

MEMORANDUM

Agenda Item No. 8(L)(3)

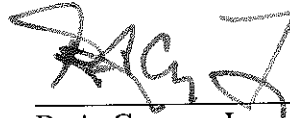
TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 4, 2013

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

SUBJECT: Resolution accepting
conveyances of various property
interests for road purposes to
Miami-Dade County

The accompanying resolution was prepared by the Public Works and Waste Management Department and placed on the agenda at the request of Prime Sponsor Land Use & Development Committee.



R. A. Cuevas, Jr.
County Attorney

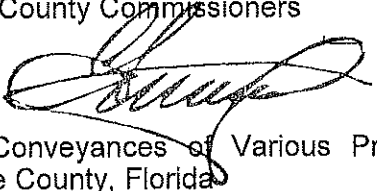
RAC/smm

Memorandum



Date: June 4, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

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

Recommendation

The attached instruments are being forwarded for Board of County Commission acceptance.

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact as a result of these conveyances being accepted would be approximately \$1,019 annually for maintenance costs associated with the subject rights-of-way being included in the Public Works and Waste Management Department (PWWM) inventory. These costs will be funded through PWWM's General Fund allocation.

Track Record/Monitor

PWWM is the entity overseeing this project and the person responsible for monitoring these acquisitions is Mr. Leandro Ona, Chief, Roadway Engineering and Right-of-Way Division.

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.

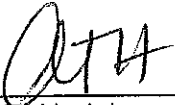
	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	BLOKSTONE INVESTMENTS LLC	RWD*	A portion of SW 72 Avenue, from approximately 572 feet north of the centerline of SW 72 street North for approximately 100 feet (Commissioner Xavier L. Suarez - District 7)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD* Right-of-Way Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2.	C & C 3729 LLC	RWD*	A portion of SW 92 Avenue, beginning approximately 130 feet north of the centerline of SW 38 Street, North for 50 feet (Commissioner Javier D. Souto - District 10)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	BREEZY OAKS FARMS, LLC	RWD*	A portion of SW 200 Street, from SW 149 Avenue West for 503 feet (Commissioner Lynda Bell - District 8)	Obtained in order to satisfy a zoning requirement that before a building permit is issued, section line road Right of Way must be dedicated for public road purposes.
4.	C. H. I. R. CORPORATION	RWD*	A 25 foot radius return, at NW 27 Avenue and NW 121 Street (Commissioner Jean Monestime - District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines and street intersections shall be rounded with a radius of 25 feet.
5.	GOT PROPERTIES, LLC	RWD*	A portion of SW 72 Street (Sunset Drive), beginning approximately 169 feet east of the centerline of SW 48 Court East for approximately 168 feet (Commissioner Xavier L. Suarez - District 7)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
6.	API DADELAND LLC	RWD*	A portion SW 82 Street, from the west right of way line of SW 72 Avenue West for approximately 304 feet (Commissioner Dennis C. Moss - District 9)	Obtained in order to satisfy a Downtown Kendall Charrette zoning requirement

RWD* Right-of-Way Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
7.	KENDALL INVESTORS 172, LLC	RWD*	A portion of SW 172 Avenue from SW 90 Street to North Kendall Drive (Commissioner Juan C. Zapata - District 11)	Obtained in order for the dedicators to improve said Right of Way.



Alina T. Hudak
Deputy Mayor

RWD* Right-of-Way Deed



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 4, 2013

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

SUBJECT: Agenda Item No. 8(L)(3)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(L)(3)
6-4-13

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 Mayor's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owners/Grantors

1. BLOKSTONE INVESTMENTS LLC
2. C & C 3729 LLC
3. BREEZY OAKS FARM, LLC
4. C.H.I.R. CORPORATION
5. GOT PROPERTIES, LLC
6. API DADELAND LLC
7. KENDALL INVESTORS 172, LLC.

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted; 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; and pursuant to Resolution No. R-974-09, (a) directs the County Mayor or County Mayor's designee to record the instruments of conveyances accepted herein in

the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

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:

	Rebeca Sosa, Chairwoman
	Lynda Bell, Vice Chair
Bruno A. Barreiro	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairwoman thereupon declared the resolution duly passed and adopted this 4th day of June, 2013. 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.

Debra Herman



Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Joanne R. Urquiola, P.A.
Folio No. **30-4026-013-0570**
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this _____ day of December, A.D. 2012, by and between **BLOKSTONE INVESTMENTS, LLC**, a Florida limited liability company, whose address is 8301 S.W. 94 Street, Miami, Florida 33156, 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 10 feet, as determined by a line parallel with the most westerly tract line and its northerly extension, of the North 100 feet of Tract 11 of AMENDED PLAT OF A PORTION OF PALM MIAMI, as recorded in Plat Book 31, Page 35, of the Public Records of Miami-Dade County, Florida.

Approved by: PR.

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

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

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

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

Signed, Sealed and Delivered

in our presence: (2 witnesses
for each signature or for all)


Witness

Aida Morejon

Witness Printed Name

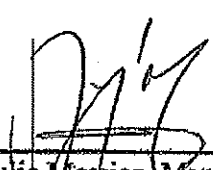
Pedro R. Cabrera

Witness

PEDRO R. CABRERA

Witness Printed Name

BLOKSTONE INVESTMENTS LLC
a Florida limited liability company


By: Julio Morejon, Manager
8301 S.W. 94 Street,
Miami, Florida 33156

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

} ss:
}

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Julio MORETON, as the Manager of BLOKSTONE INVESTMENTS LLC, a Florida limited liability company, on behalf of the Company, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced DRIVER LICENSE, as identification and who swore and acknowledged before me that he/she executed the same on behalf of said Company.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of December, 2012.



