Memorandum

MIAMI-DADE COUNTY

Date: June 30, 2009

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

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

From: George M. Burgess
County Manager

Subject: Resolution Authorizing Acceptance of a Quit Claim Deed Transferring Ownership of NW 38 Court, from NW 22 Street to NW 25 Street; NW 39 Avenue, from County Cloverleaf Right-of-Way to NW 25 Street; NW 41 Road, from NW 22 Street to NW 24 Street; NW 22 Street, from NW 38 Court to NW 41 Road; NW 24 Street, from NW 39 Avenue to NW 42 Avenue; and the Alleyway East of NW 42 Avenue (LeJeune Road), from NW 24 Street to NW 25 Street, from the Florida Department of Transportation to Miami-Dade County

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Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution authorizing acceptance of a Quit Claim Deed transferring ownership of NW 38 Court, from NW 22 Street to NW 25 Street; NW 39 Avenue, from County Cloverleaf Right-of-Way to NW 25 Street; NW 41 Road, from NW 22 Street to NW 24 Street; NW 22 Street, from NW 38 Court to NW 41 Road; NW 24 Street, from NW 39 Avenue to NW 42 Avenue; and the Alleyway East of NW 42 Avenue (LeJeune Road), from NW 24 Street to NW 25 Street from the Florida Department of Transportation (FDOT) to Miami-Dade County (MDC).

Scope

The properties being conveyed are located within Commission District 6.

Fiscal Impact/Funding Source

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

Track Record/Monitor

Not Applicable.

Background

The subject roads are being conveyed to MDC by the FDOT as part of a joint effort between the state agency and MDC for the development of the Miami Intermodal Center located east of the Miami International Airport. The subject roads are being transferred to MDC in order to fulfill a requirement for the approval of the final plat of "MIAMI INTERMODAL CENTER" which requires said roads to be closed for the aforementioned project. The transfer will provide MDC jurisdiction to allow said roads to be closed by the BCC under a companion resolution included in this agenda. The proposed plat of "MIAMI INTERMODAL CENTER" will be dedicating alternate roads that will better serve the area.

Assistant County Manager

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)(L)

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)(L)
6-30-09

RESOLUTION NO. _____

RESOLUTION ACCEPTING A QUIT CLAIM DEED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR NW 38 COURT, FROM NW 22 STREET TO NW 25 STREET; NW 39 AVENUE, FROM COUNTY CLOVERLEAF RIGHT-OF-WAY TO NW 25 STREET; NW 41 ROAD, FROM NW 22 STREET TO NW 24 STREET; NW 22 STREET, FROM NW 38 COURT TO NW 41 ROAD; NW 24 STREET, FROM NW 39 AVENUE TO NW 42 AVENUE; AND THE ALLEYWAY EAST OF NW 42 AVENUE (LEJEUNE ROAD), FROM NW 24 STREET TO NW 25 STREET IN SECTION 29, TOWNSHIP53 SOUTH, RANGE 41 EAST

WHEREAS, the Florida Department of Transportation has tendered a Quit Claim Deed conveying to Miami-Dade County the property interests in NW 38 Court, from NW 22 Street to NW 25 Street; NW 39 Avenue, from County Cloverleaf Right-of-Way to NW 25 Street; NW 41 Road, from NW 22 Street to NW 24 Street; NW 22 Street, from NW 38 Court to NW 41 Road; NW 24 Street, from NW 39 Avenue to NW 42 Avenue; and the Alleyway East of NW 42 Avenue (LeJeune Road), from NW 24 Street to NW 25 Street, said roads located within Miami-Dade County, Florida, for public purposes as identified in the Manager's memorandum and in the instrument of conveyance attached hereto and made a part hereof; and

WHEREAS, upon consideration of the recommendations of the Public Works Department, the County Commission finds and determines that the acceptance of said Quit Claim Deed 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 subject conveyance by the Florida Department of Transportation, 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.

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

26-SPD.02-08/99 (Public Purpose/No consideration/With mineral rights)

This instrument prepared
under the direction of:
Alicia Trujillo, Esq. 02, District Six Chief Counsel
Florida Department of Transportation
1000 NW 111th Avenue
Miami, Florida 33172-5800

Parcel Nos.: 4252-4257
Item/Sec. No.: 249937-1(MIC)
Managing District: Six
County: Miami-Dade

Folio Number: 30-3129-000-0010

QUITCLAIM DEED
(Public Purpose for Plat Map)

THIS INDENTURE, made this 20th day of May, 2009, by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT"), Party of the First Part, whose address is: 1000 NW 111th Avenue, Miami, Florida 33172-5800, and MIAMI-DADE COUNTY ("COUNTY"), a political subdivision of the State of Florida, Party of the Second Part, whose address is: Suite 220 Miami-Dade Government Center, 111 N.W. 1st Street, Miami, Florida 33128-1902.

WITNESSETH

WHEREAS, FDOT and the County are acting in cooperation with each other in connection with FDOT's construction of the transportation facility known as the Miami Intermodal Center ("MIC"); and

WHEREAS, in furtherance of the MIC project and pursuant to the County's Resolution R-132-01, certain county rights-of-way, including the lands legally described herein, were conveyed by County to FDOT by Quit Claim Deed in 2001; and

WHEREAS, FDOT has constructed portions of the MIC project, including the Rental Car Facility building, upon said lands while providing alternative public access to the area by constructing new rights-of-way that will be dedicated to the public; and

WHEREAS, the lands legally described herein will no longer be public roads and will therefore be formally vacated, abandoned, discontinued and closed by the County pursuant to the provisions and requirements of Chapter 336, Florida Statutes; and

WHEREAS, in furtherance of said formal closing and abandonment, which is a condition precedent of the County's Final Plat approval of the FDOT's MIC development project, FDOT has agreed to re-convey said lands to the County; and

Parcel Nos.:	4252-4257
Item/Sec. No.:	249937-1(MIC)
Managing District:	Six
County:	Miami-Dade

WHEREAS, for the sole purposes set forth above, FDOT, by action of the District Secretary, District Six, has agreed to quitclaim the lands herein described to the County without consideration, as an Administrative Transfer, done in accordance with the provisions of Section 337.25(4), Florida Statutes, with the understanding that said public roads will thereafter be formally vacated, abandoned, discontinued and closed by the County.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: Party of the First Part (FDOT) does hereby remise, release and quitclaim unto the Party of the Second Part (County), and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property described herein to be used solely for the purposes set forth above, in accordance with the provisions of Section 337.25, Florida Statutes, all that certain land situated in Miami-Dade County, Florida, viz:

See Exhibit "A",
attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party of the Second Part, subject, however, to the following conditions:

THAT existing utilities remain in place and in use with no expense to the utility owner and subject to any easement of record; and

THAT the property herein described is to be used by the Party of the Second Part solely for the above described purpose, and if the public roads upon said property are not formally vacated, abandoned, discontinued and closed by the County, pursuant to the provisions and requirements of Chapter 336, Florida Statutes, within a year of this conveyance, all property rights shall revert back to the said Party of the First Part.

THAT it is expressly provided that if and when the said public roads shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the Party of the First Part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

Parcel Nos.:	4252-4257
Item/Sec. No.:	249937-1(MIC)
Managing District:	Six
County:	Miami-Dade

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered
in our presence as witnesses:

Sign: _____

Print Name: Hiriana Fujita

Sign: _____

Print Name: Lisandra Diaz

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

By: _____
Gus Pego, P.E.
District Secretary

Attest: _____
Margaret Higgins
Executive Secretary

(Affix Department Seal)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged by me this 20th day of May, 2009, by Gus Pego, P.E., District Secretary for District Six, who is personally known by me or who has produced _____ as identification.

(NOTARIAL SEAL)

Sign: _____

Print Name: Lisandra Diaz
Notary Public in and for the County and State last aforesaid.
My Commission Expires: _____

Notary Public State of Florida
Lisandra Diaz
My Commission DD596413
Expires 10/22/2010

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

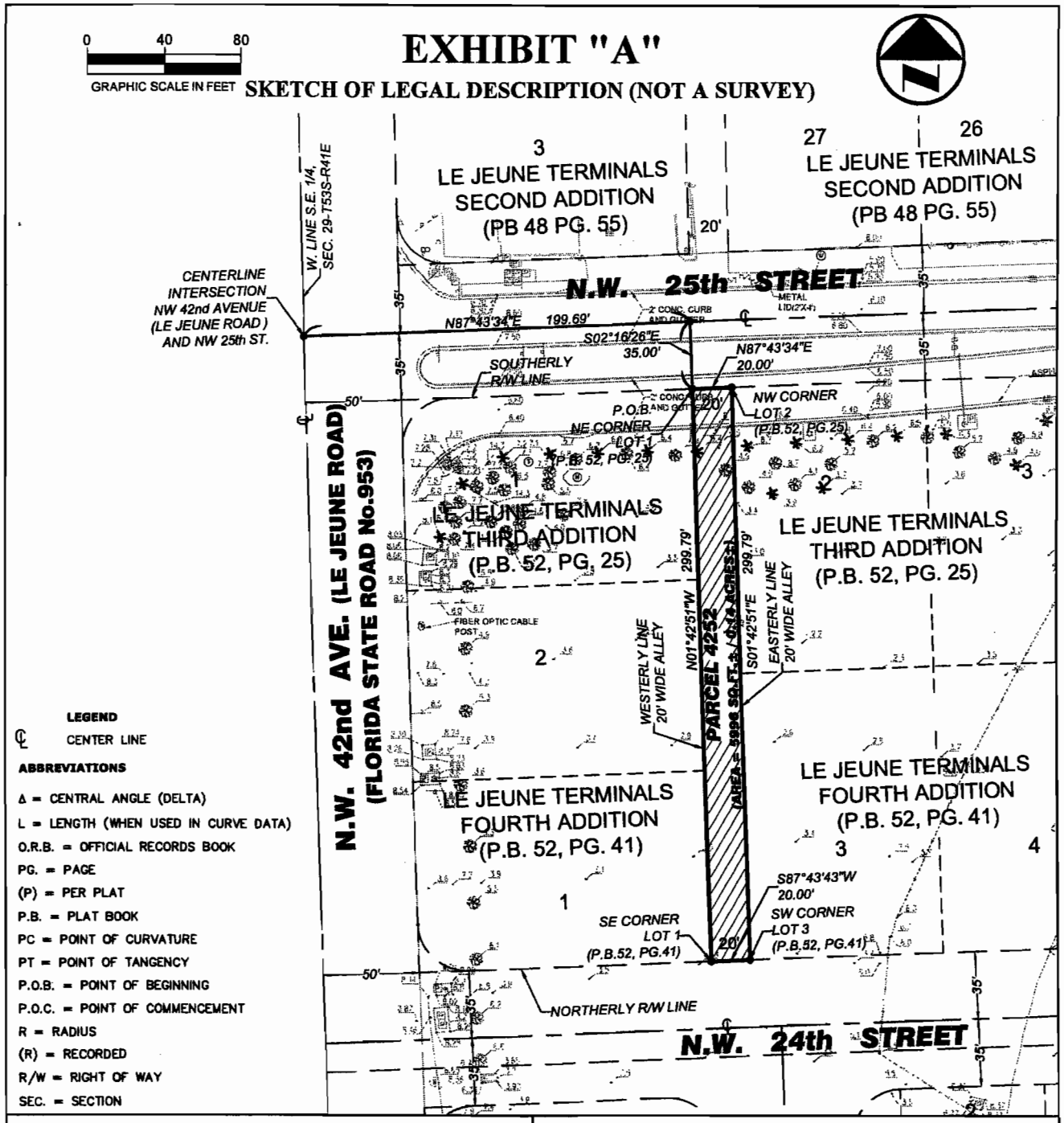
By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)



