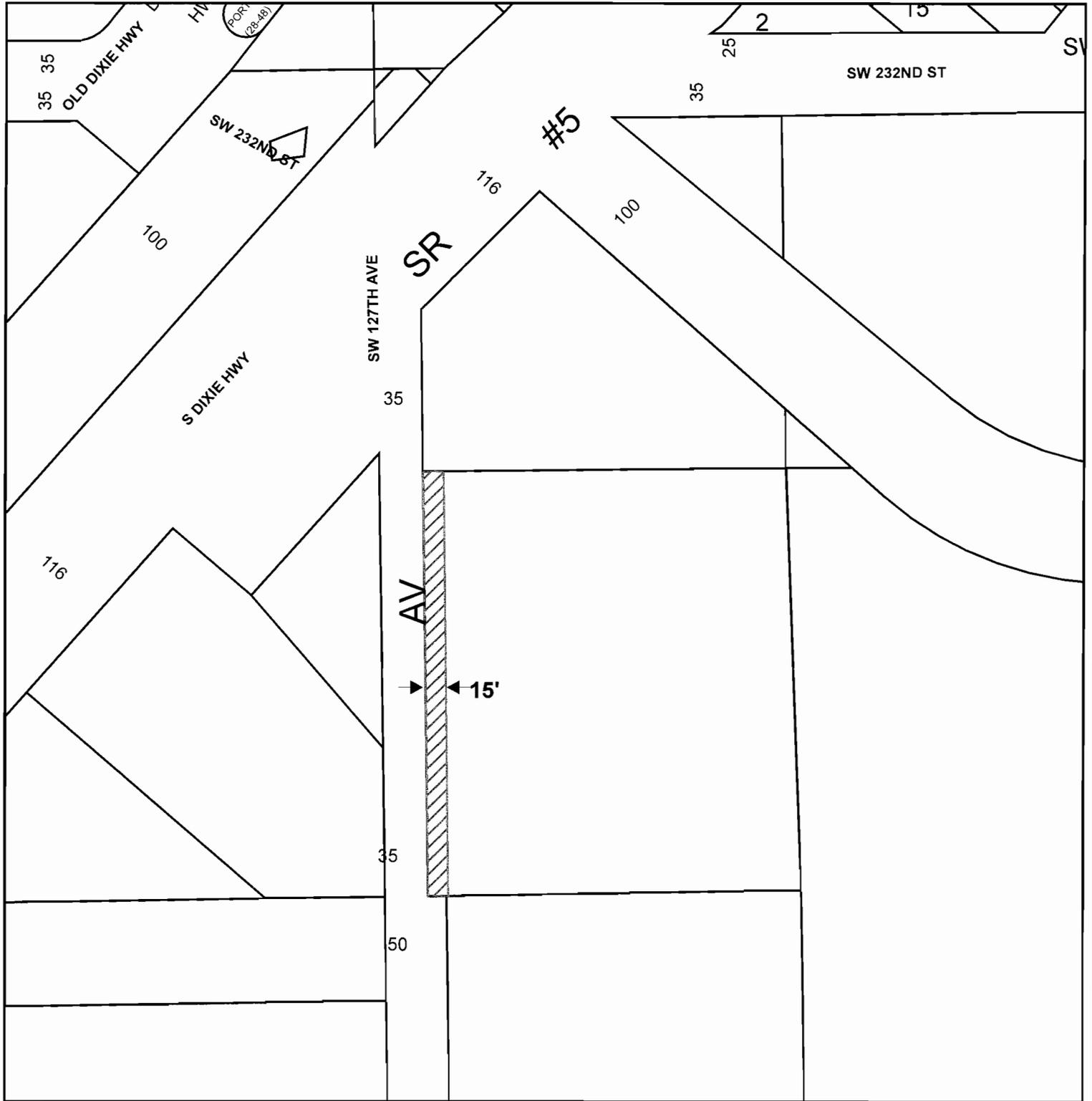
Assistant County Manager

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

30-6924-000-0700

Legal:
 24 56 39 2.24 AC SW1/4 OF
 NW1/4 OF NW1/4 OF NW1/4
 LESS ST LOT SIZE
 IRREGULAR OR 19546-1946
 032001 6

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: katy Sorenson, 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

44



Date: July 31, 2008
 Prepared By: Yazmin Moreno

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 them.

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
by all 4 parties of the first
part in our presence:

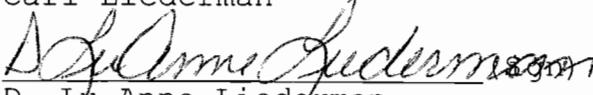

Witness

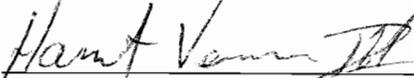
Jesus Quintino
Witness Printed Name


Witness

MARLENE BAKER
Witness Printed Name

 (Sign)
Carl Liederman

 (Sign)
D. Lu Anne Liederman

 (Sign)
Harcourt Vernon III

 (Sign)
Kim Vernon

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 15th day of October, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Carl Liederman and D. Lu Anne Liederman, husband and wife, and Harcourt Vernon III and Kim Vernon, husband and wife, all of whom are personally 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.