Mabel Montes de Oca
Print Name: Mabel Montes de Oca

Notary Public - State of Florida

Notary Seal: EXP. Feb. 2, 2016
COM. # EE 166193

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board

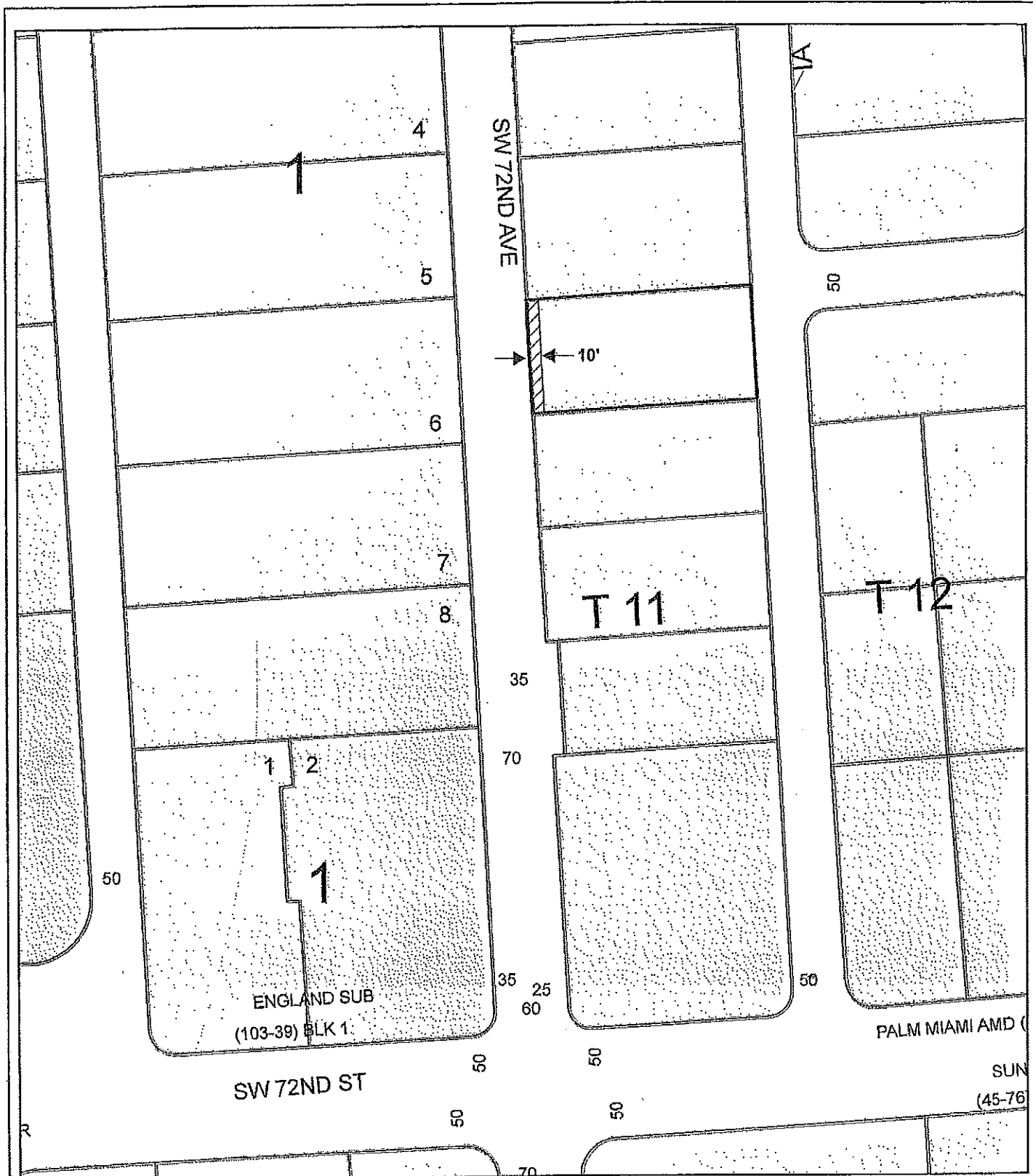
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Approved by: PR



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Xavier L. Suarez, 7

Folio No. 30-4026-013-0570
BLOKSTONE INVESTMENTS LLC
SEC.26-54-40

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: January 03, 2013
Prepared by: ym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodriguez, PLS
Folio No. 30- 4016-002-2810
User Department: Public Works and Waste Management


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

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

THIS INDENTURE, Made this 22 day of October, A.D. 2012, by and between C & C 3729 LLC, a Florida limited liability company, whose address is 2951 S Bayshore Dr. #1104, Miami, FL 33133, 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit: The west 10 feet of Lot 26, block 15, of Olympic Heights, according to the plat thereof, recorded in Plat Book 10, Page 2, of the Public Records of Dade County, Florida

Approved by: 

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

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

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

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

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

Susel
Witness

SUSEL MONTERA
Witness Printed Name

[Signature]
Witness

AYME C. GONZALEZ
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

C & C 3729 LLC
Name of LLC

Ana M Barton (Sign)
By: General Partner

Ana M Barton
Printed Name

Address (if different)