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2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

Florida Department of Transportation, District VI

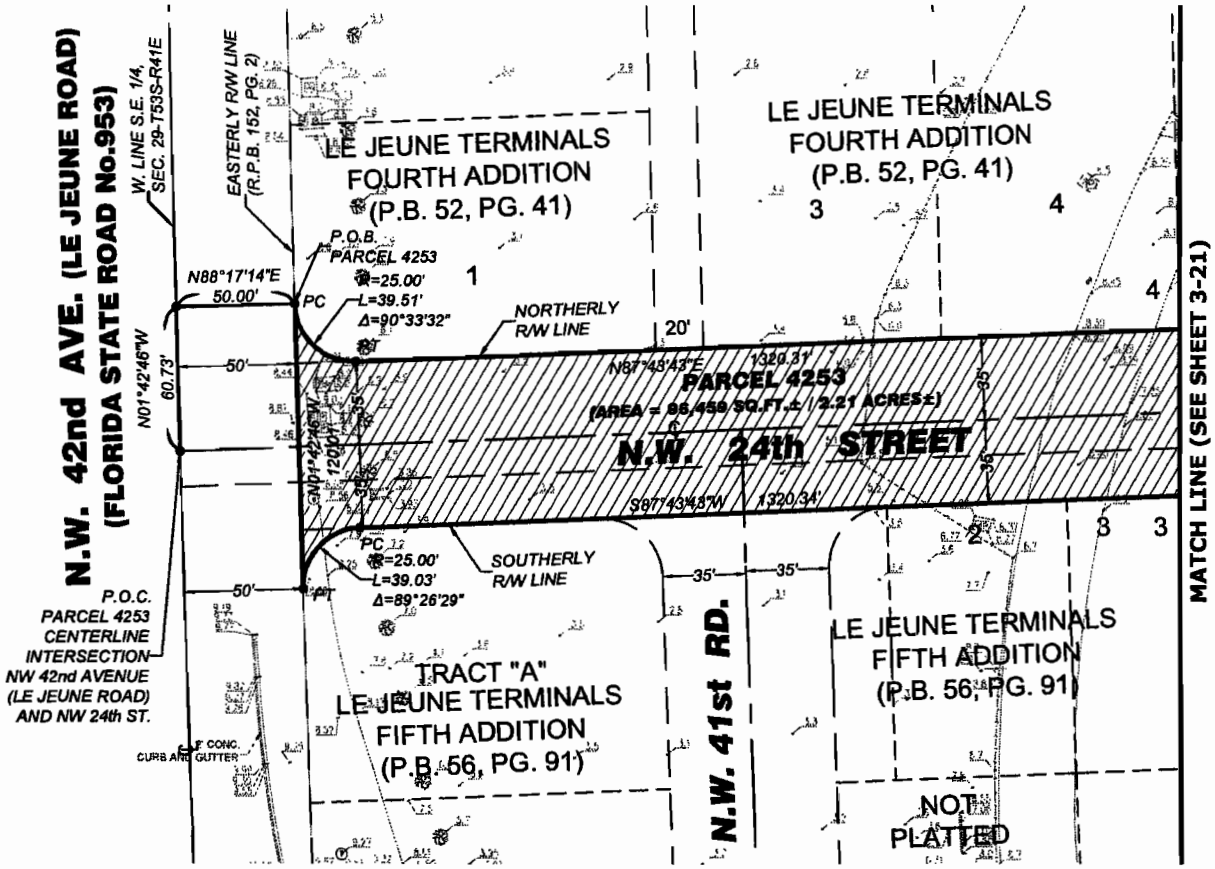
Item/Segment No.:	**2499371**
State Project No.:	**N/A (MIC)**
Federal Project No.:	**N/A**
State Road No.:	**N/A (MIC)**
County/Key/MM:	**Miami-Dade**
Parcel No:	**4252**

Sheet 1 of 21

EXHIBIT "A"

GRAPHIC SCALE IN FEET 0 40 80

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)



LEGEND

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Sheet 2 of 21

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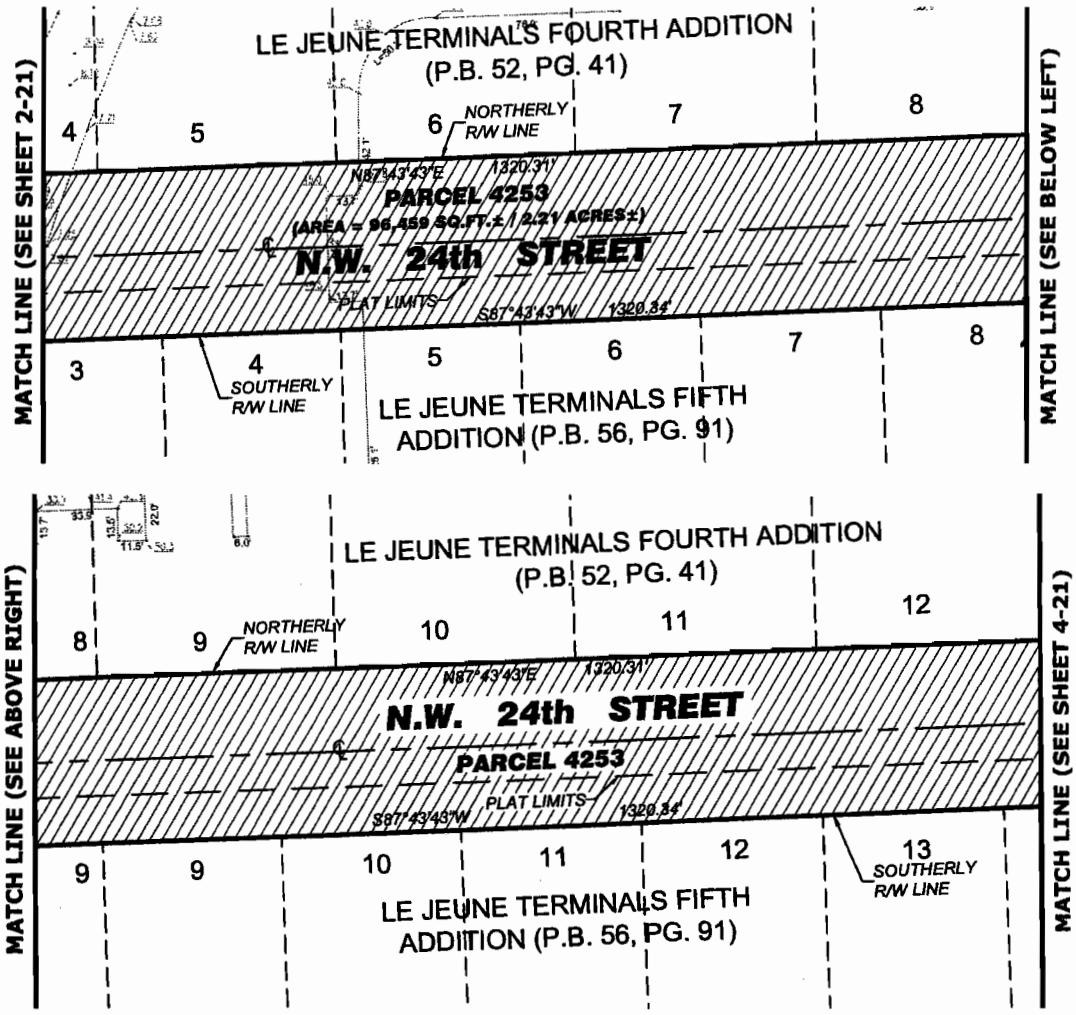

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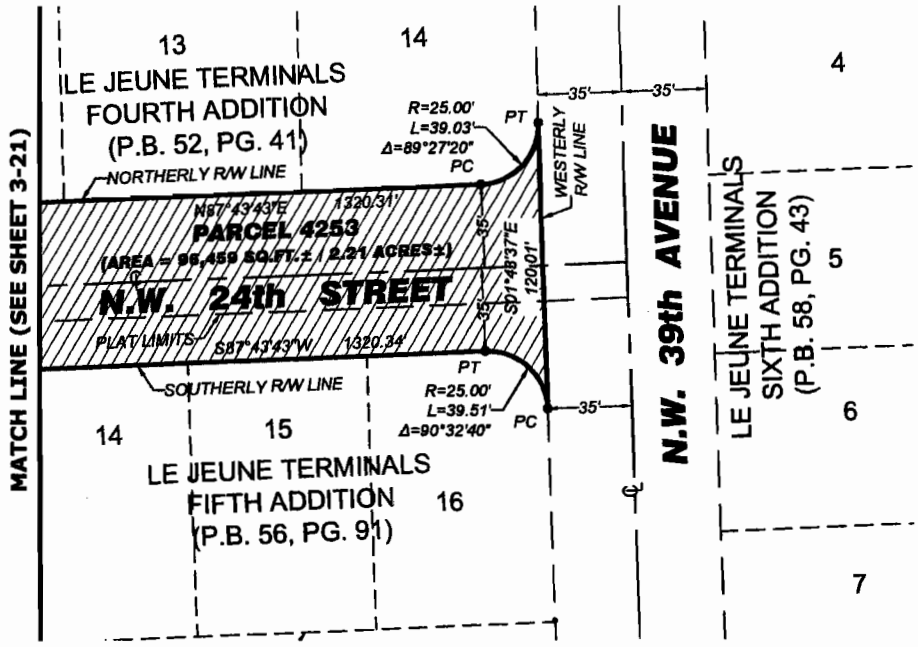

