Memorandum

MIAMI-DADE COUNTY

Date: June 30, 2009

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

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 Interests for Road Purposes to Miami Dade County, Florida

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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.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	Galician Enterprises, Inc.	RWD*	A portion of NW 74 Avenue, from NW 55 Street North for approximately 140 feet. (District 12)	Obtained in order to satisfy a condition for division of land without plat that requires road right-of-way to be dedicated.
2.	RRC 57th Avenue, LLC	TSE*	A portion of Tract 1 of the Plat of Fernwood as recorded in Plat Book 35, Page 72 of the Public Records of Miami-Dade County (District 7)	Obtained in order to install a traffic control loops to operate a traffic signal at SW 57 and Levante Avenue.

RWD* Right-of Way Deed **QC*** Quit Claim Deed
TSE* Traffic Signal Easement

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
3.	More Panas, LLC	RWD*	A portion of SW 157 Avenue, from SW 52nd Street south for approximately 660 feet and SW 52 Street from SW 157 Avenue west for approximately 45 feet. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
4.	Sweet Home Missionary Baptist Church	RWD*	A portion of SW 107 Avenue, from 130 feet north of SW 184 Street, North for approximately 898 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
5.	Concrete Structures, Inc	RWD*	A portion of NW 58 Street, from approximately 300 feet west of NW 119 Avenue, West for 528 feet. (District 12)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
6.	Foliage F/X, Inc.	RWD*	A portion of SW 216 Street, from Ali Cogia Circle to SW 164 Avenue. (District 8)	Obtained in order to satisfy the zoning requirement for right-of-way width.

Assistant County Manager

RWD* Right-of Way Deed **QC*** Quit Claim Deed
TSE* Traffic Signal Easement

MEMORANDUM
(Revised)

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

DATE: June 30, 2009

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

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

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)(C)
6-30-09

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/ Grantors

1. Galician Enterprises, Inc.
2. RRC 57TH AVENUE, LLC
3. More Panas, LLC
4. Sweet Home Missionary Baptist Church
5. Concrete Structures, Inc.
6. Foliage F/X, Inc.; and

WHEREAS, upon consideration of the recommendations 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 this Board approves and accepts the conveyances by the above described property owners/grantors, 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 30th day of June, 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

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. 30-3023-001-0231
User Department: Public Works
D-22397

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

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

THIS INDENTURE, Made this 11 day of February A.D. **2009**, by and between **GALICIAN ENTERPRISES, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 5500 NW 74 Avenue, Miami, FL. 33166, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 10 feet of the East 35 feet of the South ½ of Tract 30, in Section 23, Township 53 South, Range 40 East, of FLORIDA FRUITLAND'S COMPANY SUBDIVISION NO.1, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida; and the area bounded by the north line of the South 25 feet and by the west line of the East 35 feet of said Tract 30, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

STATE OF Florida)
)
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 11 day of February, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Ricardo Sayegh and Irene Sayegh, personally known to me, or proven, by producing the following identification: Personally Known. to be the X President and X Secretary of Galician 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 _____ 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.

JORGE DE PINA
Comm# DD0853648
Expires 1/22/2013
Florida Notary Assn., Inc

Notary Signature

Jorge De Piña
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 2013

Commission/Serial No. _____

The foregoing was accepted and approved on the 11th day of February, 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

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

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

Jorge De Piña
Printed Name

Witness

Nelson Sayegh
Printed Name

Witness

Jorge De Piña.
Printed Name

Witness

Nelson Sayegh
Printed Name

Galician Enterprises, Inc
Name of Corporation

(Sign)
By: _____ President

Ricardo Sayegh
Printed Name

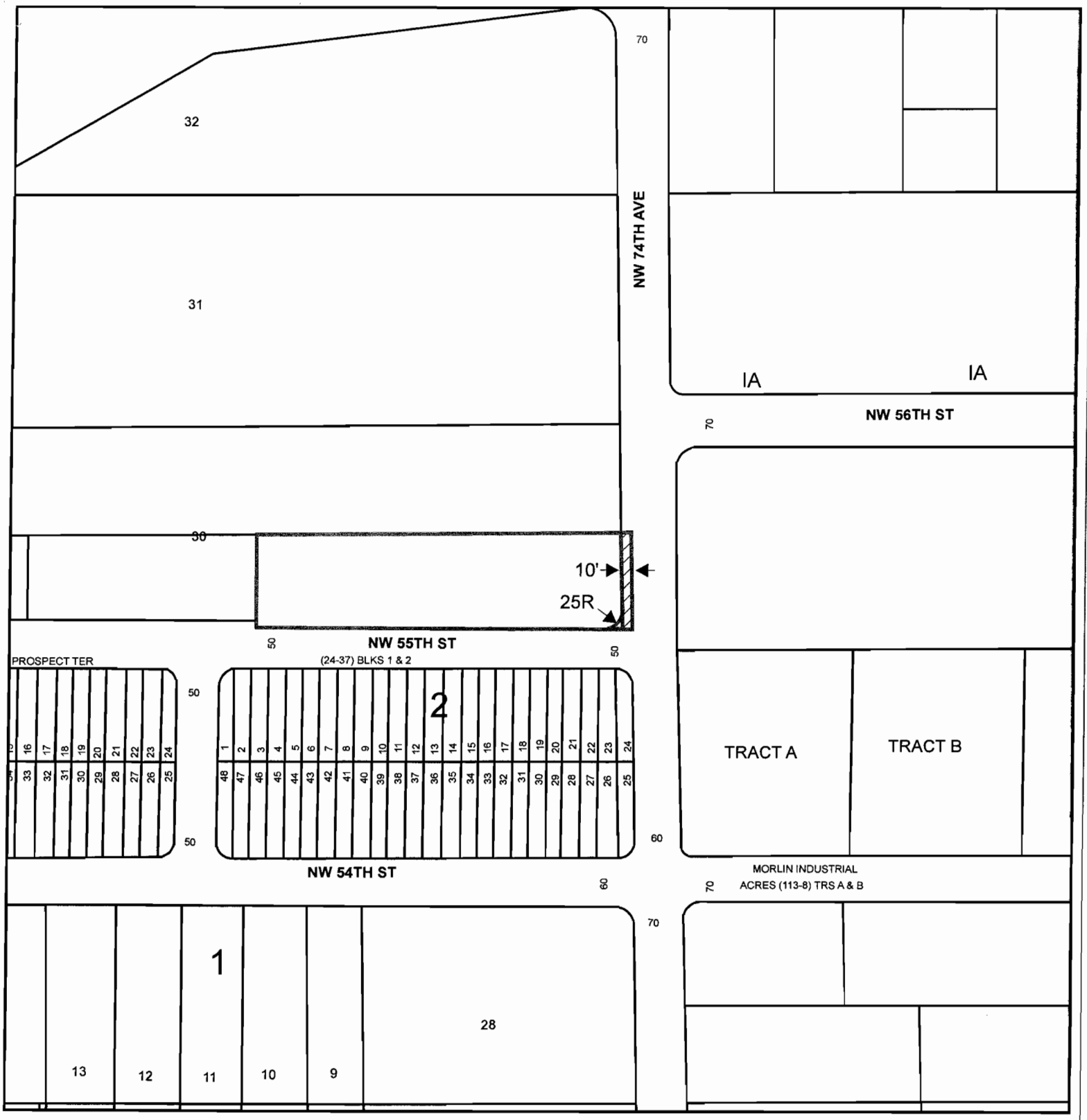
426 SW 8th Street #6
Address if different MIA, FL 33130

(Sign)
Attest: _____ Secretary

Irene Sayegh
Printed Name

426 SW 8th Street #6
Address if different MIAMI, FL 33131

CORP SEAL



THIS IS NOT A SURVEY

30-3023-001-0231
GALICIAN ENTERPRISES, INC.