By: General Partner (Sign)

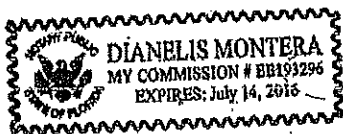
Printed Name

Address (if different)

STATE OF Florida)
 Miami-) SS
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 22 day of October, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Ana M Barton and _____ personally known to me, or proven, by producing the following forms of identification: FL. DR. LIC. B635-013-59-730-0 to be the General Partner(s) duly authorized on behalf of C + C 3729 LLC, a Florida limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Signature]
Notary Signature

DIANELIS MONTERA
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 07-14-2016

Commission/Serial No. EE193296

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board
Joe A. Martínez

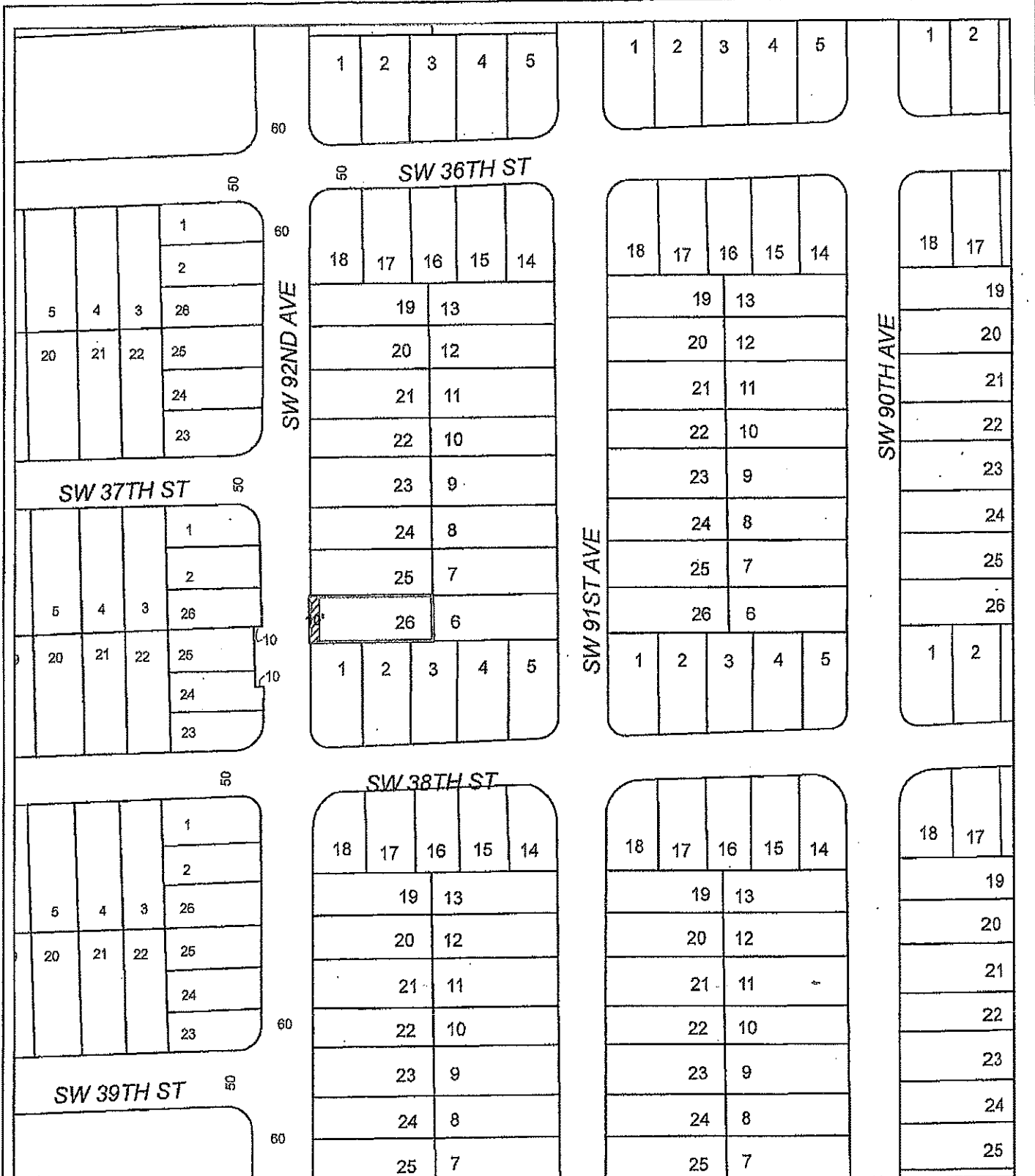
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Approved by: [Signature]




THIS IS NOT A SURVEY

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

Folio No. 30-4016-002-2810
 C & C 3739 LLC

SEC.54-40-16

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825

Date: November 01, 2012
 Prepared by: ym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, PLS

Folio No. 30-6909-000-0030

User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 3rd day of October, A.D. 2012 by and between BREEZY OAKS FARM, LLC, a Florida limited liability company, whose address is 900 Ocean Drive, Miami Beach, Florida 33139, 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 25 feet of the North 40 feet of the E ¼ of the NE ¼ of the NW ¼ of the NE ¼ of Section 9, Township 56 South, Range 39 East.