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Sheet 4 of 21

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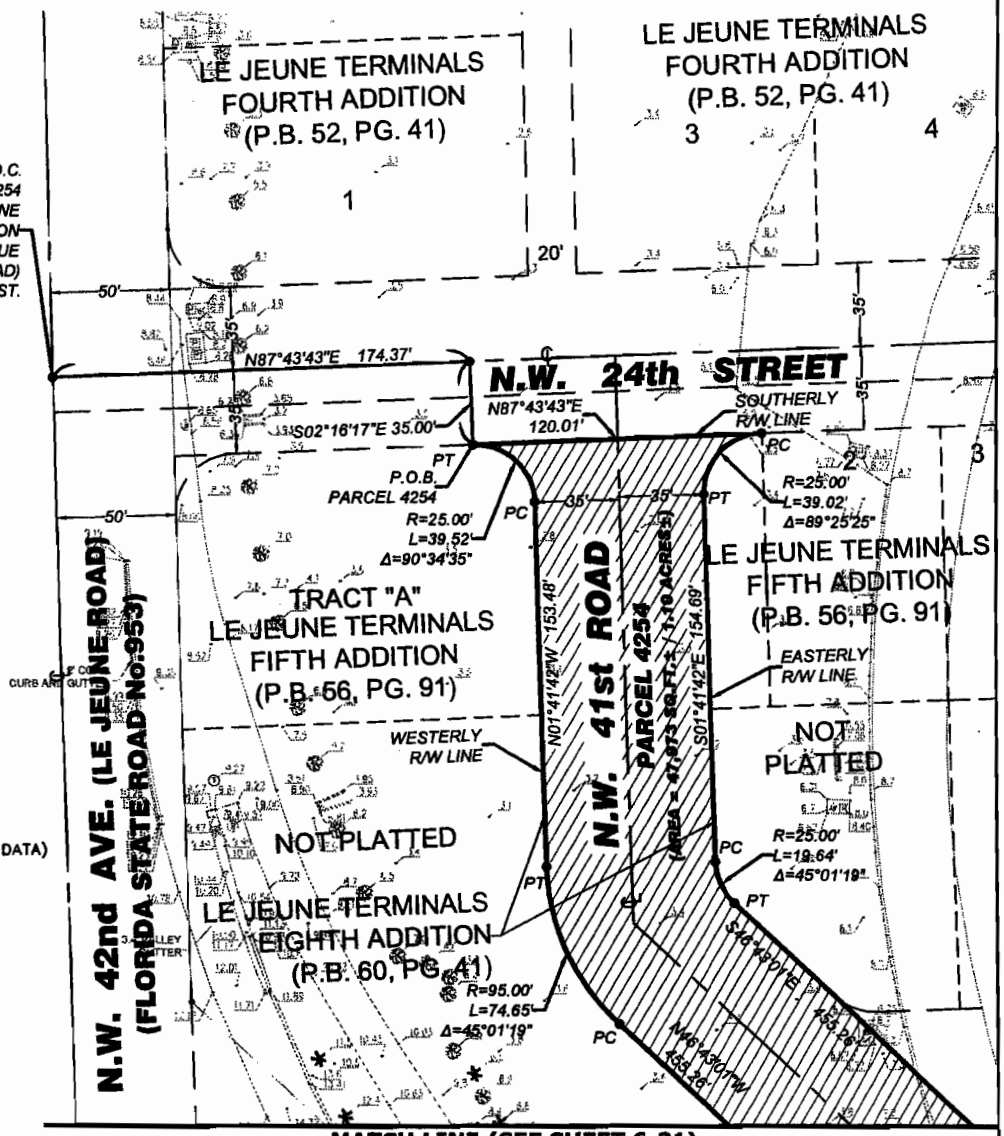

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County/Key/MM:	Miami-Dade
Parcel No:	4254

Sheet 5 of 21

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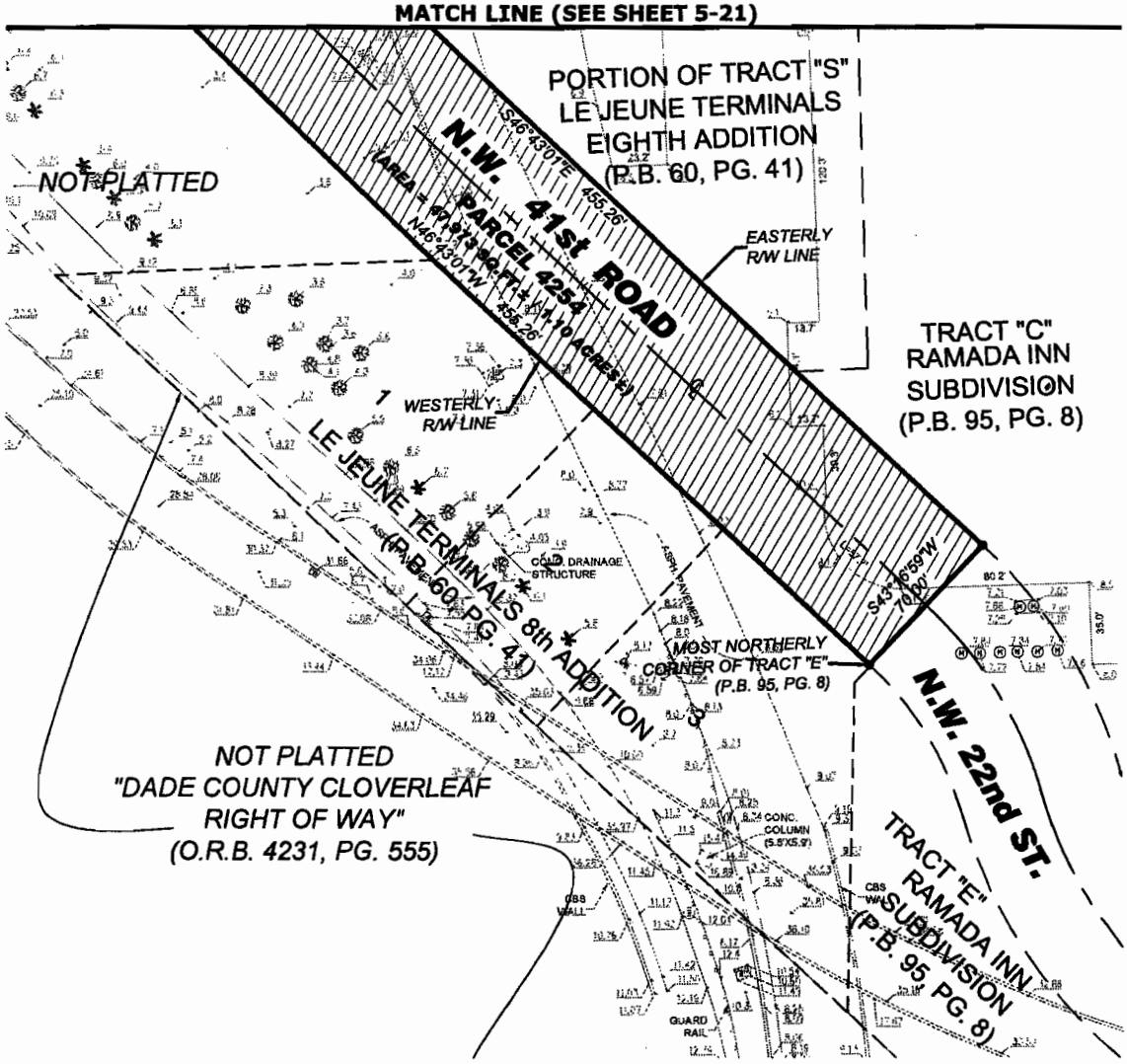
MATCH LINE (SEE SHEET 5-21)



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State Road No.:	**N/A (MIC)**
County/Key/MM:	**Miami-Dade**
Parcel No:	**4254**

Sheet 6 of 21

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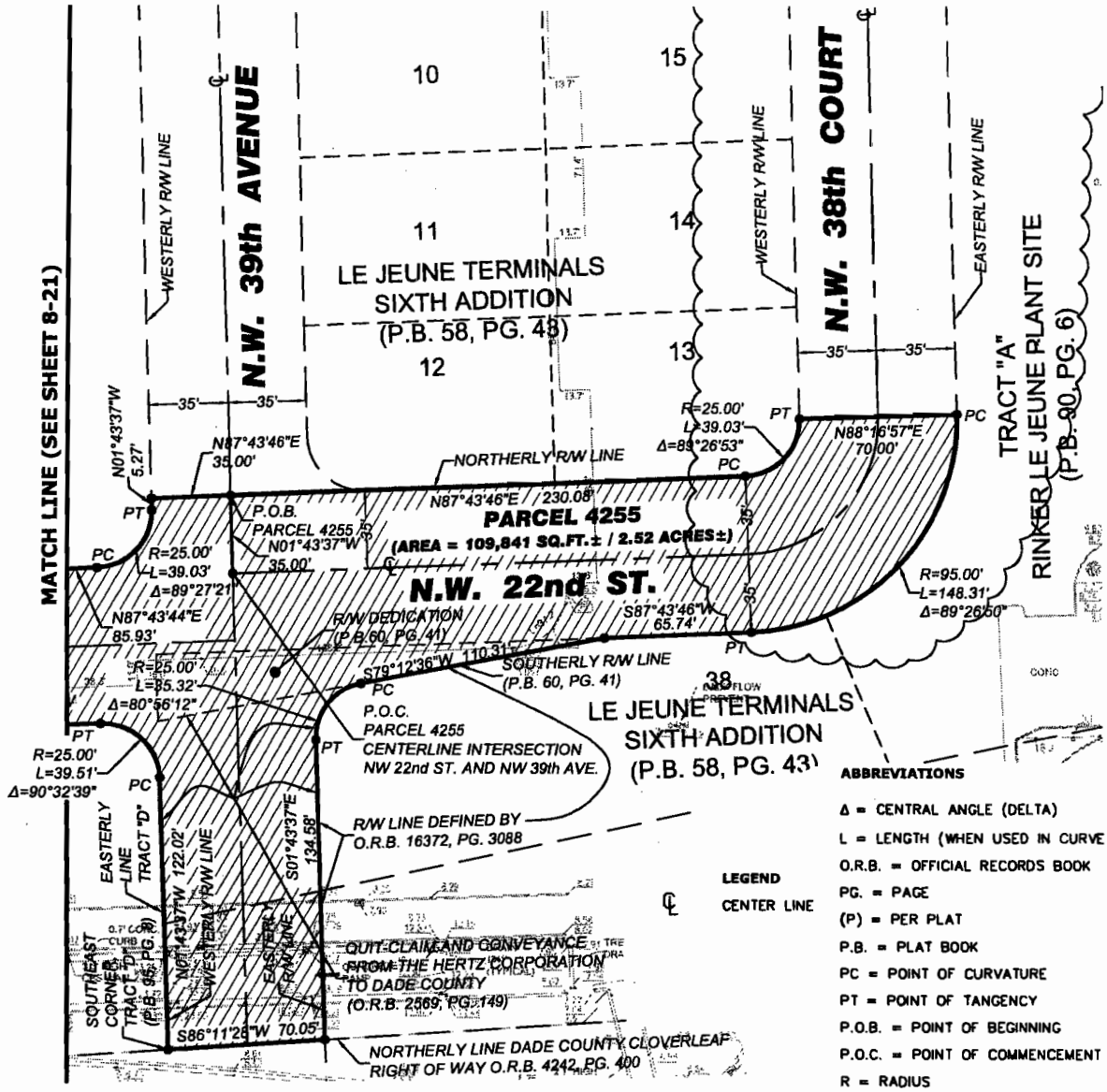