23 53 40 SUB OF PB 2-17 1.78
AC M/L E 577.50 FT OF S1/2 OF
TR 30 LESS E 25 FT & LESS S
25 FT FOR R/W LOT
SIZE 77350 SQ FT
OR 20154-4519 0901 5

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jose "Pepe" Diaz, 12
Miami-Dade County Mayor Carlos Alvarez

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
NTS

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

MIAMI-DADE COUNTY

MIAMI-DADE PWD

Date: February 18, 2009
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:
Jennifer M. Lawton
Broad and Cassel
7777 Glades Road, Suite 300
Boca Raton, FL 33434

Folio No.

TRAFFIC SIGNAL EASEMENT

THIS EASEMENT, Made this _____ day of November, A.D. 2008, between **RRC 57TH AVENUE, LLC,** a Florida limited liability company, and having its office and principal place of business at 2600 North Military Trail, Suite 100, Boca Raton, Florida 33431, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, Department of Public Works, 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, a non-exclusive 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 hereto and made a part hereof.

(the "Easement Property"). The non-exclusive easement granted hereby is granted in perpetuity; provided, however, that should the Party of the second part, its successors and assigns, ever abandon the use of the Easement Property for the purposes above described, the non-exclusive easement granted hereby shall forthwith terminate and be of no further force and effect. This is a non-exclusive easement and the party of the first part specifically reserves the right to continue to use the Easement Property for all lawful purposes, including, without limitation, (i) for the granting of easements to public utility companies, (ii) for pedestrian and motor vehicle ingress and egress over and across the Easement Property, (iii) for paving in connection therewith, and (v) for all other lawful purposes, so long as the use of the Easement Property by the party of the first part does not unreasonably interfere with the use of the Easement Property by the party of the second part for the purposes herein described.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name, and its Company Seal to be hereunto affixed, by its proper member, managing member or manager 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

TIA H. JESSEE
Printed Name

Witness

Samantha Northcutt
Printed Name

RRC 57th Avenue, LLC, a Florida limited liabilty company

By: Red Road Properties, LLC, a Delaware limited liability company, its Manager

By: Wood Red Road, LLC, a Georgia limited liability company, its Manger

By: WP South Development Enterprises, L.L.C., a Delaware limited liability company, its Manager

By: _____
Name: JAY S. JACOBSON
Title: VICE-PRESIDENT
Address: 2600 N. MILITARY TRAIL, STE 100, BOCA RATON, FL 33431

BOC1\REALEST\237282.1
35387/0002

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this _____ day of ~~October~~ November, A.D. 2008, before me, ~~an officer duly~~ authorized to administer oaths and take acknowledgments, personally appeared _____, personally known to me, or proven, by producing the following identification: _____ to be the _____ of WP South Development Enterprises, L.L.C., a Delaware limited liability company, Manager of Wood Red Road, LLC, a Georgia limited liability company, Manager of Red Road Properties, LLC, a Delaware limited liability company, Manager of RRC 57th Avenue, 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 he / she / they executed said instrument acting under the authority duly vested by said limited liability company and its Company Seal is affixed thereto.

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

Notary Signature

Samantha Northcutt

Printed Notary Name

NOTARY SEAL/STAMP

Samantha Northcutt
COMMISSION # DD740333
EXPIRES: JAN. 05, 2012
WWW.AARONNOTARY.com

Notary Public, State of Florida
My commission expires: 1-5-12
Commission/Serial No. DD740333

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.

_____
Special Assistant to the
County Manager

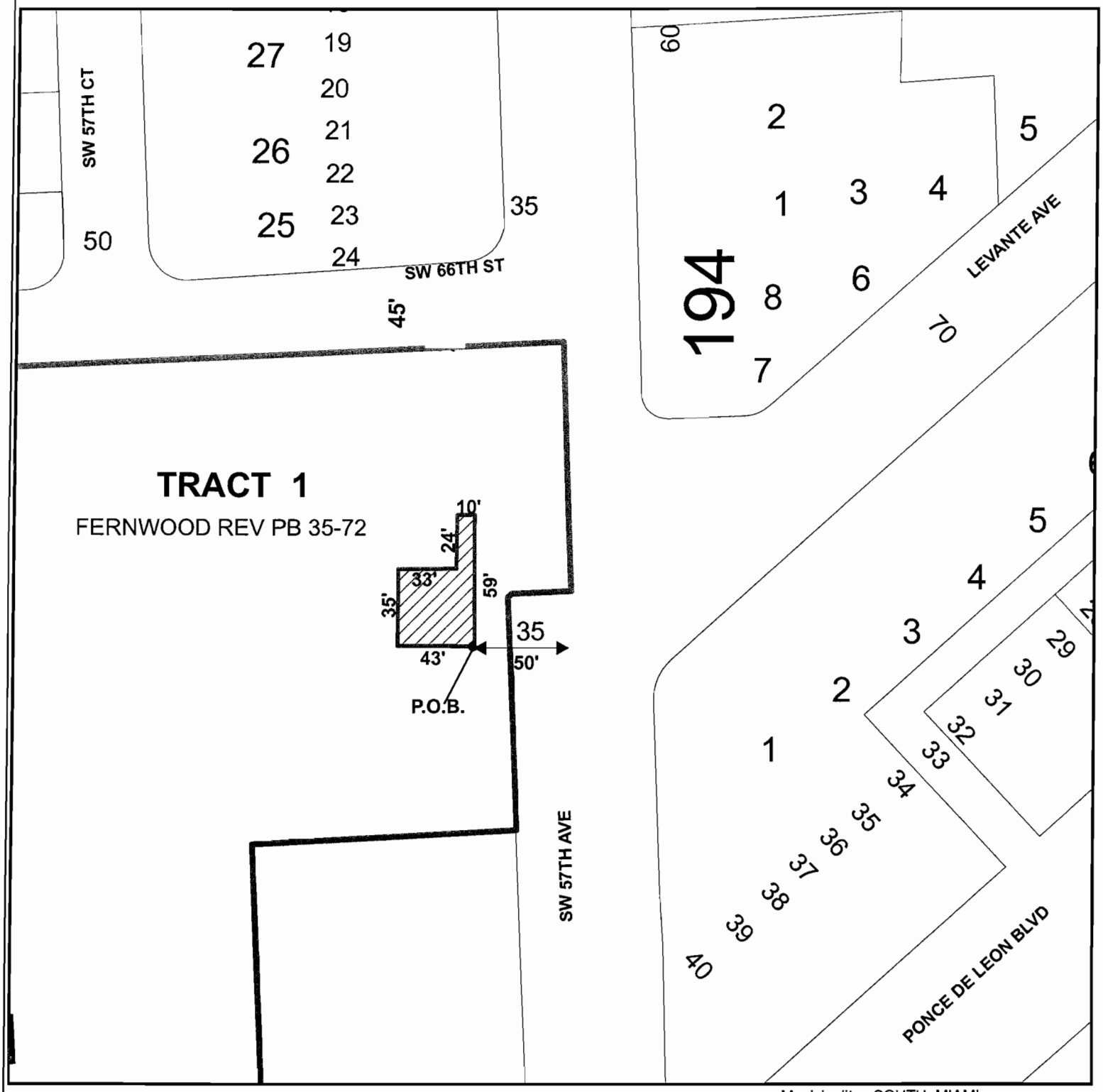
ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