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

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

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

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

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

Witness _____

Witness Printed Name _____

Witness _____

Witness Printed Name _____

Witness _____

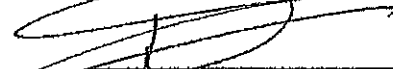
Witness Printed Name _____

Witness _____

Witness Printed Name _____

BREEZY OAKS FARM, LLC

Name of LLC

 (Sign)

By: General Partner MANAGING

DAVID WALLACK MEMBER
Printed Name

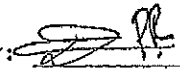
Address (if different)

_____ (Sign)

By: General Partner

Printed Name

Address (if different)

Approved by: 

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

I HEREBY CERTIFY, that on this 3 day of OCT; A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID WALLACK and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of BARTZY OAKS FARM, LLC, a FLORIDA limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

[Signature]
Notary Signature

SUE CARLOZZI
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 10/28/14

Commission/Serial No. EE 004553



NOTARY

The foregoing was accepted and approved on the 3 day of OCT, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

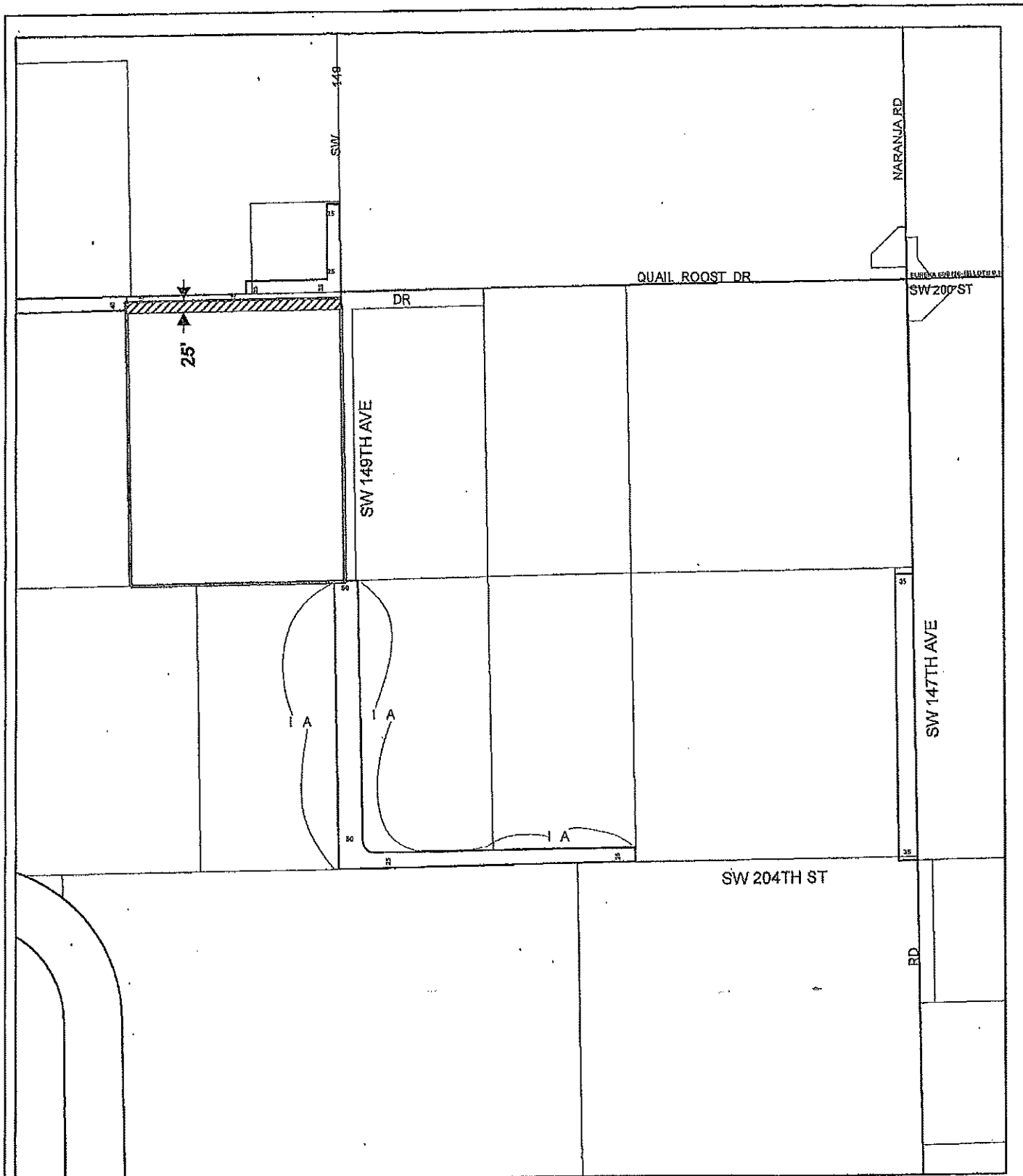
Chairman of the Board
Joe A. Martínez

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commissioner District: Lynda Bell, 8

BREEZY OAKS FARM, LLC
Folio No. 30-6909-000-0030

SEC.56-39-09

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33126
PH (305) 375-2714 FAX (305) 375-2825

Date: October 16, 2012
Prepared by: ym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:
Harold Green

Folio No. 30-2127-010-0300

User Department: Public Works and Waste Management

**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 13th day of August, A.D. 2012, by and between C.H.I.R. Corporation, a corporation under the laws of the State of Florida, and having its office and principal place of business at 12001 NW 27th Avenue, Miami, FL 33167, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 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:

That portion of Lot 10, Block 71, of SECTION 1 GOLF PARK, as recorded in Plat Book 20, Page 35, of the Public Records of Miami-Dade County, Florida, bounded by the south line and by the east line of the west 5 feet of said Lot 10, and by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines, less that portion of said lot previously dedicated.