Donald E. Kubit
Notary Signature

DONALD E. KUBIT
Printed Notary Name



Notary Public, State of FLORIDA

My commission expires: Dec. 12, 2009

Commission/Serial No. DD 0498738

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.

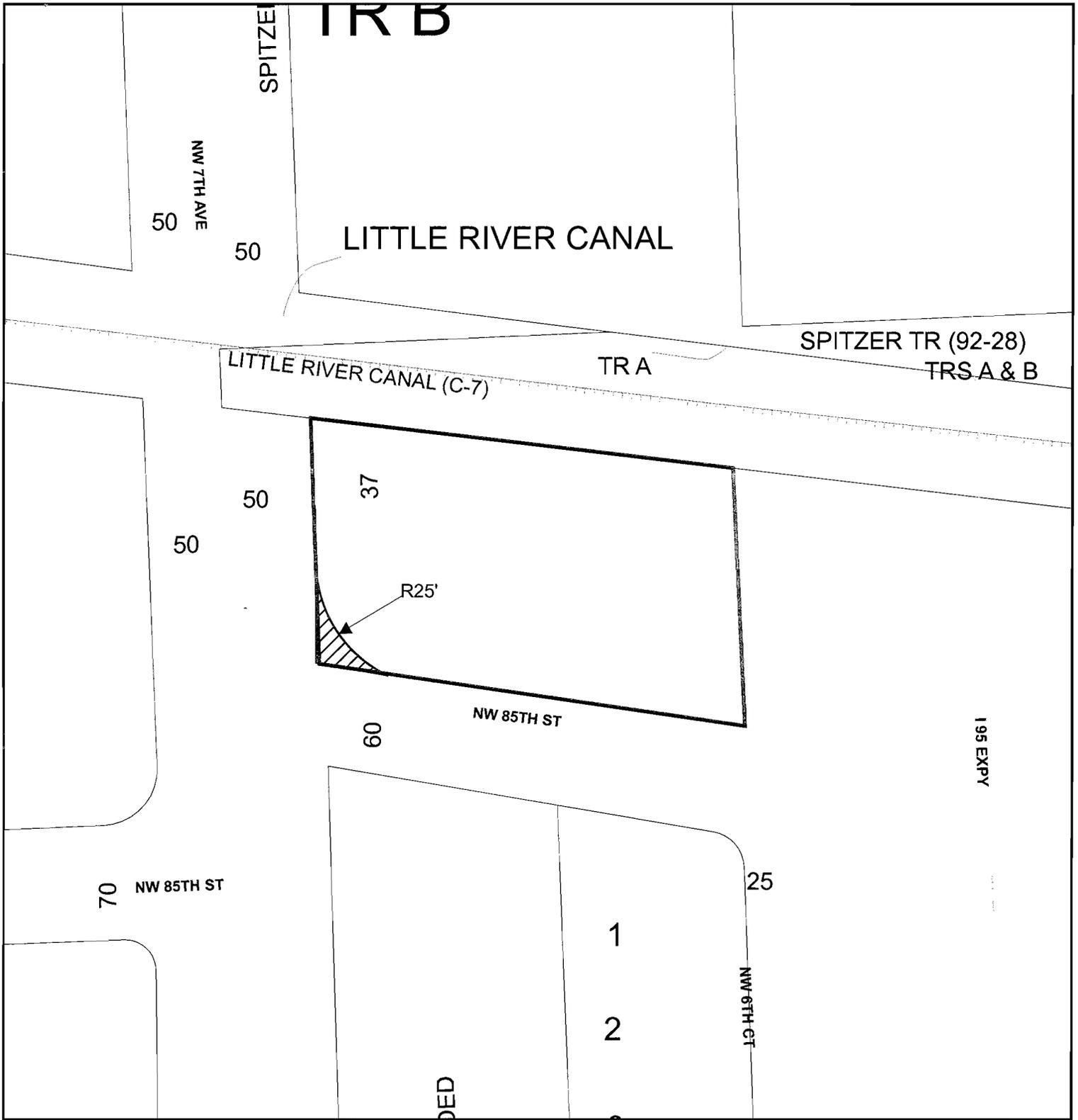
Assistant County Manager

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

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Dorrin D. Rolle, 2

30-3112-000-0080
 Carl Liederman &
 12 53 41 .74 AC W310.09FT
 M/L OF N1/2 OF NW1/4 OF
 NW1/4 LYG BETW N R/W/L
 NW 85 ST RD & S/L LR CANAL
 & LESS ST LOT SIZE
 IRREGULAR COC 25580-1013
 04 2007 6

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

48



Date: October 20, 2008
 Prepared By: Yazmin Moreno

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. 30-3913-000-0045
User Department: Public Works
D-22601