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Parcel No:	4255

EXHIBIT "A"

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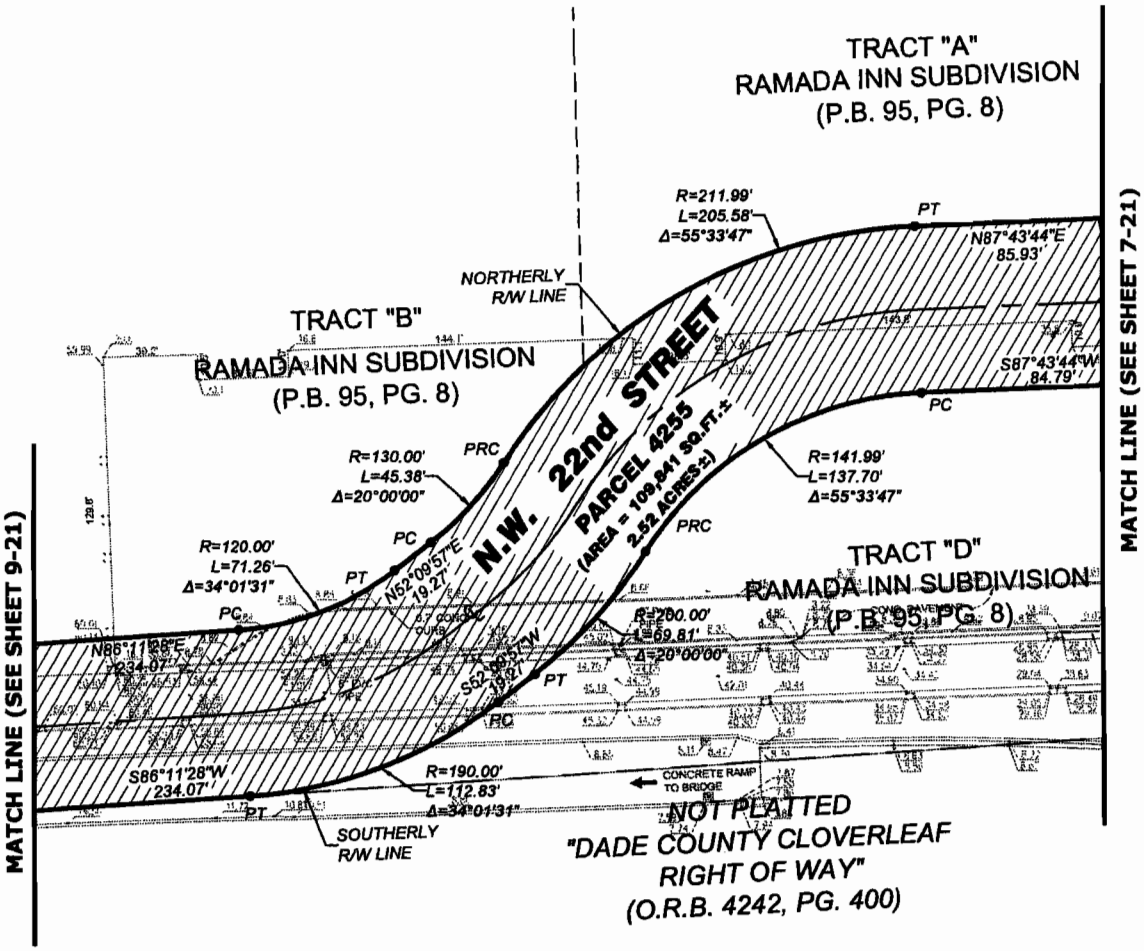

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State Road No.:	**N/A (MIC)**	
County/Key/MM:	**Miami-Dade**	
Parcel No:	**4255**	**Sheet 8 of 21**

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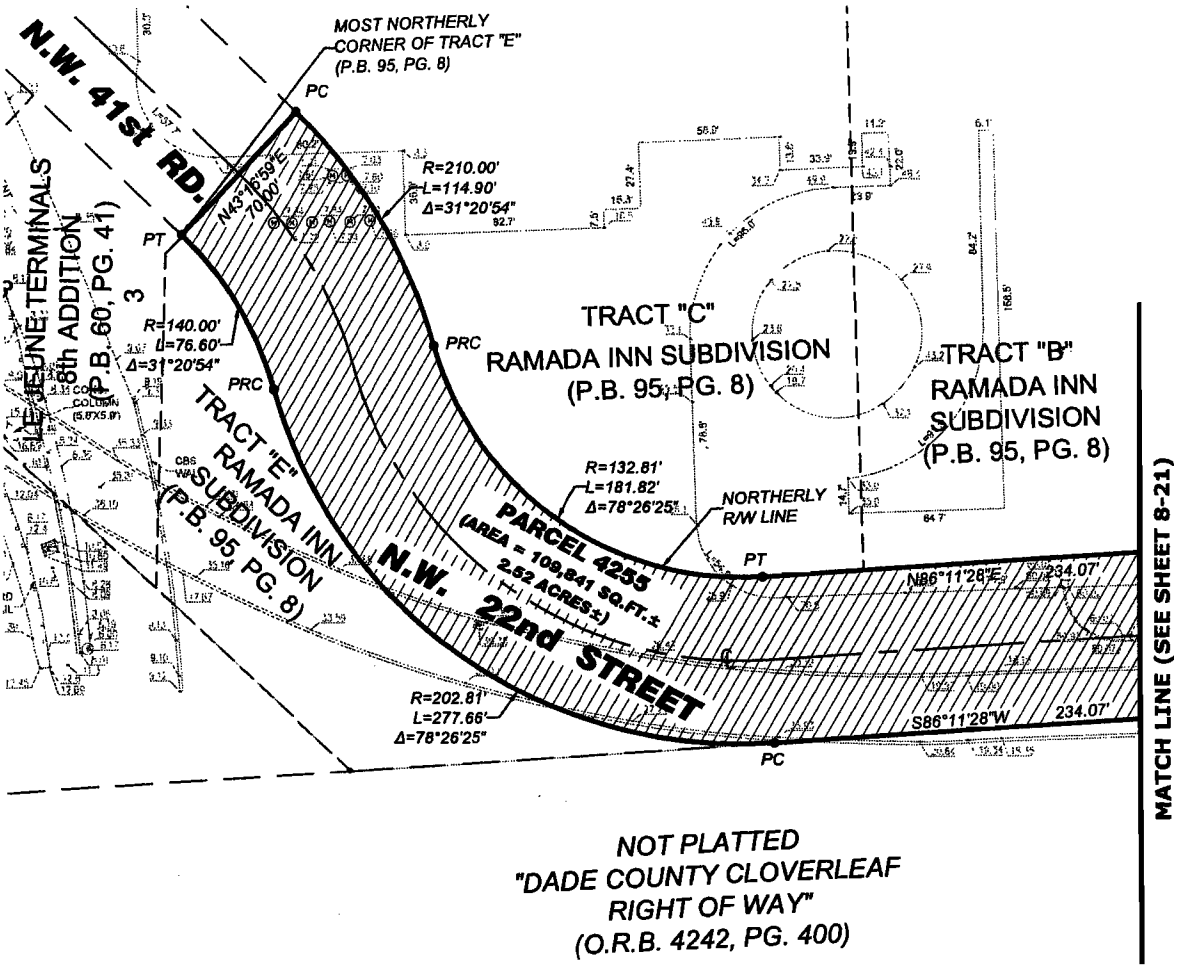

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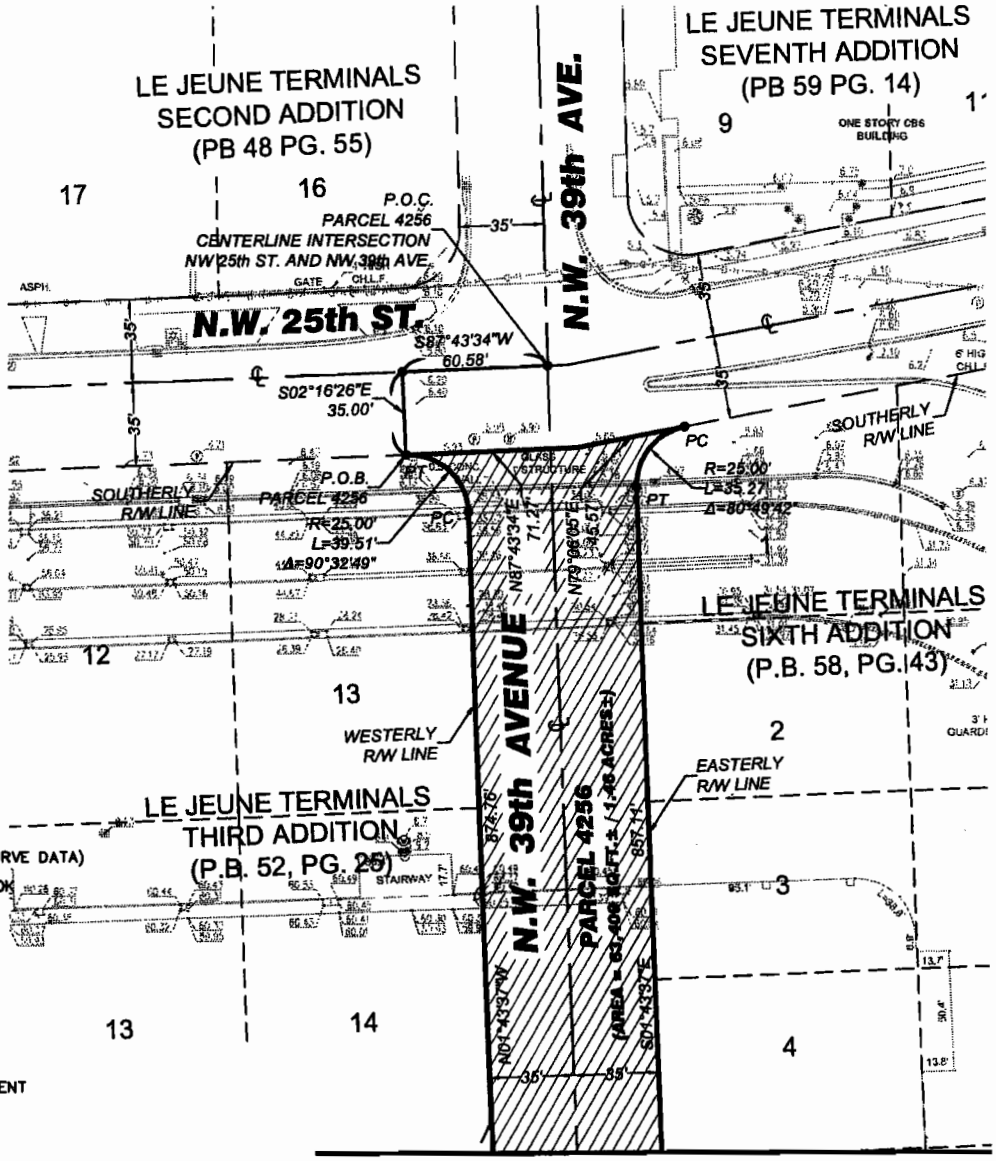