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

Phillip Anderson

Printed Name

Witness

Mark Maycock

Printed Name

N/A

Witness

N/A

Printed Name

N/A

Witness

C.H.I.R. Corp

Name of Corporation

X Ingrid Beckles (Sign)

By: _____ President

INGRID BECKLES

Printed Name

N/A

Address if different:

N/A

Attest: _____ Secretary

Approved by: PR.

Printed Name

CHIR Corp

Address if different

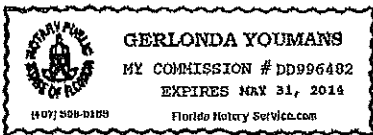
CORP SEAL

STATE OF Florida)

COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 13 day of AUGUST, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Ingrid Beckles and _____, personally known to me, or proven, by producing the following identification: to be the ✓ President and _____ Secretary of CHIR Corp, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that Ingrid Beckles 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

Printed Notary Name

GERLONDA YOUMANS

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires:

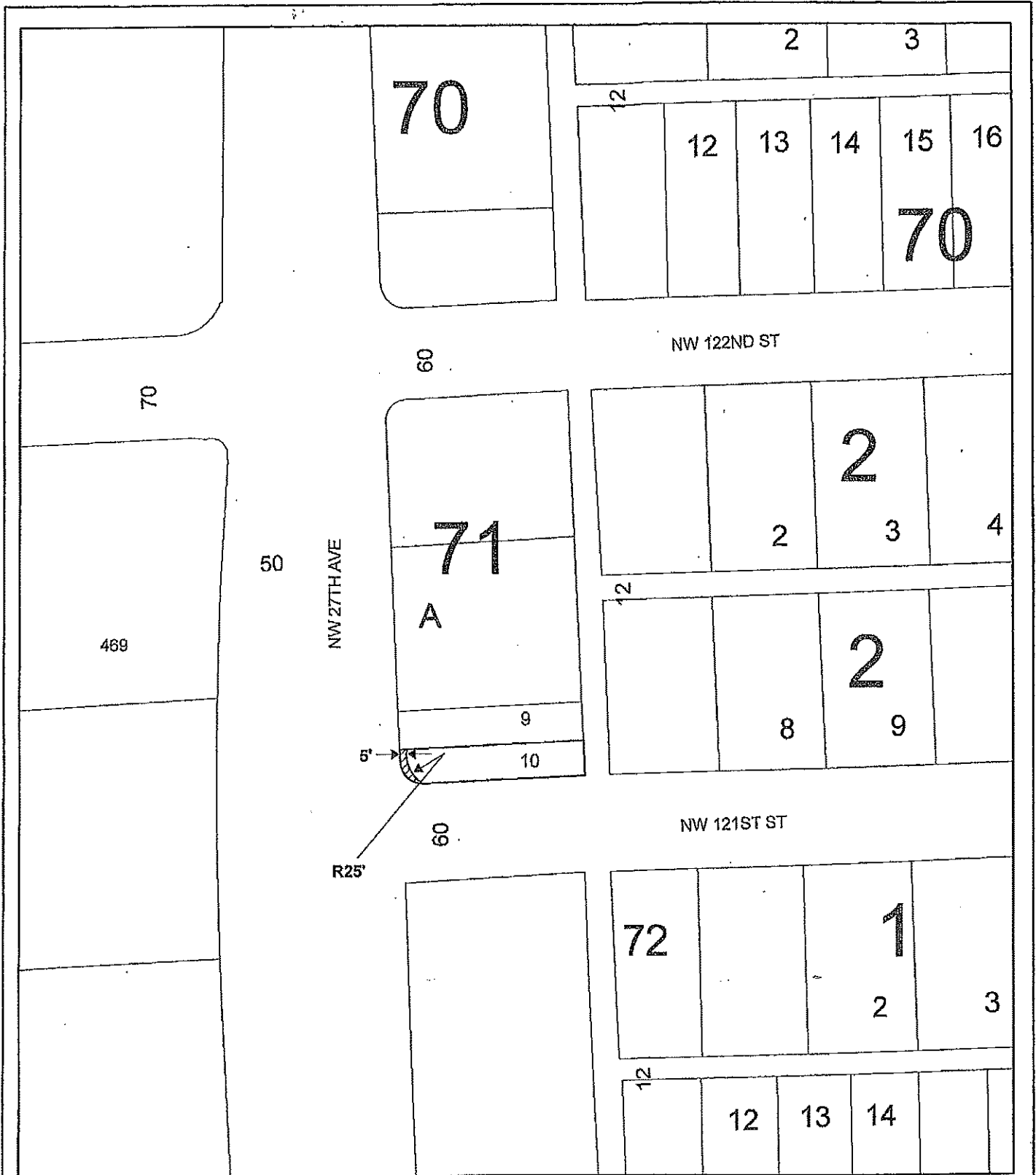
5/31/14

Commission/Serial No.

DD996482

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Approved by: PR.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jean Monestime, 2

Folio No. 30-2127-010-0300
C.H.I.R. CORPORATION

SEC.27-52-41

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: September 18, 2012
Prepared by: sym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

ERIC OURSLER

Folio No. 30-4131-000-0200

User Department: Public Works and Waste Management

**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 16th day of November, A.D. 2012, by and between GOT PROPERTIES,LLC, whose address is 4774 Sunset Drive, Miami, Florida 33143, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 15 feet of the North 50 feet of the West ½ of the West ½ of the NE ¼ of the NE ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East.