BOC1\REALEST\237282.1
35387/0002



Municipality: SOUTH MIAMI
Commission District: Carlos A. Gimenez, 7
Miami-Dade County Mayor Carlos Alvarez

THIS IS NOT A SURVEY

RRC 57th AVENUE, LLC
09-4025-026-0010

FERNWOOD REV PB 35-72 TR 1 LESS S475.657FT OF W100FT & E150 OF S330 & LESS W175FT OF E325 OF S125 & N132FT OF SE1/4 OF NE1/4 OF SE1/4 LESS N25 FT & E35FT THEREOF

TRAFFIC SIGNAL EASEMENT

N
NTS

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

MIAMI-DADE COUNTY

MIAMI-DADE PWD

Date: May 7, 2009
Prepared by: Yazmin Moreno

CFN 2009R0338507
OR Bk 26859 Pgs 2707 - 2709; (3pg
RECORDED 05/08/2009 13:30:06
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This document is being re-recorded to show Legal description.

CFN 2009R0344896 OR BK 26862 Pgs 2659 - 2662; (4pgs)
RECORDED 05/12/2009 11:06:15
HARVEY RUVIN, CLERK OF COURT, 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:
Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131
Folio No. 304920-001-0460

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 day of March, A.D. 2009, by and between **More Panas, LLC**, whose address is **3850 SW 87th Avenue, Suite 306-A, Miami, Florida 33165**, 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) 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:

SEE EXHIBIT A

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

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

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

the party of the first part, *its* heirs and assigns, and *they* shall have the right to immediately re-possess the same.

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

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

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

Witness

Witness Printed Name

Witness

Lissette Burgos
Witness Printed Name

MORE PANAS, LLC, a Florida limited liability company

By: _____
(Sign)

Jose M. Fernandez
Printed Name

_____
Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 11 day of March, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jose M. Fernandez, personally known to me, or proven, by producing the following methods of identification: F655-433-52-202-0 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.

Notary Signature

Orencio Ruiz.
Printed Notary Name

NOTARY SEAL/STAMP

ORENCIO RUIZ
MY COMMISSION #DD502666
EXPIRES: DEC 28, 2009
Bonded through 1st State Insurance

Notary Public, State of Florida

My commission expires: 12/28/2009.

Commission/Serial No. #DD502666.

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.

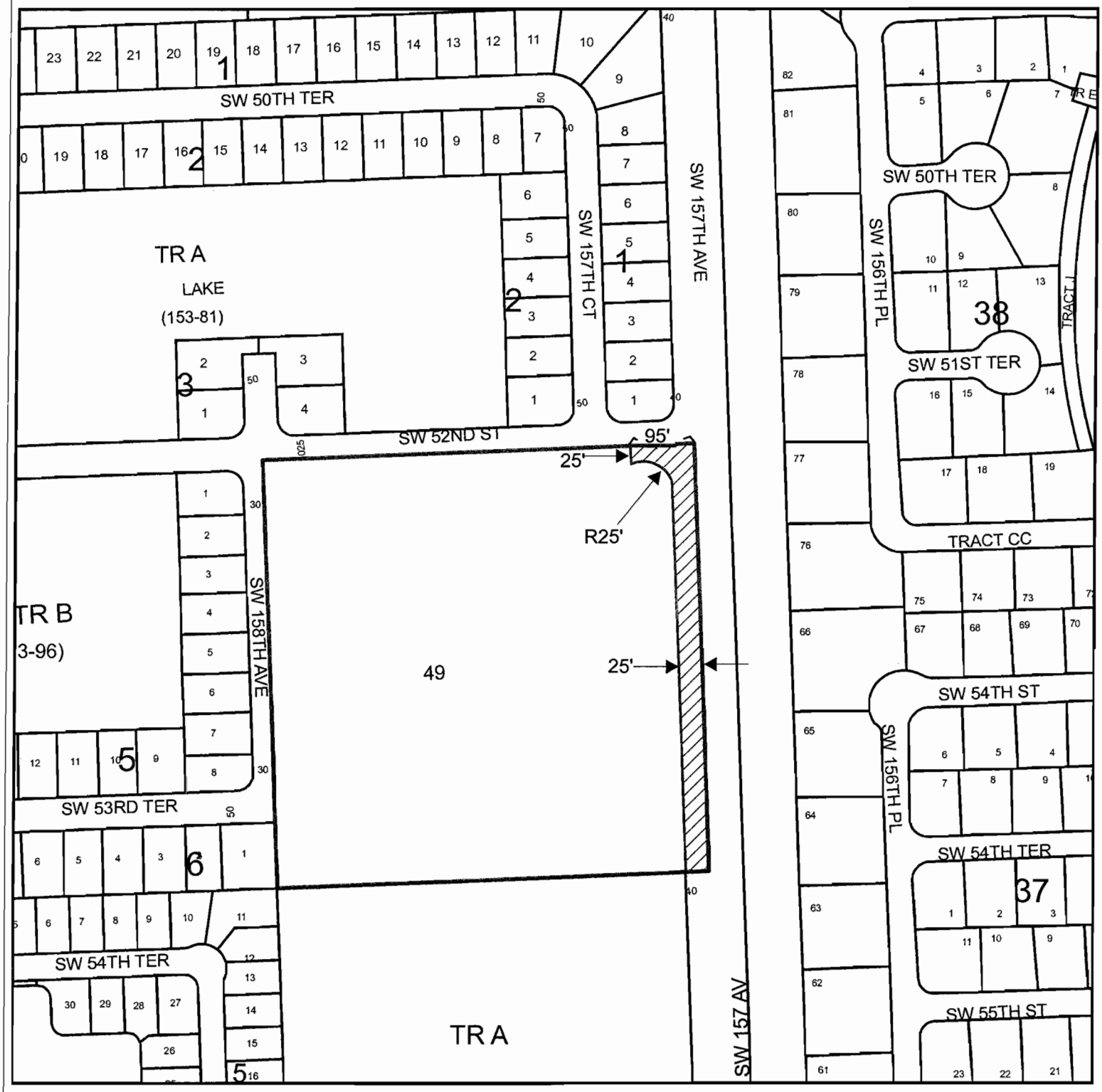
_____

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

3901165_v2



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Joe A Martinez, 11
Miami-Dade County Mayor Carlos Alvarez

N
NTS

30-4920-001-0460
More Panas, LLC

20 54 39 10 AC MIAMI
EVGL LAND CO SUB PB
2-3 TR 49 LOT SIZE
IRREGULAR OR 20653-
4328-30-32-34 0902 1
OR 20687-0227 0902 4

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

MIAMI-DADE COUNTY

MIAMI-DADE PWD

Date: May 11, 2009
Prepared By: Yazmin Moreno

Return to:
Right of Way Division
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. 30-5031-000-0180
User Department PUBLIC WORKS

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

STATE OF FLORIDA)
)
COUNTY OF DADE)

THIS INDENTURE, Made this 30 day of December, A.D. 2008 by and between Sweet Home Missionary Baptist Church, Incorporated, of Miami, a Florida not-for-profit corporation under the laws of the State of Florida, and having its office and principal place of business at 17201 S.W. 103 Avenue, Miami, FL 33157-4212, party of the first part, and the **COUNTY OF MIAM-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 Dade, State of Florida, to-wit:

SEE EXHIBIT "A"

MIAMI 1569719.2 7398412580

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

SWEET HOME MISSIONARY BAPTIST CHURCH, INCORPORATED, OF MIAMI, INC, a, Florida not-for-profit corporation

By _____ (SEAL)
Albert E. Dotson, Jr., Vice Chair
of the Board of Directors

Mercedes Padron
Witness
Mercedes Padron
Witness Name Printed

Witness
Witness Name Printed

STATE OF Florida)
)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 30 day of December, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Albert E. Dotson, Jr., Vice Chair of the Board of Directors of Sweet Home Missionary Baptist Church, Incorporated, of Miami, a Florida not-for-profit corporation, and personally known to me, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Elizabeth Ortiz
Notary Signature

ELIZABETH ORTIZ
MY COMMISSION # DD 608767
EXPIRES: December 17, 2010
Bonded Thru Pichard Insurance Agency

Elizabeth Ortiz
Printed Notary Signature

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. 2008, by Resolution No. _____ of the Board of County Commissioners of Dade County, Florida.

_____
Assistant County Manager

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

By: _____
Deputy Clerk

MIAMI 1569719.2 7398412580

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"
PROPOSED R/W DEDICATION

LEGAL DESCRIPTION

The East 40.00 feet, the West 25.00 feet and the North 5.00 feet of the South 40.00 feet of:

The SE 1/4 of the SE 1/4 of the SE 1/4, and the South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4, and the South 50 feet of the North 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4, all in Section 31, Township 55 South, Range 40 East, Miami-Dade County, Florida, less the South 365.00 feet of the East 40.00 feet and less the South 35.00 feet of the West 25.00 feet thereof.

AND
The area bounded by the North line of the South 40.00 feet and by the East line of the West 25.00 feet of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 31, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines;

AND
That area bounded by the North line of the South 40.00 feet and by the West line of the East 40.00 feet of the SE 1/4 of said Section 31, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines, that is not included in the Special Warranty Deed to Miami-Dade County recorded in Official Records Book 10560, Page 2011, of the Public Records of Miami-Dade County, Florida.

SYMBOLS AND ABBREVIATIONS:

SEC. – SECTION
TWP – TOWNSHIP
RGE – RANGE
✠ – SECTION CORNER
R/W – RIGHT-OF-WAY
ORB – OFFICIAL RECORDS BOOK
PG. – PAGE

SURVEYOR'S NOTES:

– LEGAL DESCRIPTION PROVIDED BY CLIENT.

THIS IS NOT A SURVEY
BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
TEL. (305) 324-7671, FAX (305)324-0809
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
EB-0000129 – LB-0000129.

DATE: 12-29-2008
ANDREW D. CONNER, Vice President for the Firm, Professional Surveyor and Mapper No. 5995 State of Florida

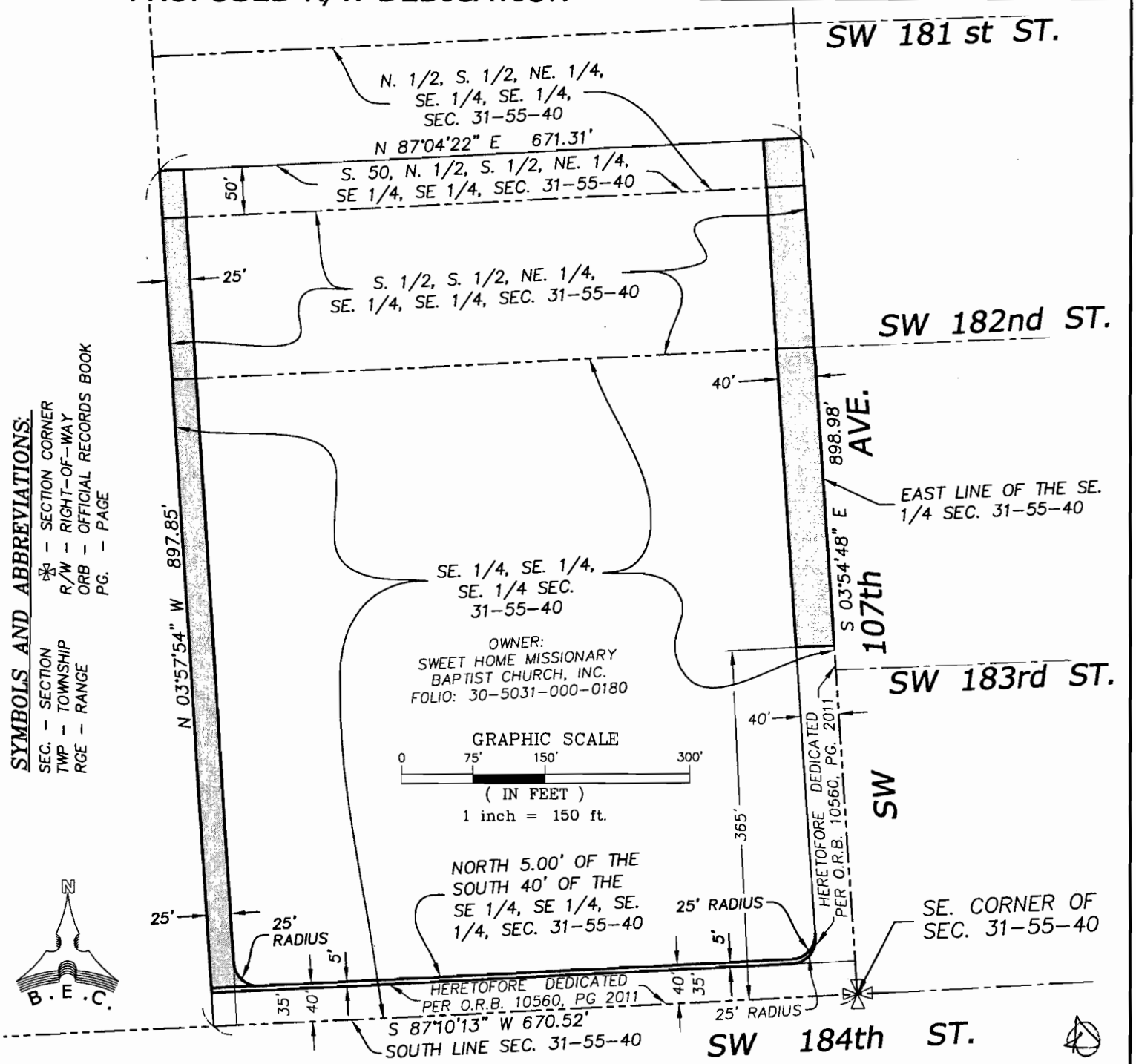
Drawing No. 2094-SS-18	03-77662, 77890 (DWG. 2091-SS-20, 2091-SS-81) 03-78066 (DWG. 2092-SS-18), 03-75500 (DWG. CG-1071)

F:\SURVEY\PROJECTS\78000's\78416 SWEET HOME MISSIONARY BAPTIST CHURCH\Dwg\78408 2094-SS-18 RW.dwg 1/5/2009 2:20:01 PM EST — 40' R/W DEDICATION

PROJECT:	EXHIBIT "A" - PROPOSED R/W DEDICATION				
SURVEY DATE:	N/A	CLIENT NAME:	SWEET HOME MISSIONARY BAPTIST CHURCH	DRAWN BY	P.F.
REVISION DATE:	01-05-2009	BEC ORDER #	03-78408	SHEET	1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"
PROPOSED R/W DEDICATION