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

Florida Department of Transportation, District VI

Item/Segment No.:	2499371
State Project No.:	N/A (MIC)
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County/Key/MM:	Miami-Dade
Parcel No:	4256

EXHIBIT "A"

GRAPHIC SCALE IN FEET 0 40 80

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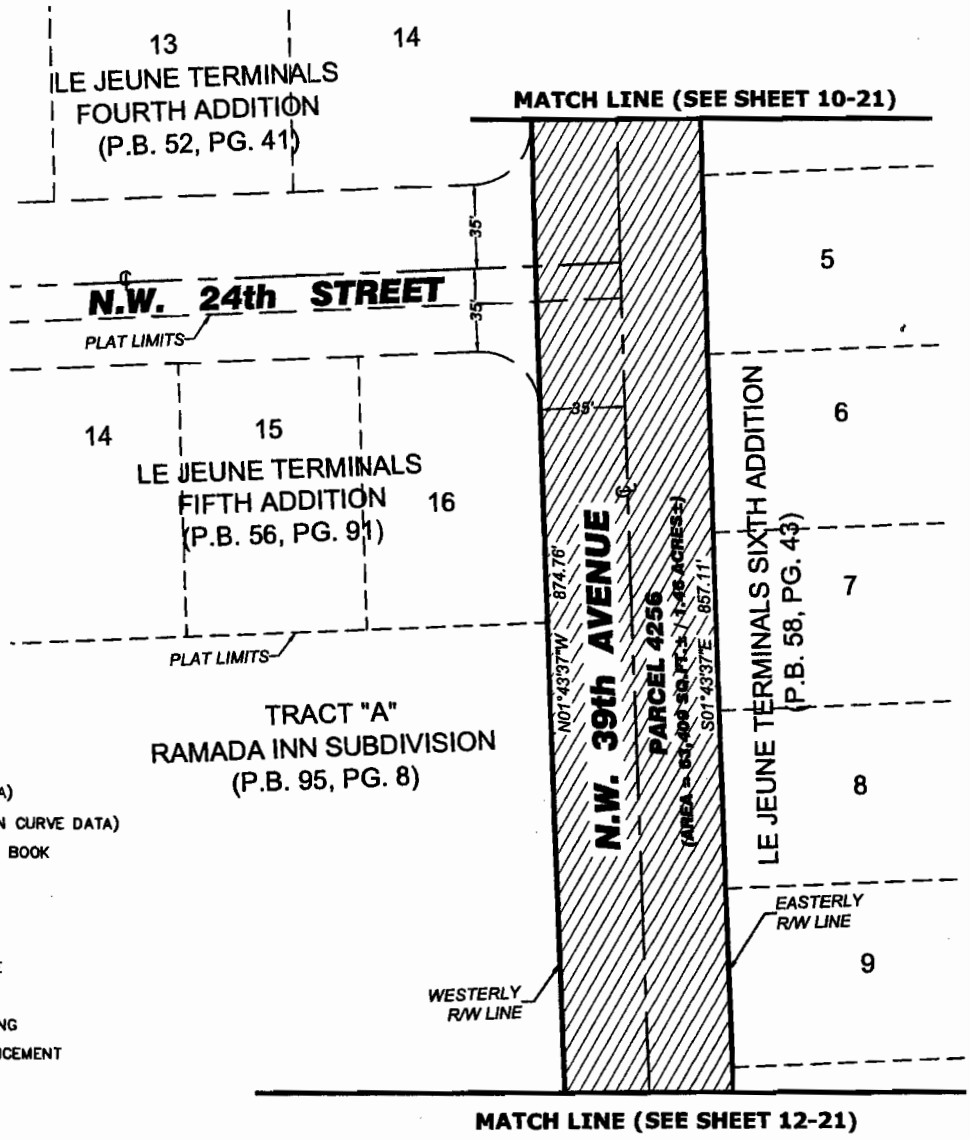

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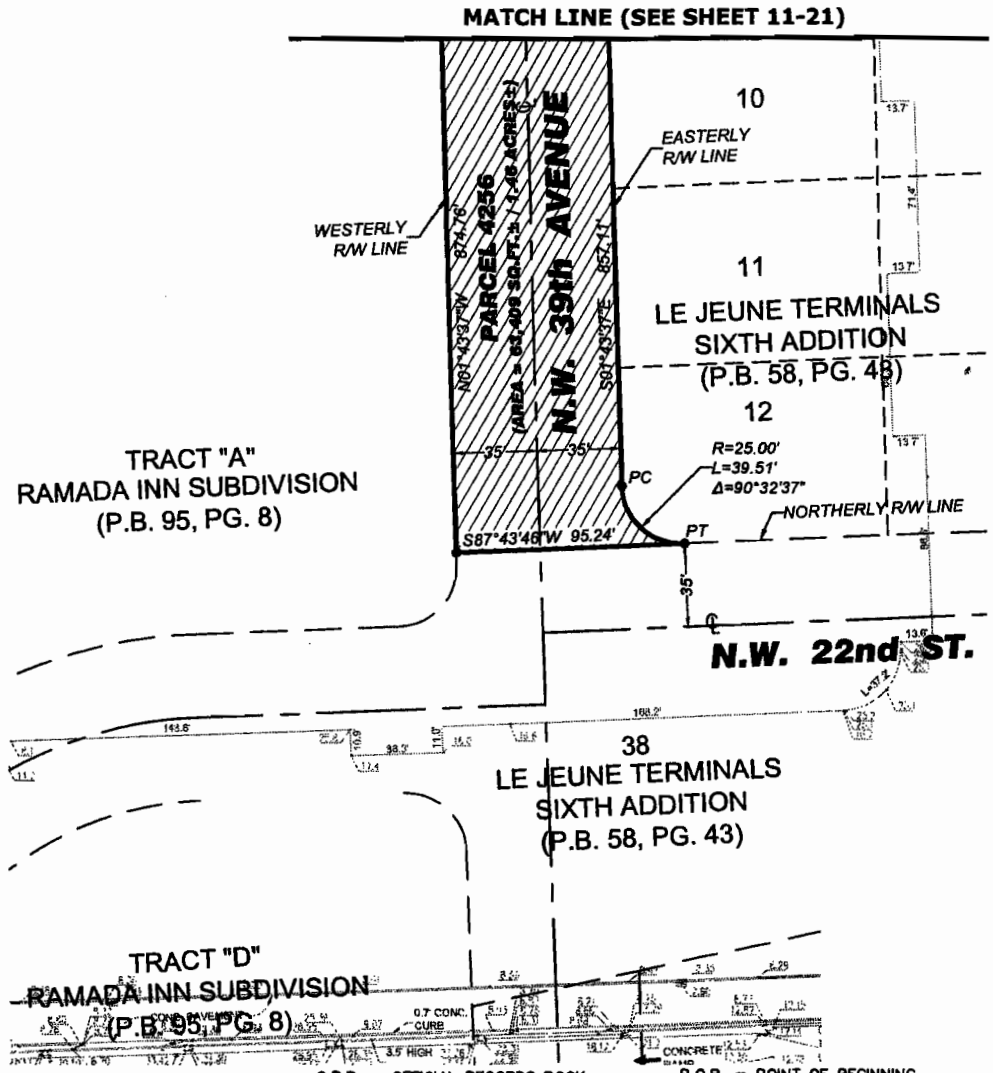
Item/Segment No.:	2499371
State Project No.:	N/A (MIC)
Federal Project No.:	N/A
State Road No.:	N/A (MIC)
County/Key/MM:	Miami-Dade
Parcel No:	4256

Sheet 11 of 21

EXHIBIT "A"

GRAPHIC SCALE IN FEET 0 40 80

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)



LEGEND

℄ CENTER LINE

ABBREVIATIONS

Δ = CENTRAL ANGLE (DELTA)

L = LENGTH (WHEN USED IN CURVE DATA)

O.R.B. = OFFICIAL RECORDS BOOK

PG. = PAGE

(P) = PER PLAT

P.B. = PLAT BOOK

PC = POINT OF CURVATURE

PT = POINT OF TANGENCY

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R = RADIUS

(R) = RECORDED

R/W = RIGHT OF WAY

SEC. = SECTION

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2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

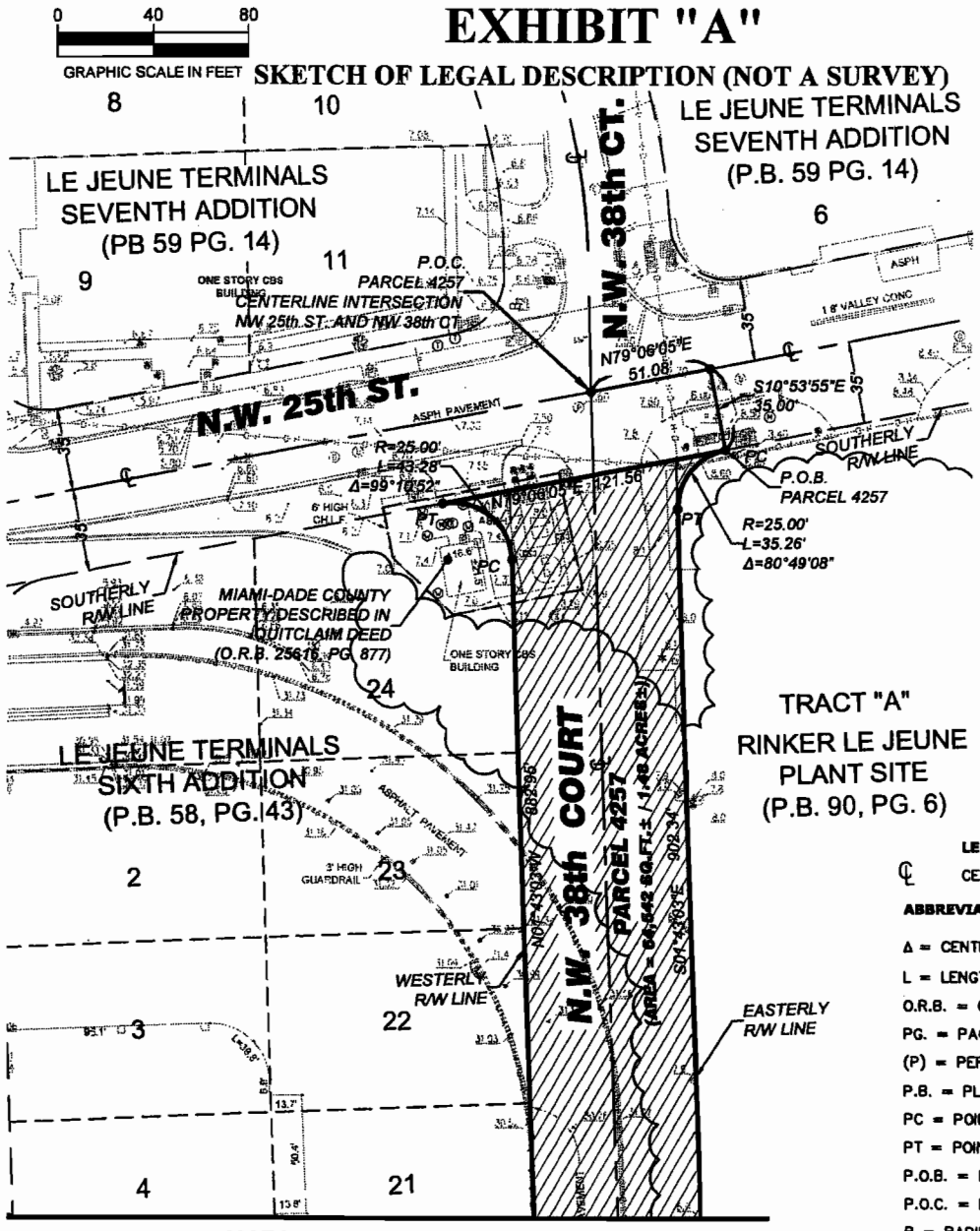
Florida Department of Transportation, District VI