Approved by: 

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

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

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

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

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

ERIC OIRSLER
Witness Printed Name

[Signature]
Witness

CERSTINE TADREZZ
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

[Signature] (Sign)

ALLEN GREENWALD, Sole member
Printed Name

7301 SW 57CT SUITE 56B
Address (if different)
SOUTH MIAMI, FL 33143

_____ (Sign)

_____ Printed Name

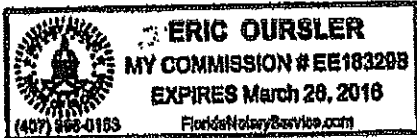
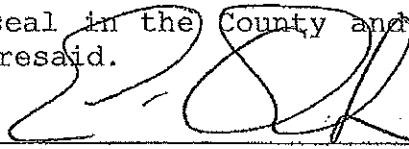
_____ Address (if different)

Approved by: [Signature]

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

I HEREBY CERTIFY, that on this 16th day of November, 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Allen Greenwald, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature

Eric Oursler
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: 3/26/16
Commission/Serial No. EE183298

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.


Chairman of the Board
Joe A. Martínez

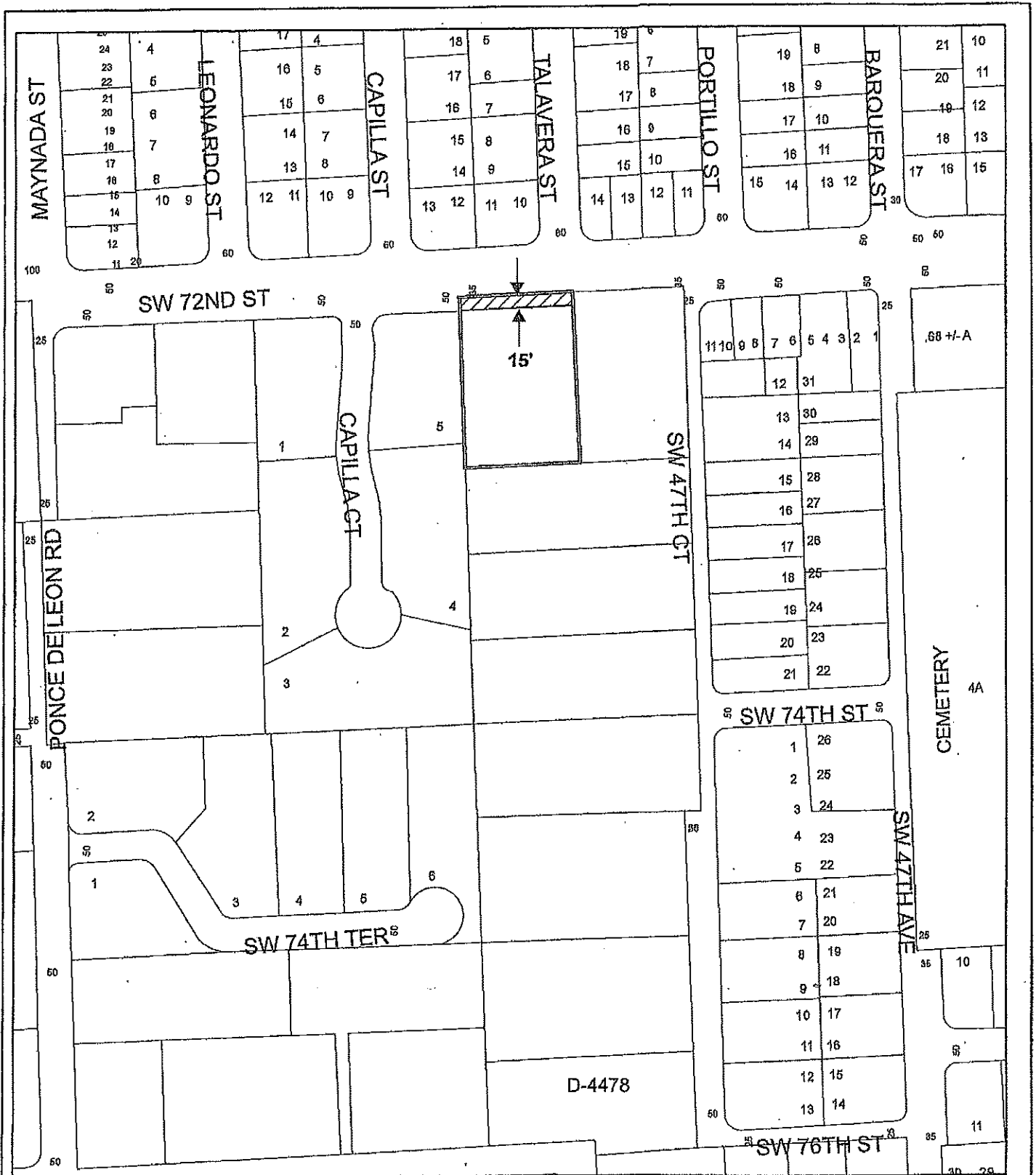
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney


Approved by:  _____



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Xavier L. Suarez, 7

GOT PROPERTIES, LLC
Folio No. 30-4131-000-0200

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

SEC. 54-41-31



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825



Date: February 08, 2013
Prepared by: jmm

Return to:
Miami-Dade County Public Works and
Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:
BEN FERNANDEZ
Folio No. 30-4035-000-0810
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 8th day of May, A.D. 2012, by and between **API Dadeland LLC**, a Delaware limited liability company, whose address is 9200 E. Panorama Circle, Suite 400 Englewood, Colorado 80012, 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

LEGAL DESCRIPTION:

The North 10.00 feet of the South 35.00 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 54 South, Range 40 East, less the East 35 feet thereof AND;

The external area bounded by a 25.00 foot radius arc concave to the Northwest, tangent to and bounded by the North line of the South 35.00 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 54 South, Range 40 East, and tangent to and bounded by the West line of the East 35.00 feet of the Southwest 1/4 of said Section 35, less that portion previously dedicated for highway purposes in that certain Right of Way Deed, recorded in Official Records Book 5211 at Page 21 of the Public Records of Miami-Dade County, Florida.

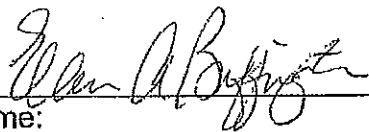
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

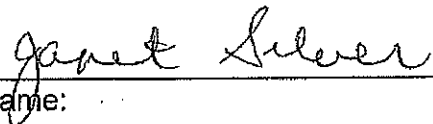
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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

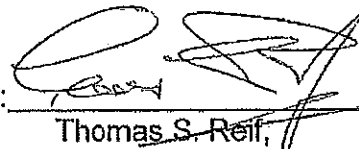
IN WITNESS WHEREOF, the said party of the first part, by its Associate General Counsel and Senior Vice President, has caused these presents to be signed for and on its behalf, the day and year first above written'

Signed, Sealed and Delivered
In our presence:


Name: _____


Name: _____

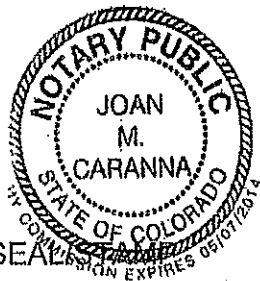
API DADELAND LLC

By: 
Thomas S. Reif,
Associate General Counsel and
Senior Vice President

STATE OF COLORADO)
)SS
COUNTY OF ARAPAHOE)

I HEREBY CERTIFY, that on this 8th day of May, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared *Thomas S. Reif*, personally known to me, or proven, by producing the following forms of identification: N/A to be the Associate General Counsel and Senior Vice President of API Dadeland LLC, a Delaware limited liability company. Said officer executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL

Joan M. Caranna
Notary Signature

Joan M. Caranna
Printed Notary Signature

Notary Public, State of Colorado

My commission expires: 05/07/2014

Commission/Serial No. 2002 4015002

The foregoing was accepted and approved on the _____ day of May, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

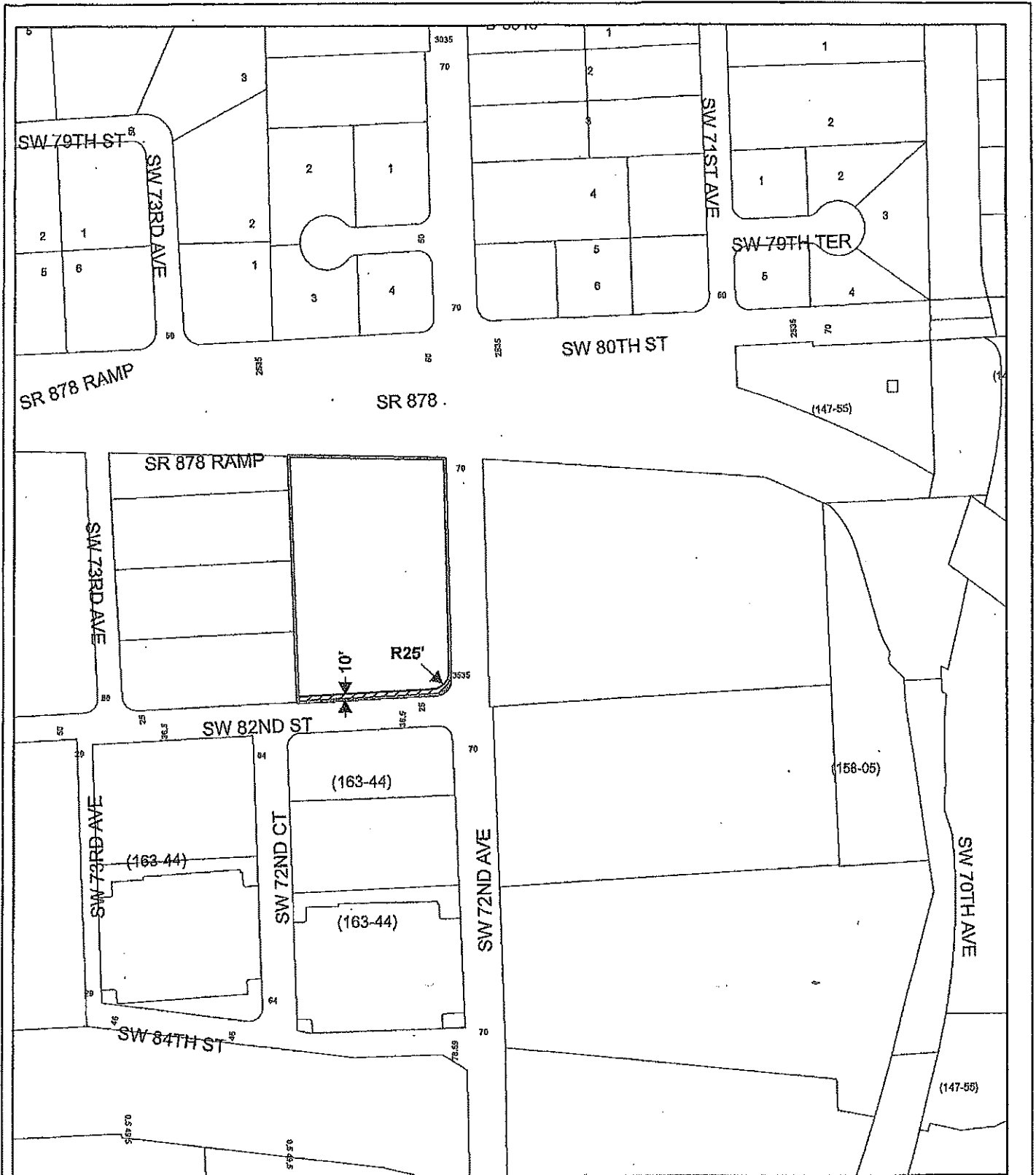
County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