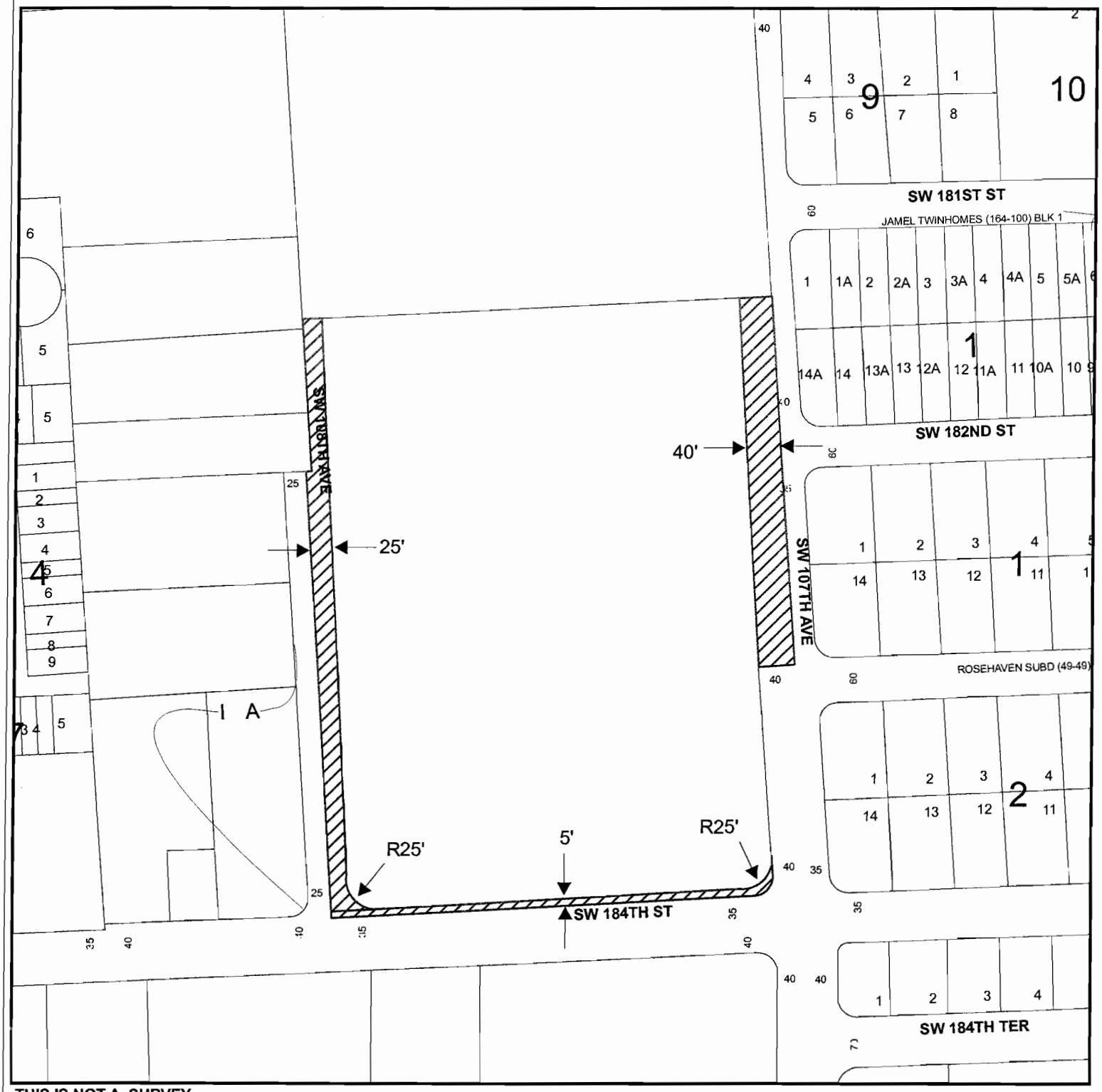


SYMBOLS AND ABBREVIATIONS:

SEC. – SECTION
TWP – TOWNSHIP
RGE – RANGE
S/C – SECTION CORNER
R/W – RIGHT-OF-WAY
ORB – OFFICIAL RECORDS BOOK
PG. – PAGE

Drawing No. 2094-SS-18	03-77662, 77890 (DWG. 2091-SS-20, 2091-SS-81) 03-78066 (DWG. 2092-SS-18), 03-75500 (DWG. CG-1071)		40' R/W DEDICATION
PROJECT:	EXHIBIT "A" - PROPOSED R/W DEDICATION		
SURVEY DATE: N/A	CLIENT NAME: SWEET HOME MISSIONARY BAPTIST CHURCH	DRAWN BY P.F.	
REVISION DATE: 01-05-2009	BEC ORDER # 03-78408	SHEET 2 OF 2	

BISCAYNE ENGINEERING COMPANY, INC. TEL (305) 324-7671, FAX (305) 324-1700
529 WEST FLAGLER ST, MIAMI FL 33130 WWW.BISCAYNEENGINEERING.COM
Since 1898



THIS IS NOT A SURVEY

30-5031-000-0180
SWEET HOME BAPTIST CHURCH
SW 107 Ave,SW 108 Ave and SW 184 ST

31-55-40 12.989 AC SE1/4 OF SE1/4 OF SE1/4, S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SE1/4, S50FT OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SE1/4 LESS S35FT & LESS E40FT OF N330FT OF S365FT

Municipality: UNINCORPORATED MIAMI-DADE
Commission District:
Miami-Dade County Mayor Carlos Alvarez

N
NTS

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

MIAMI-DADE COUNTY

MIAMI-DADE PWD

Date: April 16, 2009
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:
Ryan D. Bailine, Esq.
Shutts & Bowen LLP
201 S. Biscayne Boulevard,
Suite 1500
Miami, Florida 33131
Folio No. (being a portion of 30-3924-002-0141; 0142, 0143)
User Department: Public Works

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

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

THIS INDENTURE, Made this 11th day of May, A.D. 2009, by and between **CONCRETE STRUCTURES, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 12100 NW 58th Street, 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 hereto

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

RICARDO SARQUIZ
Printed Name

Witness

MYRNA QUINTANS
Printed Name

Witness

XIOMARA HINOJOSA
Printed Name

Witness

MANUEL PARRA
Printed Name

Concrete Structures, Inc.

Name of Corporation

~~(Sign)~~
By: Richard Salonia, President

Richard Salonia.
Printed Name

Address if different

~~(Sign)~~
Attest: Secretary

Richard Salonia.
Printed Name

Address if different

CORP SEAL

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

I HEREBY CERTIFY, that on this 11 day of May, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Richard Salonia, personally known to me, or proven, by producing the following identification: _____ to be the President and Secretary of Concrete Structures, 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.