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

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

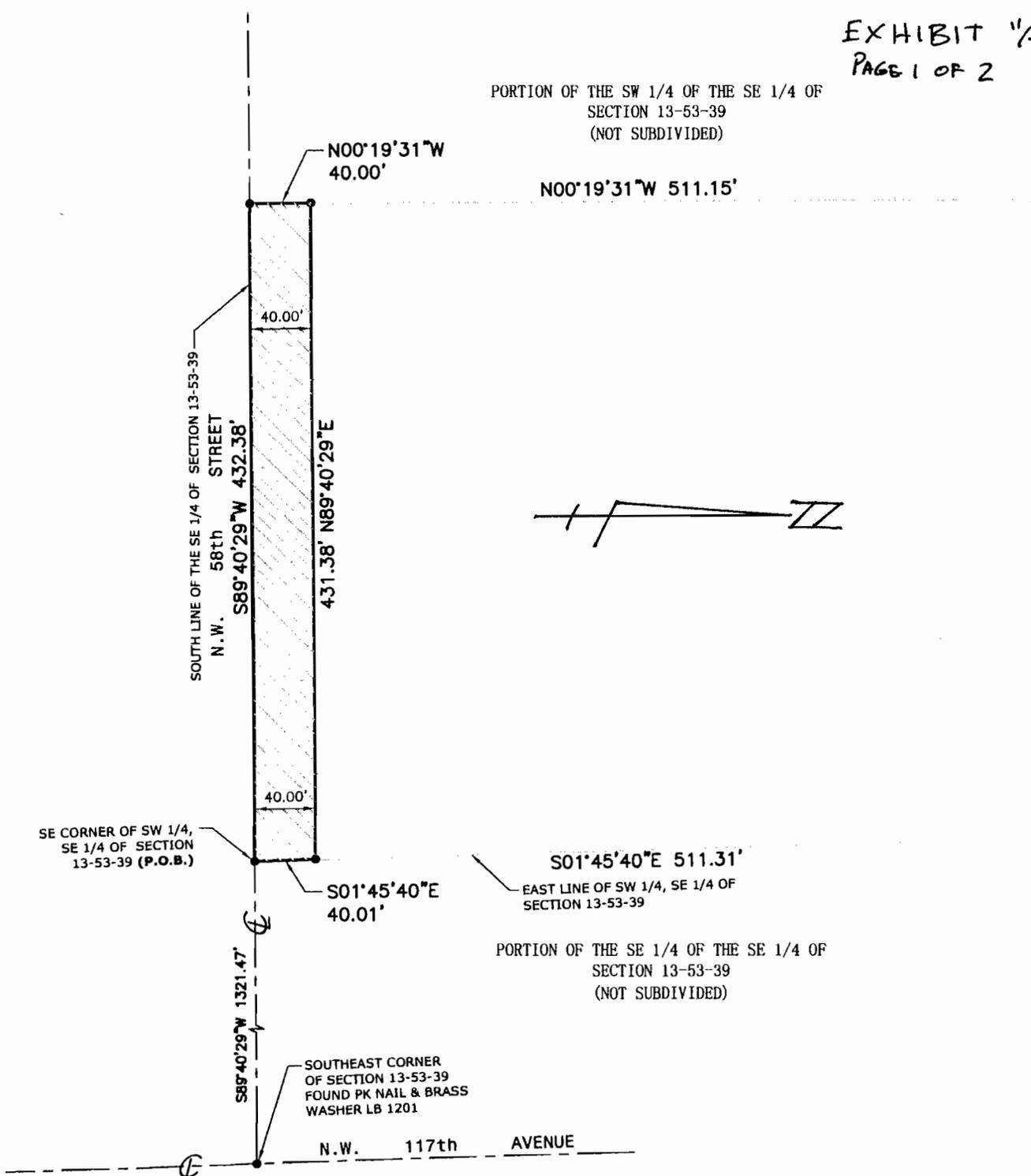
THIS INDENTURE, Made this 2nd day of May, A.D. 2007, by and between West Lake Enterprises, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 7844 NW 166th Terrace, Miami, Florida 33178, party of the first part, and **MIAMI-DADE COUNTY**, 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 EXHIBIT "A" ATTACHED

PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13-53-39 (NOT SUBDIVIDED)

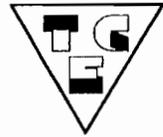


PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13-53-39 (NOT SUBDIVIDED)

PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13-53-39 (NOT SUBDIVIDED)

SURVEYOR'S NOTES:

- 1.- THIS IS NOT A SURVEY.
- 2.- DESCRIPTION PREPARED BY TRI-COUNTY ENGINEERING, INC. THIS 22th DAY OF DECEMBER, 2006.
- 3.- THIS DOCUMENT CONTAINS TWO(2) PAGES AND NEITHER ONE IS VALID WITHOUT THE OTHER.
- 4.- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S89°40'29"W ALONG THE SOUTH LINE OF SECTION 13-53-39 .