Item/Segment No.:	2499371
State Project No.:	N/A (MIC)
Federal Project No.:	N/A
State Road No.:	N/A (MIC)
County/Key/MM:	Miami-Dade
Parcel No:	4256

Sheet 12 of 21

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)



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Parcel No:	4257

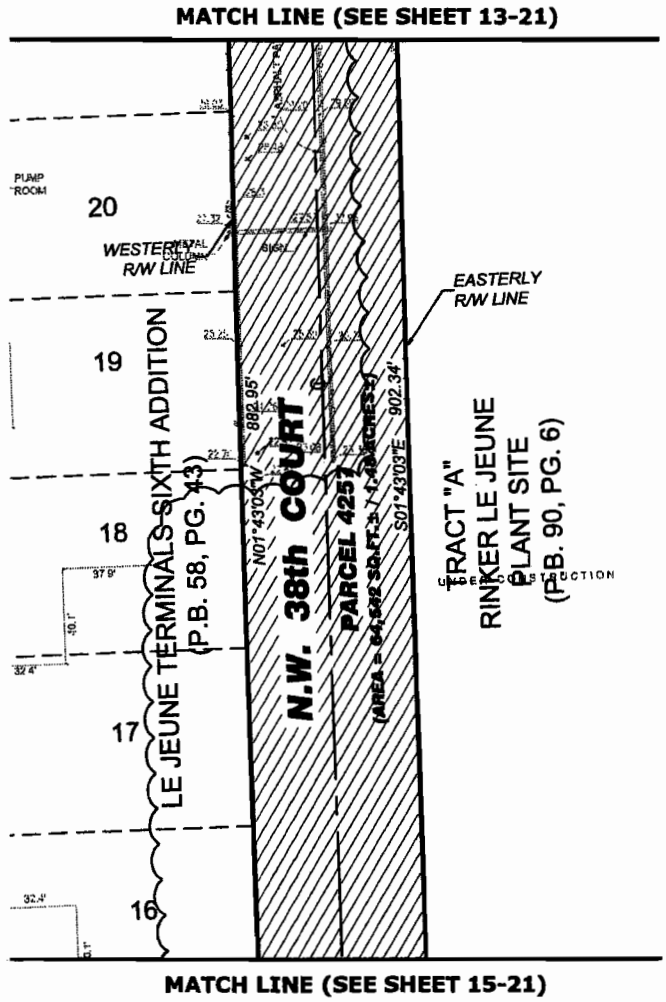
Sheet 13 of 21

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

0 40 80

GRAPHIC SCALE IN FEET



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County/Key/MM:	Miami-Dade
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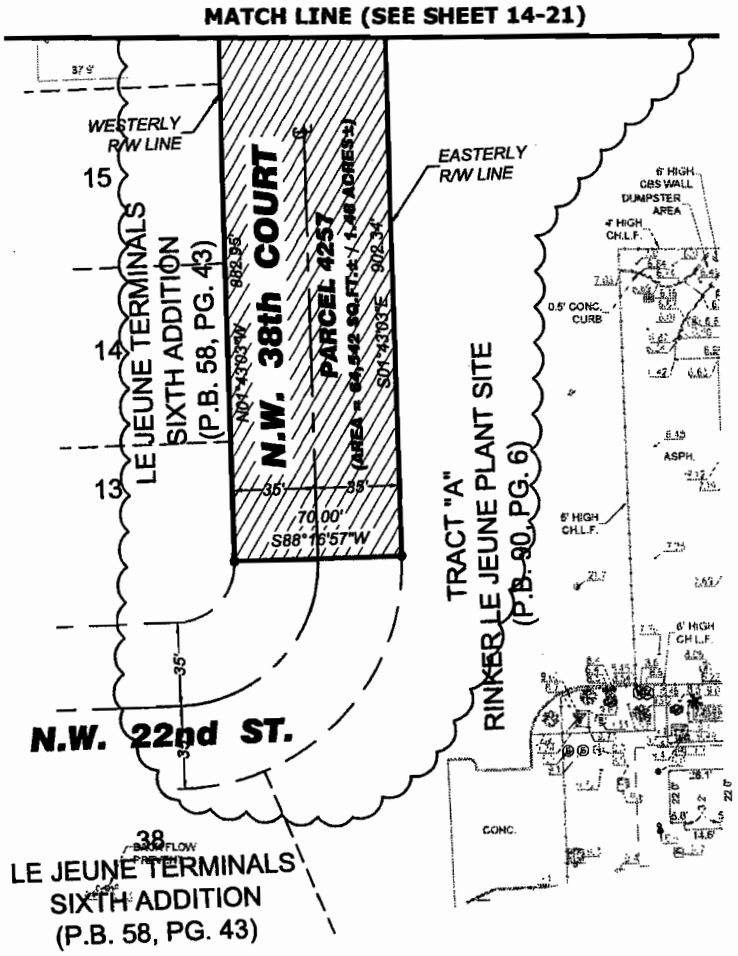
0 40 80

GRAPHIC SCALE IN FEET

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)



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Florida Department of Transportation, District VI

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State Road No.:	**N/A (MIC)**	
County/Key/MM:	**Miami-Dade**	
Parcel No:	**4257**	**Sheet 15 of 21**

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

EXHIBIT "A"
SPECIFIC PURPOSE SURVEY
TO ACCOMPANY PETITION TO VACATE PUBLIC RIGHTS OF WAY
TENTATIVE PLAT OF "MIAMI INTERMODAL CENTER"
MIAMI-DADE COUNTY TENTATIVE PLAT NO. T-21765

ARTICLE I
DEFINITIONS, GENERALLY:

SHALL MEAN THE FLORIDA DEPARTMENT OF TRANSPORTATION, AN AGENCY OF THE STATE OF FLORIDA.
SURVEY MAP: SHALL MEAN THE GRAPHIC REPRESENTATIONS OF THE SPECIFIC PURPOSE SURVEY. SAID SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED AND GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT. EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
SUBJECT PROPERTY: SHALL MEAN ALL THOSE LOTS, PARCELS OR PIECES OF LAND INDICATED IN THE LEGAL DESCRIPTION PORTION (ARTICLE III) OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO COUNTY ORDINANCE NUMBER 97-212. ALL REFERENCES TO MATTERS OF RECORD FILED BEFORE THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND CONVERSELY, ALL MATTERS OF RECORD FILED SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL REFER TO THE PRESENT COUNTY NAME. THE SUBJECT PROPERTY LIES WITHIN THE UNINCORPORATED SECTION OF MIAMI-DADE COUNTY AND DOES NOT FALL UNDER THE JURISDICTION OF ANY MUNICIPALITY THEREOF.

ARTICLE II
MAP OF SPECIFIC PURPOSE SURVEY:

SEE SURVEY MAPS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF FIELD SURVEY IN CONNECTION WITH SAME (THE "SURVEY DATE") WAS ON DECEMBER 7, 2007.

REVISION No. 1: THIS SURVEY MAP AND REPORT IS HEREBY REVISED AND RECERTIFIED THIS 7TH DAY OF MAY 2009 TO INCORPORATE THAT PORTION OF N.W. 39TH AVENUE SOUTH OF N.W. 22ND STREET. THIS REVISION INCLUDES THE MODIFICATION OF THE SURVEY MAP AND THE LEGAL DESCRIPTION FOR PARCEL "D." ALL OTHER MATTERS REMAIN UNCHANGED.

REVISION No. 2: THIS SURVEY MAP AND REPORT IS HEREBY REVISED AND RECERTIFIED THIS 12TH DAY OF MAY 2009 TO CLARIFY THE DEDICATION OF N.W. 39TH AVENUE, SOUTH OF N.W. 22ND STREET BASED ON ADDITIONAL INFORMATION PROVIDED IN FURTHERANCE TO MIAMI-DADE COUNTY REVIEW. THIS REVISION INCLUDES THE MODIFICATION OF THE SURVEY MAP AND THE LEGAL DESCRIPTION FOR PARCEL "D." ALL OTHER MATTERS REMAIN UNCHANGED.

ARTICLE III
LEGAL DESCRIPTION:

PARCEL 4252
20-FOOT WIDE ALLEY LYING BETWEEN NW 24TH STREET ON THE SOUTH AND NW 25TH STREET ON THE NORTH:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF AN ALLEY, 20 FEET IN WIDTH (HEREINAFTER, "THE 20-FOOT WIDE ALLEY") AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS THIRD ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 25 AND "LE JEUNE TERMINALS FOURTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 41, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT OF "LE JEUNE TERMINALS THIRD ADDITION;" THENCE N87°43'34"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 20.00 FEET TO THE NORTHWEST CORNER OF LOT 2 AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS THIRD ADDITION;" THENCE S01°42'51"E ALONG THE EASTERLY LINE OF SAID 20-FOOT WIDE ALLEY FOR 299.79 FEET TO THE SOUTHWEST CORNER OF LOT 3 AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" THENCE S87°43'43"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" THENCE N01°42'51"W ALONG THE WESTERLY LINE OF SAID 20-FOOT WIDE ALLEY FOR 299.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5996 SQUARE FEET OR 0.14 ACRES, MORE OR LESS BY CALCULATION.