Notary Signature

PATRICIA GARZON

Printed Notary Name

NOTARY SEAL/STAMP

PATRICIA GARZON
Commission DD 724569
Expires December 5, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida

My commission expires 12/5/2011

Commission/Serial No. DD 724569

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

EXHIBIT "A"

LEGAL DESCRIPTION: Right of Way Dedication

The North five (5) feet of Lots 24, 25, 26 and 27, GREEN HAVEN ACRES, according to the plat thereof, as recorded in Plat Book 45 at Page 77 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 24, Township 53 South, Range 39 East, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 89°40'02" E for the South right of way line of N.W. 58th Street.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Land Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2009-062.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on May 8, 2009, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

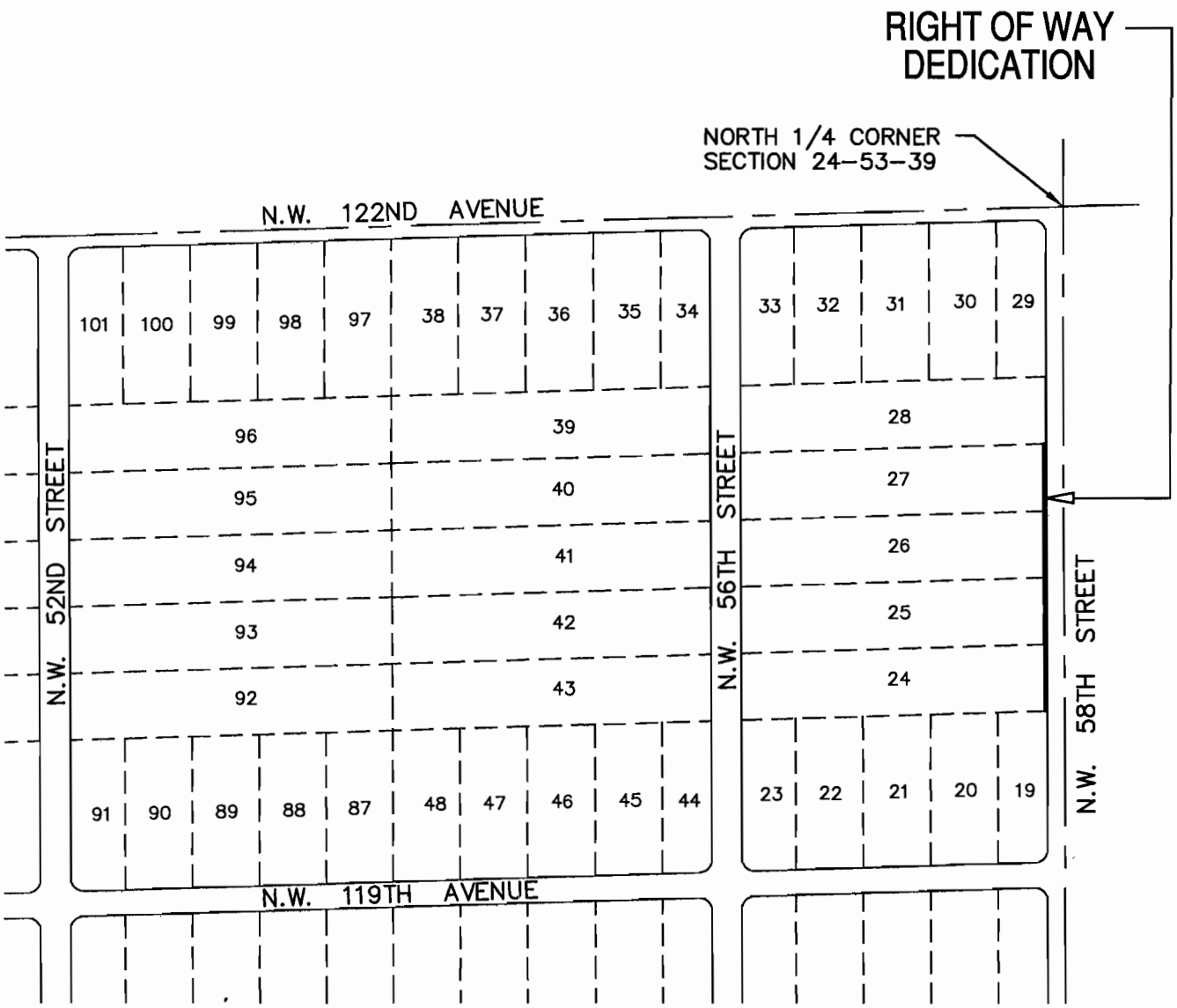
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

RIGHT OF WAY DEDICATION

Drawn By	MAP	LEGAL DESCRIPTION, NOTES & CERTIFICATION	Date 5/8/09
Cad. No.	090388	FORTIN, LEAVY, SKILES, INC.	Scale NOT TO SCALE
Ref. Dwg.	2009-062	CONSULTING ENGINEERS, SURVEYORS & MAPPERS	Job. No. 090388
		FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	Dwg. No. 1009-032
Plotted:	5/8/09 11:38a	180 Northeast 168th. Street / North Miami Beach, Florida. 33162	Sheet 1 of 3
		Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	

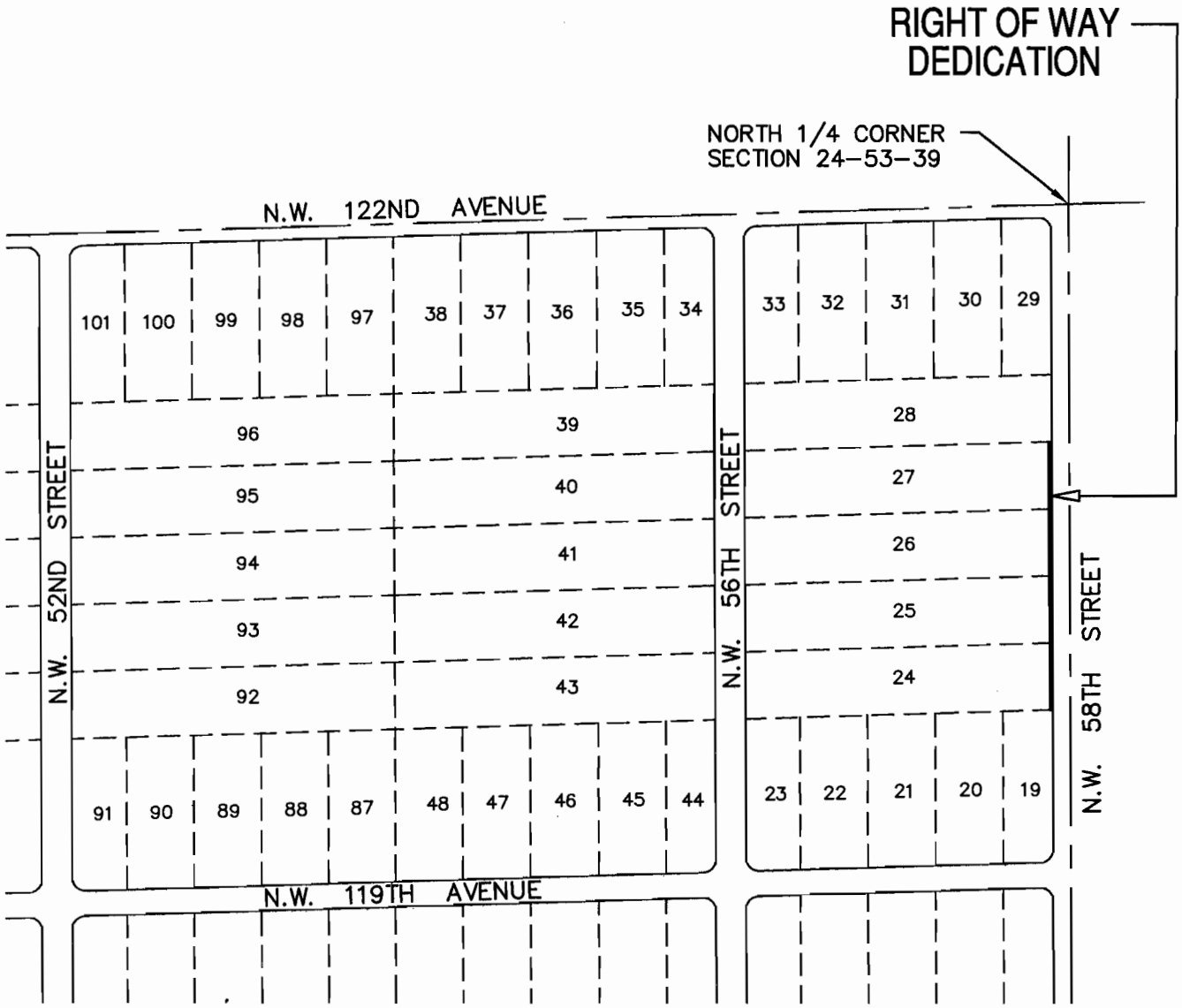
EXHIBIT "A"