TRI-COUNTY ENGINEERING, Inc.
ENGINEERS • ARCHITECTS • SURVEYORS & MAPPERS
CERTIFICATES: EB-6706, AA-2777, LB-6507, FLORIDA
7729 NW 146 th st. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fax: (305) 823-3172

JAN 17 2006
JOSE M. LÓPEZ, P.L.S. N° 4849
STATE OF FLORIDA
FOR THE FIRM

NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 13; THENCE RUN S89°40'29"W ALONG THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 432.38 FEET TO A POINT; THENCE RUN N00°19'31"W, AT RIGHT ANGLES TO LAST DESCRIBED COURSE, FOR A DISTANCE OF 511.15 FEET TO A POINT; THENCE RUN N89°40'29"E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 419.57 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 13; THENCE RUN S01°45'40"E, ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 13 FOR A DISTANCE OF 511.31 FEET TO THE POINT OF BEGINNING. CONTAINING 17275.11 SQUARE FEET OR 0.3966 ACRES MORE OR LESS.

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).

Rolando Abraham
Witness

ROLANDO ABRAHAM
Printed Name

Maribel Hernandez
Witness

Maribel A. Hernandez
Printed Name

Rolando Abraham
Witness

ROLANDO ABRAHAM
Printed Name

Maribel Hernandez
Witness

Maribel A. Hernandez
Printed Name

West Lake Enterprises, Inc.
Name of Corporation

Rolando Abraham (Sign)
By: _____ President

Rolando Abraham
Printed Name

7844 NW 166 TRR MIAMI LAKE 33016
Address if different

Humberto Abraham (Sign)
Attest: _____ Secretary

Humberto Abraham
Printed Name

8310 NW 179ST MIA. FL. 33015
Address if different

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF DADE)

I HEREBY CERTIFY, that on this 2nd day of May,
A.D. 2007, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared
Rolando Abraham and Humberto Abraham,
personally known to me, or proven, by producing the following
identification:

to be the President and Secretary of
West Lake Enterprises, 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.

Loly M. Lopez
Notary Signature

LOLY M. LOPEZ
Printed Notary Name

NOTARY SEAL/STAMP



Loly M. Lopez
My Commission DD222910
Expires September 14, 2007

Notary Public, State of FLORIDA

My commission expires: 9-14-2007

Commission/Serial No. DD222910

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

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Jose "Pepe" Diaz, 12

Legal:
30-3913-000-0045
West Lake Enterprises, Inc.

Sec.13 53 39 5 AC BEG SE COR OF
SW1/4 OF SE1/4 TH W432.38FT
N511.15FT E419.57FT S511.31FT
TO POB F/A/U 30-3913-000-0040
OR 17056-4322 1295 1

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

54



Date: August 21, 2008
Prepared By: Yazmin Moreno

Right-of-Way Deed to Miami Dade County
Project No. State School "YYY-1", 11005 SW 84 Street, Miami, FL 33173
School Board File # 30-4013-000-0080
Page 2 of 3 pages

IN WITNESS WHEREOF, the said Party of the First Part, has hereunto set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

Sandra Johnakin
Witness

Sandra Johnakin
Witness Printed Name

Marta Cil Alvarado
Witness

Marta Cil Alvarado
Witness Printed Name

The School Board of Miami-Dade County, Florida,

By: [Signature]
Grantor's Signature

Print Name: Agustin J. Barrera, Chair
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Attest: [Signature]
Secretary's Signature

Print Name: Alberto M. Carvalho
Secretary
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Approved as to form and legal sufficiency:

By: [Signature]
School Board Attorney

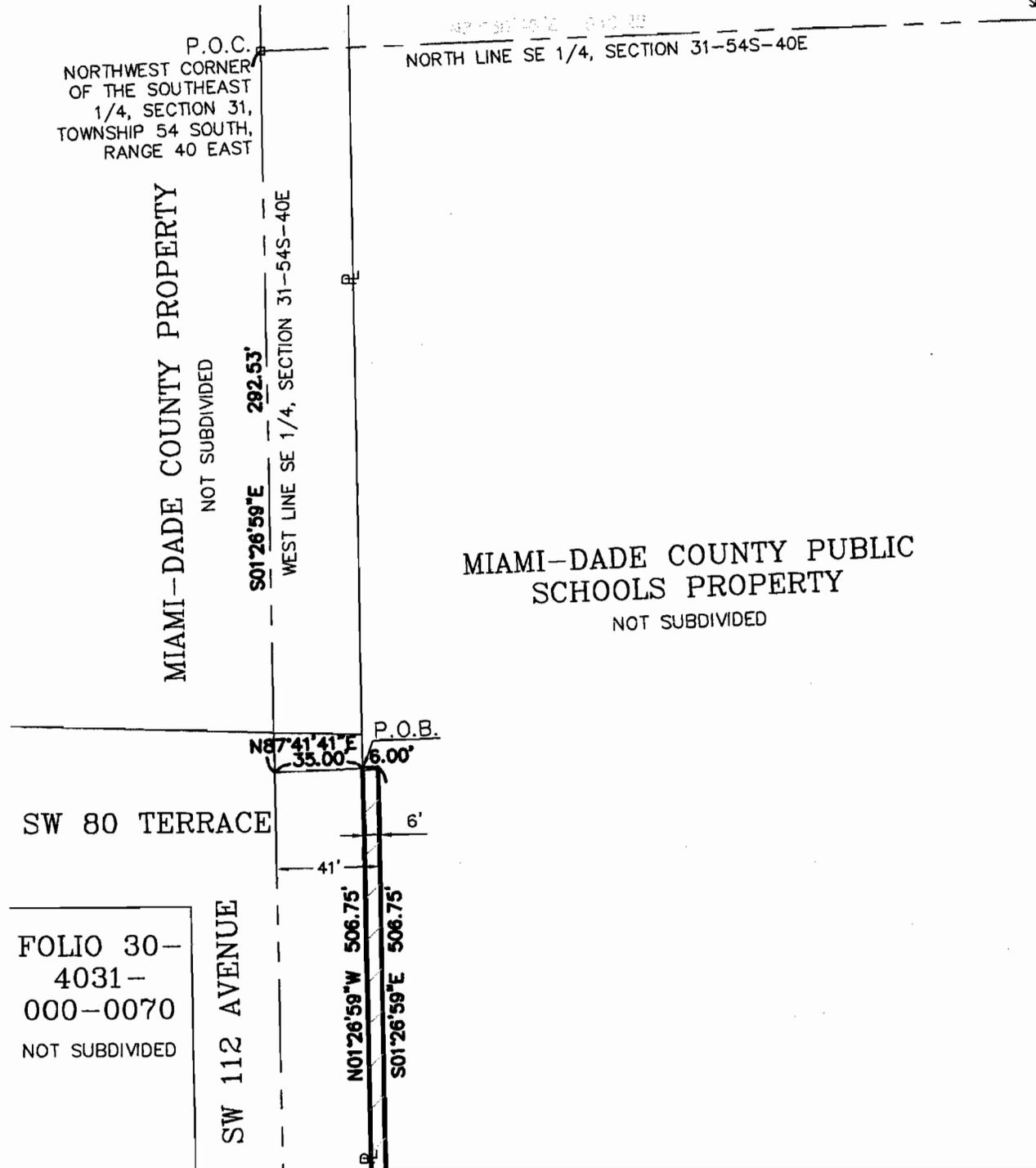
Date: 10/20/08

EXHIBIT "A"

LEGAL DESCRIPTION

PORTIONS OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 31, THENCE S01° 26' 59"E ALONG THE WEST LINE OF THE AFORESAID WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31 FOR 292.53 FEET, THENCE N87° 41' 41"E FOR 35.00 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE CONTINUE N87° 41' 41"E FOR 6.00 FEET, THENCE S01° 26' 59"E ALONG A LINE THAT IS 41.00 FEET EASTERLY OF AND PARALLEL WITH THE AFORESAID WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31 FOR 506.75 FEET, THENCE S87° 41' 41"W FOR 6.00 FEET TO A POINT ON A LINE THAT IS 35.00 FEET EASTERLY OF AND PARALLEL WITH THE AFORESAID WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31, THENCE N01° 26' 59"W ALONG SAID PARALLEL LINE FOR 506.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 3040.16 SQUARE FEET OR 0.07 ACRES MORE OR LESS.



MATCHLINE 'A'

GRAPHIC SCALE



(IN FEET)