PARCEL 4253
RIGHT OF WAY FOR N.W. 24TH STREET, FROM N.W. 42ND AVENUE (LE JEUNE ROAD) ON THE WEST TO N.W. 39TH AVENUE ON THE EAST:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 24TH STREET, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS FOURTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 41, AND "LE JEUNE TERMINALS FIFTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56 AT PAGE 91, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SAID N.W. 24TH STREET WITH THE CENTERLINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON SAID PLATS OF LE JEUNE TERMINALS FOURTH ADDITION," AND "LE JEUNE TERMINALS FIFTH ADDITION;" THENCE N01°42'46"W ALONG SAID CENTERLINE OF N.W. 42ND AVENUE AND THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 29 FOR 60.73 FEET; THENCE DEPARTING SAID CENTERLINE OF N.W. 42ND AVENUE (LE JEUNE ROAD), N88°17'14"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON THE RIGHT OF WAY MAP OF FLORIDA STATE ROAD NO. 112, AS PREPARED FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION AND RECORDED IN ROAD PLAT BOOK 152 AT PAGE 2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE SAID N.W. 24TH STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION" AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

90°33'32" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET; THENCE N87°43'43"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 1320.31 FEET TO POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°27'20" FOR 39.03 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" FROM SAID POINT OF TANGENCY, THENCE S01°43'37"E ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLATS OF "LE JEUNE TERMINALS FOURTH ADDITION," AND "LE JEUNE TERMINALS FIFTH ADDITION," FOR 120.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 24TH STREET, WITH SAID POINT OF INTERSECTION BEING A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'40" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 24TH STREET; THENCE S87°43'43"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 1320.34 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°26'29" FOR 39.03 FEET TO A POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON SAID RIGHT OF WAY MAP OF FLORIDA STATE ROAD NO. 112, AS PREPARED FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION AND RECORDED IN ROAD PLAT BOOK 152 AT PAGE 2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N01°42'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) FOR 120.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 96459 SQUARE FEET OR 2.21 ACRES, MORE OR LESS BY CALCULATION.

PARCEL 4254
RIGHT OF WAY FOR N.W.41ST ROAD, FROM N.W. 24TH STREET ON THE NORTH TO N.W. 22ND STREET ON THE SOUTHEAST:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 41ST ROAD, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS FIFTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56 AT PAGE 91, "LE JEUNE TERMINALS EIGHT ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60 AT PAGE 81 AND "RAMADA INN SUBDIVISION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 8, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF N.W. 24TH STREET WITH THE CENTERLINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" THENCE N87°43'43"E ALONG SAID CENTERLINE OF N.W. 24TH STREET FOR 174.37 FEET; THENCE DEPARTING SAID CENTERLINE OF N.W. 24TH STREET, S02°16'17"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 24TH STREET AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N87°43'43"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 120.01 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 41ST ROAD, WITH SAID POINT OF INTERSECTION ALSO BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°25'25" FOR 39.02 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD; THENCE S01°41'42"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 154.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 45°01'19" FOR 19.64 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD; THENCE S46°43'01"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 455.26 FEET TO A POINT OF TERMINATION ALONG SAID EASTERLY RIGHT OF WAY LINE; FROM SAID POINT OF TERMINATION, S43°16'59"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 41ST ROAD, WITH SAID POINT OF INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF TRACT "E" OF SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE N46°43'01"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 455.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 45°01'19" FOR 74.65 FEET TO THE POINT OF TANGENCY WITH SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD; THENCE N01°41'42"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 153.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°34'35" FOR 39.52 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47973 SQUARE FEET OR 1.10 ACRES, MORE OR LESS BY CALCULATION.

PARCEL 4255
RIGHT OF WAY FOR N.W. 22ND STREET, FROM N.W. 38TH COURT ON THE EAST TO N.W. 41ST ROAD ON THE WEST AND RIGHT OF WAY FOR N.W. 39TH AVENUE, FROM N.W. 22ND STREET ON THE NORTH TO THE NORTHERLY LINE OF THE "DADE COUNTY CLOVERLEAF RIGHT OF WAY" ON THE SOUTH:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHTS OF WAY FOR N.W. 22ND STREET AND N.W. 39TH AVENUE, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS SIXTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58 AT PAGE 43, "LE JEUNE TERMINALS EIGHTH ADDITION," AS RECORDED IN PLAT BOOK 60 AT PAGE 41, "RINKER LE JEUNE PLANT SITE," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90 AT PAGE 6, "RAMADA INN SUBDIVISION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 8 AND AS DESCRIBED IN THE QUIT-CLAIM AND CONVEYANCE DEED FROM THE HERTZ CORPORATION TO DADE COUNTY, DATED FEBRUARY 7, 1961 AND RECORDED APRIL 7, 1961 IN OFFICIAL RECORDS BOOK 2569 AT PAGE 149 AND THE SPECIAL WARRANTY DEED FROM HERTZ REALTY CORPORATION TO THE TRI-COUNTY COMMUTER RAIL AUTHORITY DATED MAY 12, 1994 AND RECORDED MAY 20, 1994 IN OFFICIAL RECORDS BOOK 16372 AT PAGE 3088, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF N.W. 22ND STREET WITH THE CENTERLINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE N01°43'37"W ALONG SAID CENTERLINE OF N.W. 39TH AVENUE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID N.W. 22ND STREET AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N87°43'46"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 230.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°26'53" FOR 39.03 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT, N88°16'57"E FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 38TH COURT AS SHOWN ON SAID PLAT OF "RINKER LE JEUNE PLANT SITE," WITH SAID POINT OF INTERSECTION BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 89°26'50" FOR 148.31 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE S87°43'46"W ALONG

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 65.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS EIGHTH ADDITION;" THENCE S79°12'36"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS EIGHTH ADDITION" FOR 110.31 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS DEFINED IN SAID QUIT-CLAIM AND CONVEYANCE FROM THE HERTZ CORPORATION TO DADE COUNTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°56'12" FOR 35.32 FEET TO THE POINT OF TANGENCY WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 39TH AVENUE AS DEFINED IN THE QUIT-CLAIM AND CONVEYANCE FROM THE HERTZ CORPORATION TO DADE COUNTY; THENCE S01°43'37"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS DEFINED BY THE QUIT-CLAIM AND CONVEYANCE FROM THE HERTZ CORPORATION TO DADE COUNTY FOR 134.58 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT OF WAY OF THE "DADE COUNTY CLOVERLEAF RIGHT OF WAY" AS DESCRIBED IN THE WARRANTY DEED FROM JOHN H. WARE, JR., AND CLARA EDWARDS WARE, HIS WIFE TO DADE COUNTY, DATED FEBRUARY 16, 1956 AND RECORDED IN OFFICIAL RECORDS BOOK 4242 AT PAGE 400 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA; THENCE S86°11'28"W ALONG SAID NORTHERLY LINE OF THE EXISTING RIGHT OF WAY OF THE "DADE COUNTY CLOVERLEAF RIGHT OF WAY" FOR 70.05 FEET TO THE SOUTHEAST CORNER OF TRACT "D" OF SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE N01°43'37"W ALONG THE WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AND THE EASTERLY LINE OF SAID TRACT "D" FOR 122.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE, THE EASTERLY LINE OF TRACT "D" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'39" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE S87°43'44"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 84.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 141.99 FEET AND A CENTRAL ANGLE OF 55°33'47" FOR 137.70 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°00'00" FOR 69.81 FEET TO THE POINT OF TANGENCY; THENCE S52°09'57"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 19.27 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 34°01'31" FOR 112.83 FEET TO THE POINT OF TANGENCY; THENCE S86°11'28"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 234.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 202.81 FEET AND A CENTRAL ANGLE OF 78°26'25" FOR 277.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 31°20'54" FOR 76.60 FEET TO THE POINT OF TANGENCY, WITH SAID POINT OF TANGENCY ALSO BEING THE MOST NORTHERLY CORNER OF TRACT "E" AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; N43°16'59"E FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION," WITH SAID POINT OF INTERSECTION ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 31°20'54" FOR 114.90 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 132.81 FEET AND A CENTRAL ANGLE OF 78°26'25" FOR 181.82 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE N86°11'28"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 234.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 34°01'31" FOR 71.26 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE N52°09'57"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 19.27 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 20°00'00" FOR 45.38 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 211.99 FEET AND A CENTRAL ANGLE OF 55°33'47" FOR 205.58 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE N87°43'44"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 85.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°27'21" FOR 39.03 FEET TO THE POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE N01°43'37"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE FOR 5.27 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE, N87°43'46"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 35.00 FEET TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF N.W. 39TH AVENUE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 109841 SQUARE FEET OR 2.52 ACRES, MORE OR LESS BY CALCULATION.

PARCEL 4256
RIGHT OF WAY FOR N.W. 39TH AVENUE, FROM N.W. 25TH STREET ON THE NORTH TO N.W. 22ND STREET ON THE SOUTH:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 39TH AVENUE, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS THIRD ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 25, "LE JEUNE TERMINALS FIFTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58 AT PAGE 91 "LE JEUNE TERMINALS SIXTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58 AT PAGE 43 AND "RAMADA INN SUBDIVISION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 8, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF N.W. 25TH STREET WITH THE CENTERLINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS THIRD ADDITION;" THENCE S87°43'34"W ALONG SAID CENTERLINE OF N.W. 25TH STREET FOR 60.58 FEET; THENCE S02°16'26"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 25TH STREET, WITH SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N87°43'34"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 71.27 FEET; THENCE N79°06'05"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 45.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; FROM SAID POINT OF CURVATURE AND DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET, THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 39TH AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°49'42" FOR 35.27 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 29TH AVENUE; THENCE S01°43'37"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE FOR 857.11 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'37" FOR 39.51 FEET TO A POINT OF TANGENCY WITH THE NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE S87°43'46"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 95.24 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

OF WAY LINE OF SAID N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION" THENCE N01°43'37"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE FOR 874.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'49" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 63409 SQUARE FEET OR 1.46 ACRES, MORE OR LESS BY CALCULATION.

PARCEL 4257
RIGHT OF WAY FOR N.W. 38TH COURT, FROM N.W. 25TH STREET ON THE NORTH TO N.W. 22ND STREET ON THE SOUTH:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 38TH COURT, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS SIXTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58 AT PAGE 43 AND "RINKER LE JEUNE PLANT SITE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90 AT PAGE 6, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF N.W. 25TH STREET WITH THE CENTERLINE OF N.W. 38TH COURT AS SHOWN ON SAID PLAT OF ""RINKER LE JEUNE PLANT SITE;" THENCE N79°06'05"E ALONG SAID CENTERLINE OF N.W. 25TH STREET FOR 51.08 FEET; THENCE S10°53'55"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 25TH STREET, WITH SAID POINT OF INTERSECTION BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 38TH COURT AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°49'08" FOR 35.26 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT; THENCE S01°43'03"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT FOR 902.34 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT, S88°16'57"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 38TH COURT AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE N01°43'03"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT FOR 882.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 99°10'52" FOR 43.28 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET; THENCE N79°06'05"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 121.56 FEET TO THE POINT OF BEGINNING.