RIGHT OF WAY DEDICATION

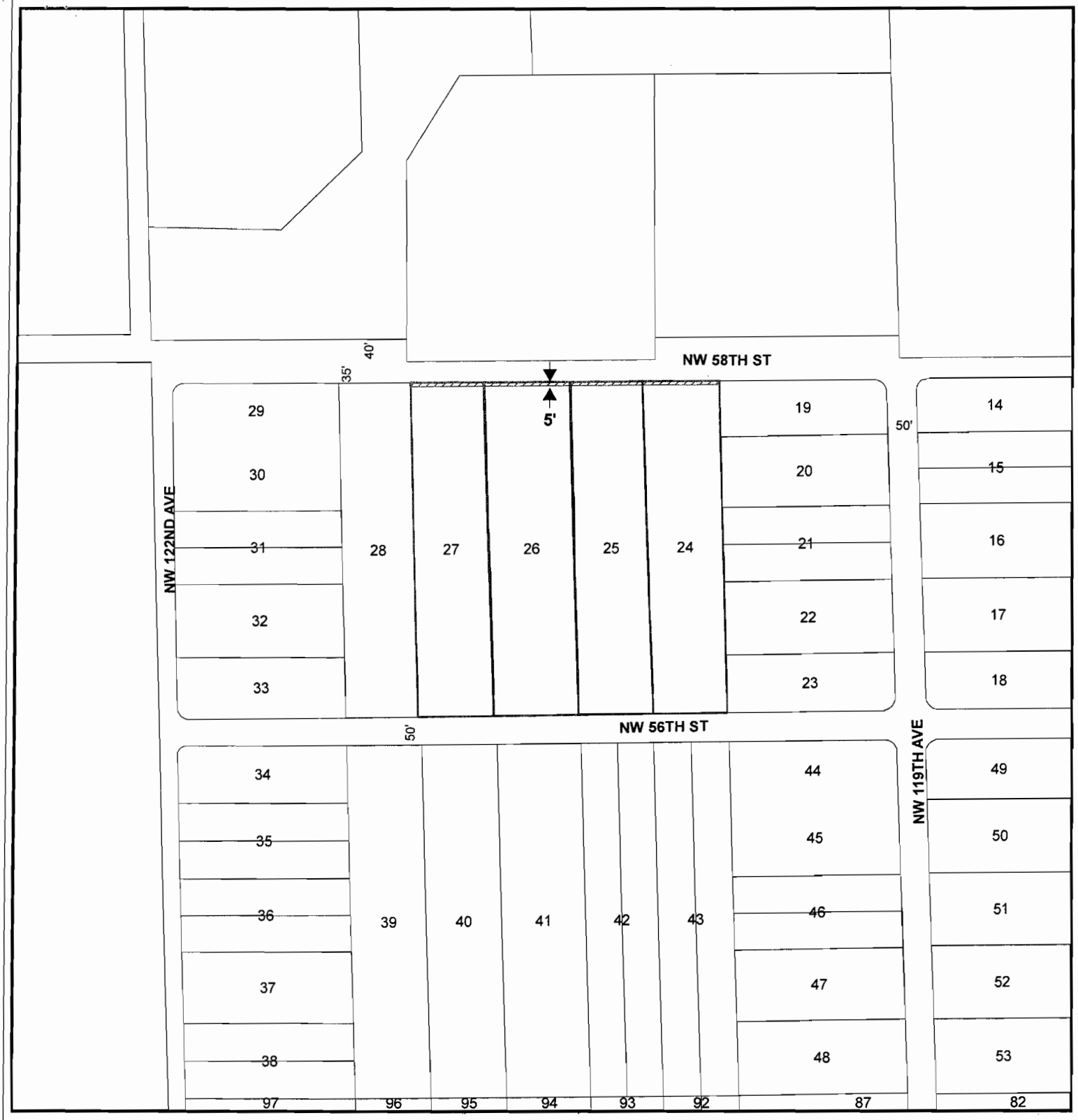
Drawn By MAP	LOCATION SKETCH 28		Date 5/8/09
Cad. No. 090388			Scale NOT TO SCALE
Ref. Dwg. 2009-062	FORTIN, LEAVY, SKILES, INC.		Job. No. 090388
	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Dwg. No. 1009-032
Plotted: 5/8/09 11:38a	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Sheet 3 of 3
	180 Northeast 168th. Street / North Miami Beach, Florida. 33162		
	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		

EXHIBIT "A"



RIGHT OF WAY DEDICATION

Drawn By MAP	LOCATION SKETCH 29		Date 5/8/09
Cad. No. 090388	FORTIN, LEAVY, SKILES, INC.		Scale NOT TO SCALE
Ref. Dwg. 2009-062	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Job. No. 090388
	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Dwg. No. 1009-032
Plotted: 5/8/09 11:38a	180 Northeast 168th. Street / North Miami Beach, Florida. 33162		Sheet 3 of 3
	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jose "Pepe" Diaz,12
Miami-Dade County Mayor Carlos Alvarez

30-3924-002-0141; 0142; 0143
GREEN HAVEN ACRES

24 53 39
GREEN HAVEN ACRES
PB 45-77 LOTS 24 & 25
LOT 26, LOT 27

N
NTS

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

30

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: May 13, 2009
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:
Pablo Rodríguez, PLS
Folio No. 30-6908-001-0040
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 16 day of July, A.D. 2008, by and between **FOLIAGE F/X, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 16351 SW 216 Street, Miami, Florida 33170, 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 5.00 feet of Tract 6-B of "REVISED PLAT OF ALADDIN CITY", as recorded in Plat Book 34, Page 56, of the Public Records of Miami-Dade County, Florida, described as follows:

Commence at the point of intersection of the circular curve at the southeast corner of said Tract 6-B; thence S89°36′36″W 24.83 feet along the tangent line of said curve to the point of tangency and the Point of Beginning; thence S89°36′36″W 550.46 feet along the south line of said Tract 6-B to the beginning of a curve concave to the northeast having a radius of 25.00 feet; thence Westerly and Northwesterly 23.27 feet along said curve through a central angle of 53°19′55″ to a point of cusp with a curve concave to the northeast having a radius of 25.00 feet and to which point a radial line of the last mentioned curve bears S36°44′54″W; thence Southeasterly and Easterly 16.20 feet along said curve through a central angle of 37°08′18″ to a point of tangency; thence N89°36′36″E 560.45 feet, along a line 5.00 feet north of and parallel with the south line of said Tract 6-B, to the beginning of a curve concave to the northwest having a radius of 25 feet; thence Easterly and Northeasterly 15.99 feet along said curve through a central angle of 36°38′49″ to a point of cusp with a curve concave to the northwest having a radius of 25.00 feet and to which point a radial line of the last mentioned curve bears S53°21′11″E; thence Southwesterly and Westerly 23.11 feet along said curve through a central angle of 52°57′47″ to the Point of Beginning.