1 INCH = 60 FEET

SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION AND LEGEND

Certificate of Authorization LB 6680

THIS SKETCH

DOES NOT REPRESENT A BOUNDARY SURVEY

MILLER LEGG

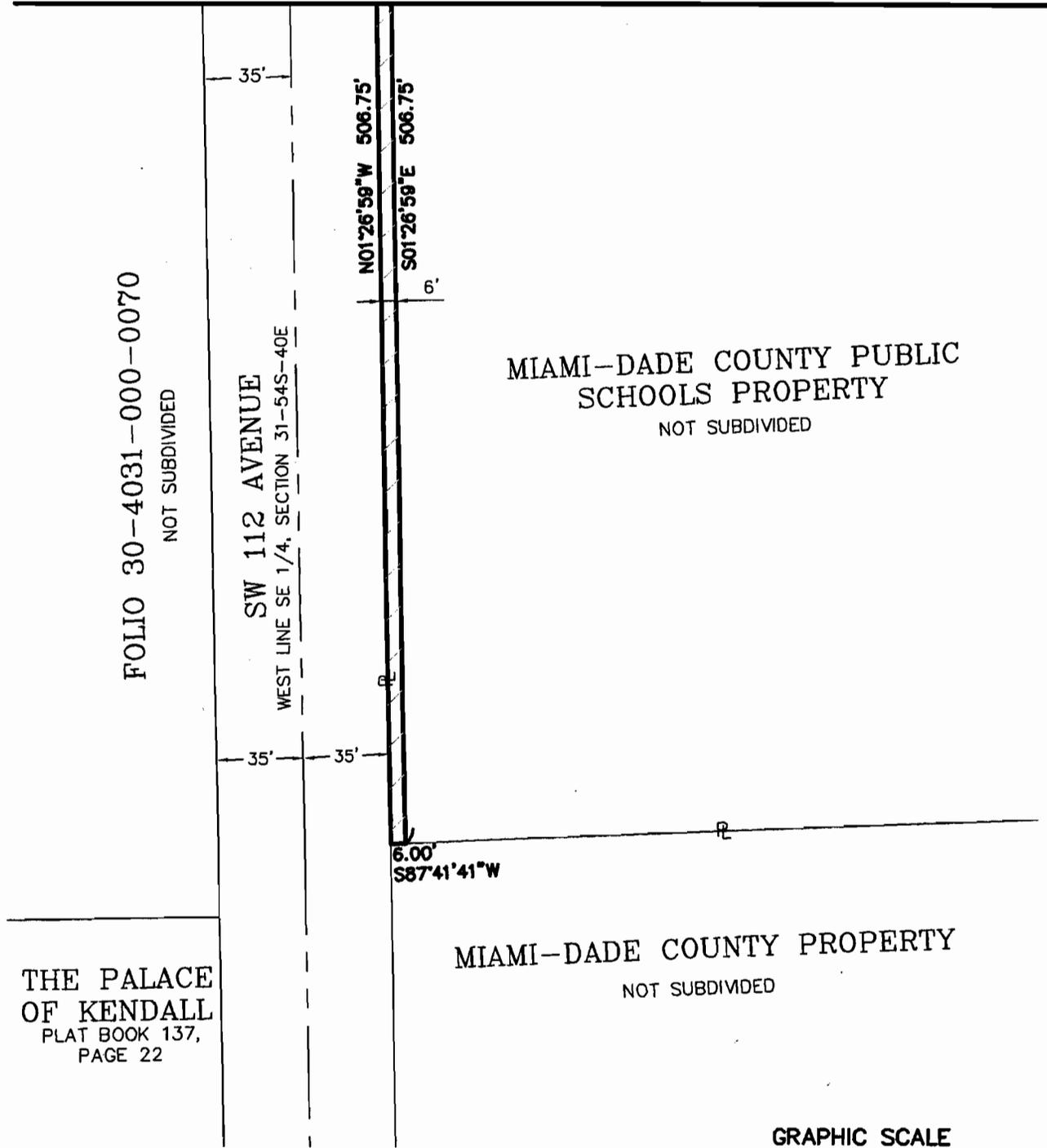
Miami-Dade Office: 10418 N.W. 31st Terrace
Miami, Florida - 33172-1200
305-599-6381 - Fax: 305-599-2797
www.millerlegg.com

SKETCH & LEGAL DESCRIPTION

PROJECT NO.
08-00220

FILE NO.
08-00220.DWG

MATCHLINE 'A'



FOLIO 30-4031-000-0070
NOT SUBDIVIDED

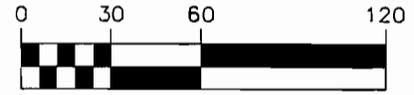
SW 112 AVENUE
WEST LINE SE 1/4, SECTION 31-54S-40E