NOTE: THIS PROPERTY INCLUDES THAT PORTION OF SAID N.W. 38TH COURT AND N.W. 25TH STREET AS PARTIALLY QUIT-CLAIMED TO MIAMI-DADE COUNTY, FLORIDA AS EVIDENCED BY THAT CERTAIN QUITCLAIM DEED FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS RECORDED MAY 14, 2007 IN OFFICIAL RECORDS BOOK 25618 AT PAGE 877 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 64542 SQUARE FEET OR 1.48 ACRES, MORE OR LESS BY CALCULATION.

ARTICLE IV
ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. ALTHOUGH A BOUNDARY SURVEY OF THE DESCRIBED PARCELS WERE NOT PERFORMED, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WERE FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

ARTICLE V
SOURCES OF DATA:

1. BEARINGS AS SHOWN HEREON REFER TO A BEARING OF N79°06'05"E ALONG THE CENTERLINE OF N.W. 25TH STREET. THIS LINE WAS CALCULATED BASED ON THE RECOVERY OF A SUFFICIENT AMOUNT OF HORIZONTAL CONTROL AND VERIFICATION OF SAME WITHIN THE VICINITY OF THE PROJECT AREA. THIS LINE IS WELL-MONUMENTED AND MORE FULLY SHOWN ON THE SURVEY MAP. (SEE HORIZONTAL/VERTICAL CONTROL STATION LOCATIONS CITED HEREIN.)
2. SPECIFIC HORIZONTAL AND VERTICAL CONTROL IS BASED ON CERTAIN POINTS ESTABLISHED AND DESCRIBED ON THE "PROJECT NETWORK CONTROL SHEETS" PREPARED BY PBS&J FOR "N.W. 25TH STREET" AND "RENTAL CAR ROAD" DATED JULY 2, 2002. SAID POINTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT NAME: RC01
EASTING: 900130.7780
NORTHING: 534909.0720
SCALE FACTOR: 1.0000094
CONVERGENCE: 0°18'21.048"
LATITUDE: NORTH 25°48'12.09823"
LONGITUDE: WEST 80°15'30.49109"
ELEVATION: 10.03 FEET
DESCRIPTION: SPIKE NAIL AND SQUARE DISC SET IN THE EDGE OF PAVEMENT SOUTH OF N.W. 28TH STREET, 60 FEET, MORE OR LESS EAST OF RAILROAD TRACKS.

POINT NAME: 2504
EASTING: 900909.1810
NORTHING: 533286.5160
SCALE FACTOR: 1.0000099
CONVERGENCE: 0°19'25.524"
LATITUDE: NORTH 25°47'55.98443"
LONGITUDE: WEST 80°15'22.07414"
ELEVATION: 6.40 FEET
DESCRIPTION: FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISC SET AT THE SOUTHEAST CORNER OF INTERSECTION OF N.W. 25TH STREET AND N.W. 37TH AVENUE.

ALL ELEVATIONS AS CITED ABOVE AND DEPICTED ON THE SURVEY MAP ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
THE FOLLOWING PLATS FILED FOR RECORD WITH THE CLERK OF THE CIRCUIT COURT OF MIAMI-DADE COUNTY, FLORIDA:

PBS&J
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

Florida Department of Transportation, District VI
Item/Segment No.: 2499371
State Project No.: N/A (MIC)
Federal Project No.: N/A
State Road No.: N/A (MIC)
County/Key/MM: Miami-Dade
Parcel No:

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

"PLAT OF CURTIS FIELD TRACT" (PLAT BOOK 8, PAGE 78);
"AMENDED PLAT-OF-"PLAT OF PORTIONS OF N.W. 28TH ST.-HULL ROAD-LE JEUNE ROAD AND N.W. SOUTH RIVER DRIVE," (PLAT BOOK 28, PAGE 3);
"AMENDED PLAT OF PORTIONS OF N.W. 37TH AVE., N.W. 38TH AVE., N.W. 11TH ST., N.W. 14TH ST., N.W. 17TH ST., N.W. 20TH ST., N.W. 21ST STREET AND N.W. 26TH STREET" (PLAT BOOK 28, PAGE 26);
"PLAT OF N.W. 20TH. STREET AND N.W. 21ST STREET LYING BETWEEN. N.W. 47TH AVE. (HULL ROAD) AND N.W. 37TH AVE. (DOUGLAS ROAD)" (PLAT BOOK 36, PAGE 79);
"LE JEUNE TERMINALS THIRD ADDITION" (PLAT BOOK 52, PAGE 25);
"LE JEUNE TERMINALS FIFTH ADDITION" (PLAT BOOK 56, PAGE 91);
"LE JEUNE TERMINALS SIXTH ADDITION" (PLAT BOOK 58, PAGE 43);
"LE JEUNE TERMINALS SEVENTH ADDITION" (PLAT BOOK 59, PAGE 14);
"LE JEUNE TERMINALS EIGHTH ADDITION" (PLAT BOOK 60, PAGE 41);
"RINKER LE JEUNE PLANT SITE" (PLAT BOOK 90, PAGE 6);
"RAMADA INN SUBDIVISION" (PLAT BOOK 95, PAGE 8);
"HERTZ MIA TRACT" (PLAT BOOK 148, PAGE 54);
"DOLLAR RENT A CAR" (PLAT BOOK 157, PAGE 62);
"RIGHT OF WAY MAP FOR FLORIDA STATE ROAD NO. 112" (ROAD PLAT BOOK 152, PAGE 2)

AN OPINION OF TITLE FOR THE SUBJECT PROPERTY RENDERED BY MICHAEL SCHLOSS, ESQUIRE, GENERAL COUNSEL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT VI, DATED JUNE 20, 2003.
MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. R-132-01, ADOPTED FEBRUARY 13, 2001. THIS COUNTY RESOLUTION ADDRESSES ALL PUBLIC RIGHTS OF WAY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY TO BE PLATTED AND THE TURNOVER OF SAME VIA QUIT-CLAIM DEED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION.
THIS PROPERTY LIES WITHIN FLOOD ZONE "AE," ELEVATION +8.0 FEET AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120635-0180-J, MAP DATE: MARCH 2, 1994, INDEX LAST REVISED JULY 17, 1995.
THIS PROPERTY LIES WITHIN MIAMI-DADE COUNTY FLOOD CRITERIA +5 TO +6 FEET, MORE OR LESS, AS INTERPRETED FROM "AMENDED PLAT OF FLOOD-CRITERIA MAP," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (NOTE: THESE ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.)

ARTICLE VI
LIMITATIONS:

1. *THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REVISED REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.2. NO ACTUAL EXCAVATION OR DETERMINATION BY THE SURVEYOR WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING BUILDINGS AND OTHER SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THERE MAY BE DOMESTIC TAP LINES FOR UTILITIES THAT DO NOT APPEAR ON THE MAPS. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.*
3. *NO EXCAVATION OR DETERMINATION WAS BY THE SURVEYOR AS TO SOIL CONDITIONS. THESE MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED IN AREAS THEREOF, OR THE LOCATION OR DEFINITION OF AREAS THAT MAY BE CONTAMINATED BY HAZARDOUS LIQUID OR SOLID WASTES.*
4. *WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.*
5. *THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES.*
6. *THE TOPOGRAPHIC DATA AS DEPICT ON THE SURVEY MAP WAS ACQUIRED BY PLANIMETRIC METHODS AND SUPPLEMENTED BY FIELD MEASUREMENTS AND "GROUND TRUTHING" TO THE EXTENT REQUIRED.*
7. *NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.*
8. *UNDERLYING TOPOGRAPHIC DATA AS INDICATED ON THE SURVEY MAP SERIES ARE PRESENTED IN GREY-SCALE FOR CLARITY.*
9. *THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 60 FEET IN ENGLISH UNITS OF MEASUREMENT. THIS SCALE MAY BE ALTERED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.*

ARTICLE VII
BOUNDARY INCONSISTENCIES:

THE COMPARATIVE DIMENSIONS BETWEEN CALCULATED VALUES DERIVED FROM FIELD MEASUREMENTS AND OTHER VALUES ARE AS MORE FULLY SHOWN ON THE SURVEY MAP AS MAY APPLY.

ARTICLE VIII
APPARENT PHYSICAL USE/EXPRESS PURPOSE:

1. *THE SUBJECT PROPERTY IS CURRENTLY UNDER CONSTRUCTION AND DEMOLITION FOR THE OVERALL "MIAMI INTERMODAL CENTER" PROJECT, BUT DOES CONTAIN UTILITIES AND OTHER FACILITIES CONDUCIVE FOR PUBLIC AND PRIVATE USE OF THE SAME. THE LOCATION OF SUCH FACILITIES AS CURRENTLY LAID OUT AND IN USE TO THE EXTENT VISIBLE ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.*
2. *THIS PRODUCT WAS PREPARED FOR THE EXPRESS PURPOSE OF PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA TO CLOSE, VACATE AND ABANDONED FROM FURTHER USE BY THE PUBLIC AND MIAMI-DADE COUNTY THOSE STRIPS OF RIGHT OF WAY AS MORE FULLY DESCRIBED IN ARTICLE III OF THIS REPORT.*

PBS&J
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

Florida Department of Transportation, District VI

Item/Segment No.:	**2499371**
State Project No.:	**N/A (MIC)**
Federal Project No.:	**N/A**
State Road No.:	**N/A (MIC)**
County/Key/MM:	**Miami-Dade**
Parcel No:	**Sheet 20 of 21**

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

ARTICLE IX
EASEMENTS AND ZONING:

1. *NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAT WHAT APPEARS ON THE SURVEY MAP.*
2. *THIS PROPERTY IS ZONED IU-1, IU-2 AND IU-3 AS DEFINED UNDER THE CODE OF MIAMI-DADE COUNTY, FLORIDA.*
3. *PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.*

ARTICLE X
CLIENT INFORMATION:

THIS SPECIFIC PURPOSE SURVEY MAP AND REPORT WERE PREPARED AT THE INSISTENCE OF:

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
MIAMI-DADE COUNTY, FLORIDA
SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY (TRI-RAIL)

ARTICLE X
SURVEYOR'S CERTIFICATE:

THE STATE OF FLORIDA)
) S.S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY THAT THIS "SPECIFIC PURPOSE SURVEY" MAP AND REPORT, AND THE FIELD SURVEY UPON WHICH IT IS BASED, WERE PERFORMED UNDER MY DIRECT SUPERVISION AND ARE IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24
2001 N.W. 107 AVENUE
MIAMI, FLORIDA 33172-2507

BY: C. M. del Valle
CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF COMPLETION OF FIELD SURVEY: DECEMBER 7, 2007
DATE OF CERTIFICATION: MAY 12, 2009 (REVISION No.2)

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT ON THE SIGNING PARTY OR PARTIES. THIS SURVEYOR'S REPORT CONTAINS MULTIPLE EXHIBITS. NEITHER THE EXHIBITS OR THIS REPORT SHALL BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS. THIS NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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