Containing 2,879.72 Square Feet

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

Hector Diaz
Printed Name

Witness

Alfredo Rivas
Printed Name

Witness

Printed Name

Witness

Printed Name

FOLIAGE F/X, INC.
Name of Corporation

(Sign)
By: ✓ President

DAryl MUNd
Printed Name

3177 SW 139 PLACE Miami, FL 33175
Address if different

(Sign)
Attest: _____ Secretary

Printed Name

Address if different

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 16 day of July, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Daryl Mond. and _____, personally known to me, or proven, by producing the following identification: Driver Licence to be the ✓ President and _____ Secretary of FOLIAGE F/X, 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 Daryl Mond 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.

Eduardo G. Camero
Commission # DD610895
Expires November 1, 2010
Bonded Troy Fain - Insurance, Inc. 800-365-7019

Notary Signature

EDUARDO G. CAMERO.
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA.

My commission expires: November 1, 2010

Commission/Serial No. DD 610895.

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

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

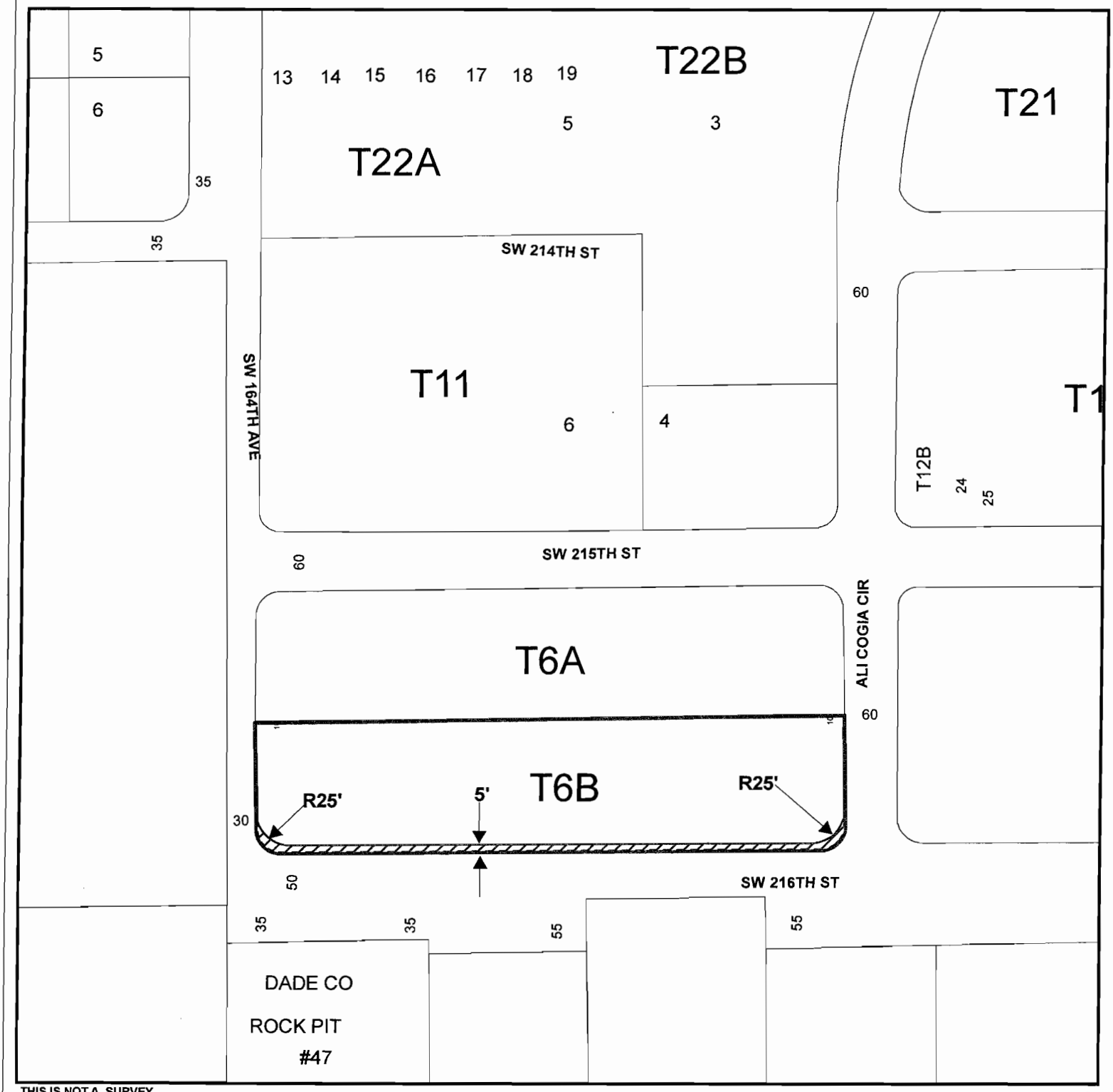
EXHIBIT "A"

LEGAL DESCRIPTION:

The South 5.00 feet of Tract 6-B of "REVISED PLAT OF ALADDIN CITY", as recorded in Plat Book 34, Page 56, of the Public Records of Miami-Dade County, Florida, described as follows:

Commence at the point of intersection of the circular curve at the southeast corner of said Tract 6-B; thence S89°36'36"W 24.83 feet along the tangent line of said curve to the point of tangency and the Point of Beginning; thence S89°36'36"W 550.46 feet along the south line of said Tract 6-B to the beginning of a curve concave to the northeast having a radius of 25.00 feet; thence Westerly and Northwesterly 23.27 feet along said curve through a central angle of 53°19'55" to a point of cusp with a curve concave to the northeast having a radius of 25.00 feet and to which point a radial line of the last mentioned curve bears S36°44'54"W; thence Southeasterly and Easterly 16.20 feet along said curve through a central angle of 37°08'18" to a point of tangency; thence N89°36'36"E 560.45 feet, along a line 5.00 feet north of and parallel with the south line of said Tract 6-B, to the beginning of a curve concave to the northwest having a radius of 25 feet; thence Easterly and Northeasterly 15.99 feet along said curve through a central angle of 36°38'49" to a point of cusp with a curve concave to the northwest having a radius of 25.00 feet and to which point a radial line of the last mentioned curve bears S53°21'11"E; thence Southwesterly and Westerly 23.11 feet along said curve through a central angle of 52°57'47" to the Point of Beginning.

Containing 2,879.72 Square Feet



THIS IS NOT A SURVEY

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Katy Sorenson, 8
Miami-Dade County Mayor Carlos Alvarez

N
NTS

30-6908-001-0040
FOLIAGE F/X INC.

8 56 39 1.726 AC M/L ALADDIN
CITY PB 34-56 TRACT 6B & S 1/2 OF
ALLEY & E 5 F OF SW 164 AVE & W 5 FT OF
ALI COG CIR CLOSED PER R- 283 -09 COC
24407-4646 03 2006 2

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

THIS IS NOT A SURVEY

Date: May 12, 2009
Prepared By: Yazmin Moreno