MIAMI-DADE COUNTY PUBLIC
SCHOOLS PROPERTY
NOT SUBDIVIDED

THE PALACE
OF KENDALL
PLAT BOOK 137,
PAGE 22

MIAMI-DADE COUNTY PROPERTY
NOT SUBDIVIDED

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

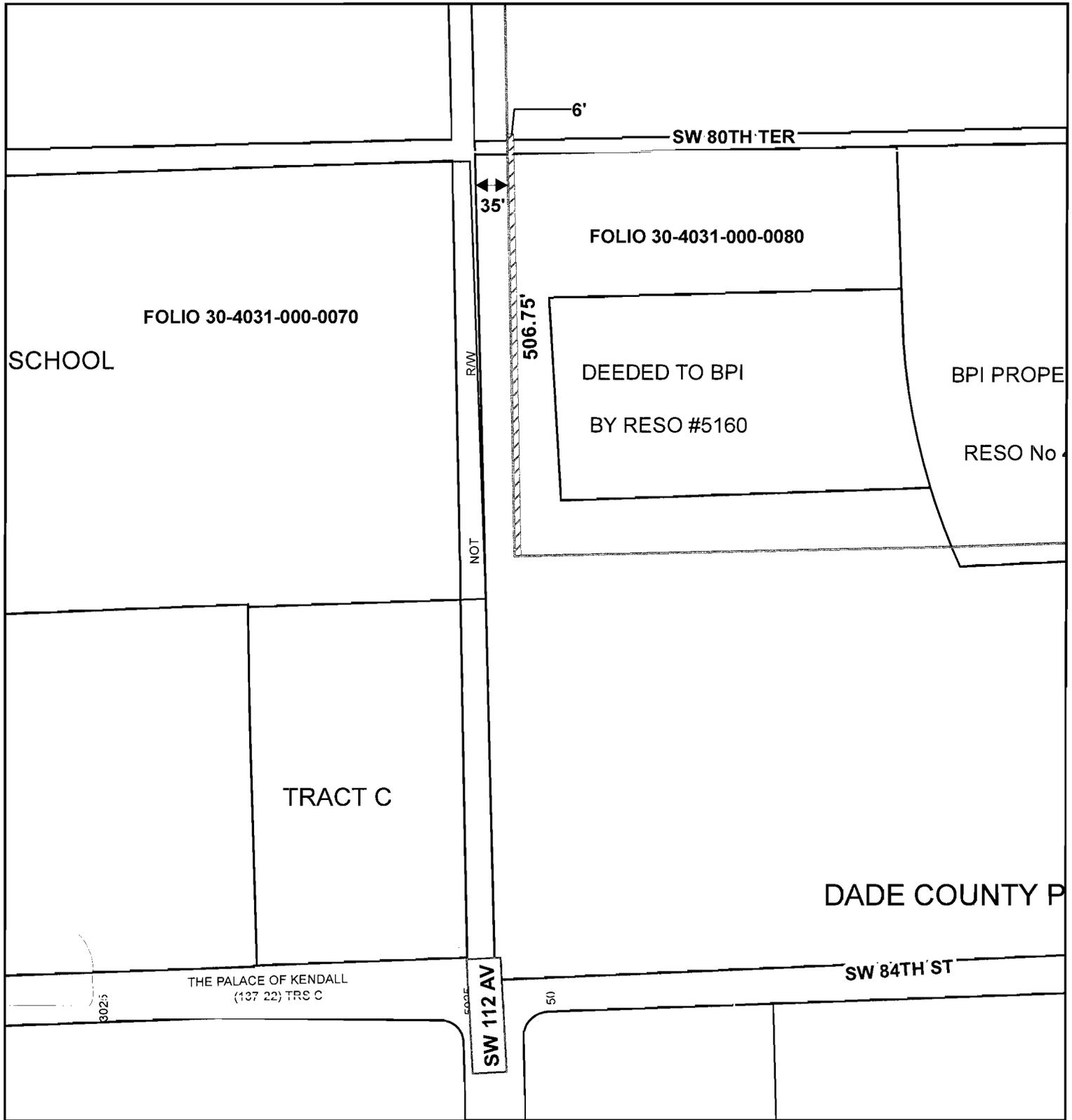
SEE SHEET 1 OF 8 FOR LEGAL DESCRIPTION AND LEGEND
Certificate of Authorization LB 6680 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

MILLER LEGG

Miami-Dade Office: 10418 N.W. 31st Terrace
Miami, Florida - 33172-1200
305-598-6381 - Fax: 305-598-2797
www.millerlegg.com

SKETCH & LEGAL DESCRIPTION

PROJECT NO. 08-00220	FILE NO. 08-00220.DWG
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THIS IS NOT A SURVEY

30-4031-000-0080
THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
Project # State School "YYY-1"

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Sen. Javier D. Souto, 10

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

31 54 40 29.556 AC M/L COMM
AT NE COR OF SE1/4 OF SEC TH S 01
DEG E 346.95FT S 88 DEG W 1679.64FT
S 01 DEG E 254.30FT FOR POB TH SWLY
AD 228.36FT S 87 DEG W 876.62FT N 01
DEG W 798.76FT

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



Date: November 4, 2008
Prepared By: Yazmin Moreno

61

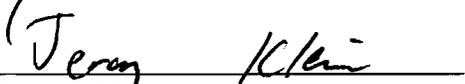
second part accepts this easement subject to the existing improvements in the air space of the easement area and to any future improvements that do not interfere with the traffic loops.

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 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

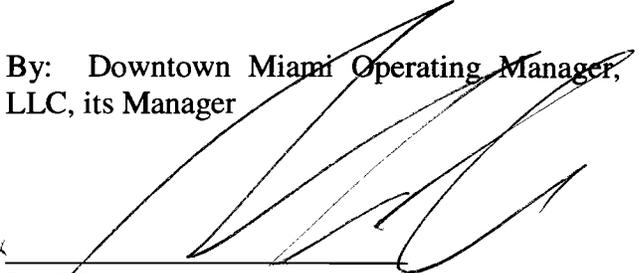
Downtown Miami Hotel, LLC, a
Delaware limited liability company

By: Downtown Miami Operating Manager,
LLC, its Manager



Witness


Printed Name



By: Manager


Printed Name

STATE OF ~~FLORIDA~~ New York,
COUNTY OF ~~MIAMI DADE~~ New York

I HEREBY CERTIFY, that on this 28 day of April, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mark Teitelbaum personally known to me, or proven, by producing the following forms of identification: _____ as the ~~manager~~ of Downtown Miami Operating Manager, LLC, the manager of Downtown Miami

Authorized Signatory

Hotel LLC, a Delaware limited liability company. Said Manager 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.

CARMENCIELA TURINO-RIVERA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6141365
Qualified in Bronx County
Commission Expires February 21, 20 10

Carmencela Turino Rivera
Notary Signature

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of New York

My commission expires: 2010

Commission/Serial No. 01TU6141365

The foregoing was accepted and approved on the _____ day of _____, A.D. 2008, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

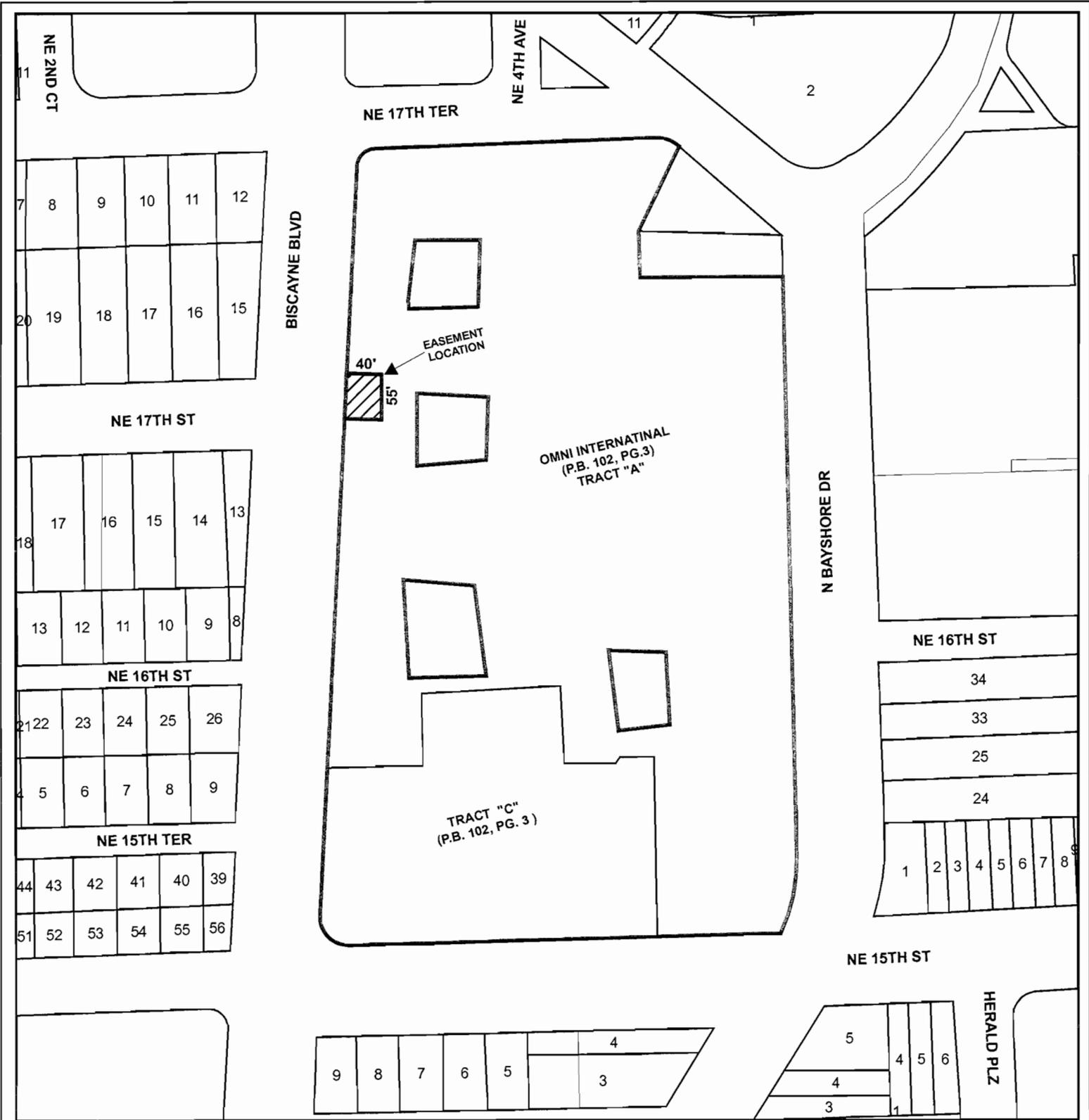
Assistant County Manager

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

Legal: 01-3231-057-0001

OMNI CONDOMINIUM
OMNI INTERNATIONAL
PB 102-3 TRS A AND C
LOT SIZE 488067 SQ FT
F/A/U 01-3231-036-0010
0030 OFF REC 18893-
1822 12/7/99

Municipality: MIAMI

Commission District: Audrey M. Edmonson, 3

 TRAFFIC SIGNAL EASEMENT



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



Date: November 17, 2008
Prepared By: Yazmin Moreno

65