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

Folio No. 30-4035-000-0810

API DADELAND LLC

SEC.54-40-35

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: November 19, 2012
Prepared by: ym

Return to:
Miami-Dade County Public Works
and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:
Juan J. Mayol, Jr., Esquire
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
User Department: Public Works and Waste Management
Folio Nos: 30-4931-001-0530/0580/0521

**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 16 day of Nov., A.D. 2012, by and between KENDALL INVESTORS 172, LLC, a limited liability company under the laws of the State of Florida, and having its office and principal place of business at 8530 SW 124th Avenue, Suite 206, Miami, Florida 33183, 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 NW 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"

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.

Approved by: 

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 and Delivered in our presence:

Witness _____

STEVEN BROWN
Witness Printed Name

[Signature]
Witness

WILLIAM RODRIGUEZ
Witness Printed Name

KENDALL INVESTORS 172, LLC,
a Florida limited liability company

By: [Signature]
Signature

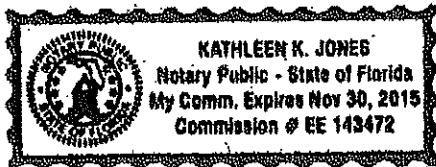
Victor Brown
Print

Manager
Title

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 16 day of NOV., 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Victor Brown, as Manager of KENDALL INVESTORS 172, LLC, a Florida limited liability company, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP

[Signature]
Notary Signature
KATHLEEN K JONES
Printed Notary Name

Notary Public, State of Florida
My commission expires: 11/30/15
Commission/Serial No. EE 143472

Approved by: [Signature]

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.


County Mayor/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Approved by:  _____

LEGAL AND SKETCH

SURVEYOR'S NOTES:


1. Bearings are based on an assumed value of N87°43'42"E along the North line of KENDALL COMMONS RESIDENTIAL according to the plat thereof as recorded in Plat Book 169 at Page 47 of the Public Records of Miami-Dade County, Florida also being the South line of the Southwest ¼ of Section 31, Township 54 South, Range 39 East in Miami-Dade County, Florida.
2. The legal description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POC	Point of Commencement	R	Radius	SEC.	Section
POB	Point of Beginning	D	Central Angle Of Curve	R/W	Right of Way
P.B.	Plat Book	L	Length		
PG.	Page	SF	Square Feet		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: 

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2005 22 DATE: 11-12-12 DRAWN: BBL CHECKED: AS SCALE: AS NOTED



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SW 172nd AVENUE

SHEET 1 OF 3 SHEETS

LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH ¼ CORNER OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA (AGREEMENT LINE PARTIAL FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 14242 AT PAGE 597 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE N87°43'42"E, AS BASIS OF BEARING ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 6 FOR A DISTANCE OF 145.83 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N47°55'27"E FOR A DISTANCE OF 3.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S41°40'08"E; THENCE 220.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 50°36'11" TO A POINT OF TANGENCY; THENCE N02°16'19"W FOR A DISTANCE OF 399.20 FEET TO A POINT OF CURVATURE; THENCE 440.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 49°27'35" TO A POINT OF TANGENCY; THENCE N47°11'16"E FOR A DISTANCE OF 169.84 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N47°11'16"E, SAID POINT ALSO BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE (SW 88th STREET); THENCE S42°48'44"E ALONG SAID RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE FOR A DISTANCE OF 120.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE A RADIAL LINE TO SAID POINT BEARS N47°11'16"E; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE S47°11'16"W FOR A DISTANCE OF 169.84 FEET TO A POINT OF CURVATURE; THENCE 379.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 49°27'35" TO A POINT OF TANGENCY; THENCE S02°16'19"E FOR A DISTANCE OF 399.20 FEET TO A POINT OF CURVATURE; THENCE 210.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 37°41'28" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S54°34'50"E; THENCE S87°43'42"W ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 6 FOR A DISTANCE OF 97.48 FEET TO THE POINT OF BEGINNING. CONTAINING 85,694 S.F. , 1.97 ACRES, MORE OR LESS. 96.43

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2005 22

DATE: 11-12-12

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



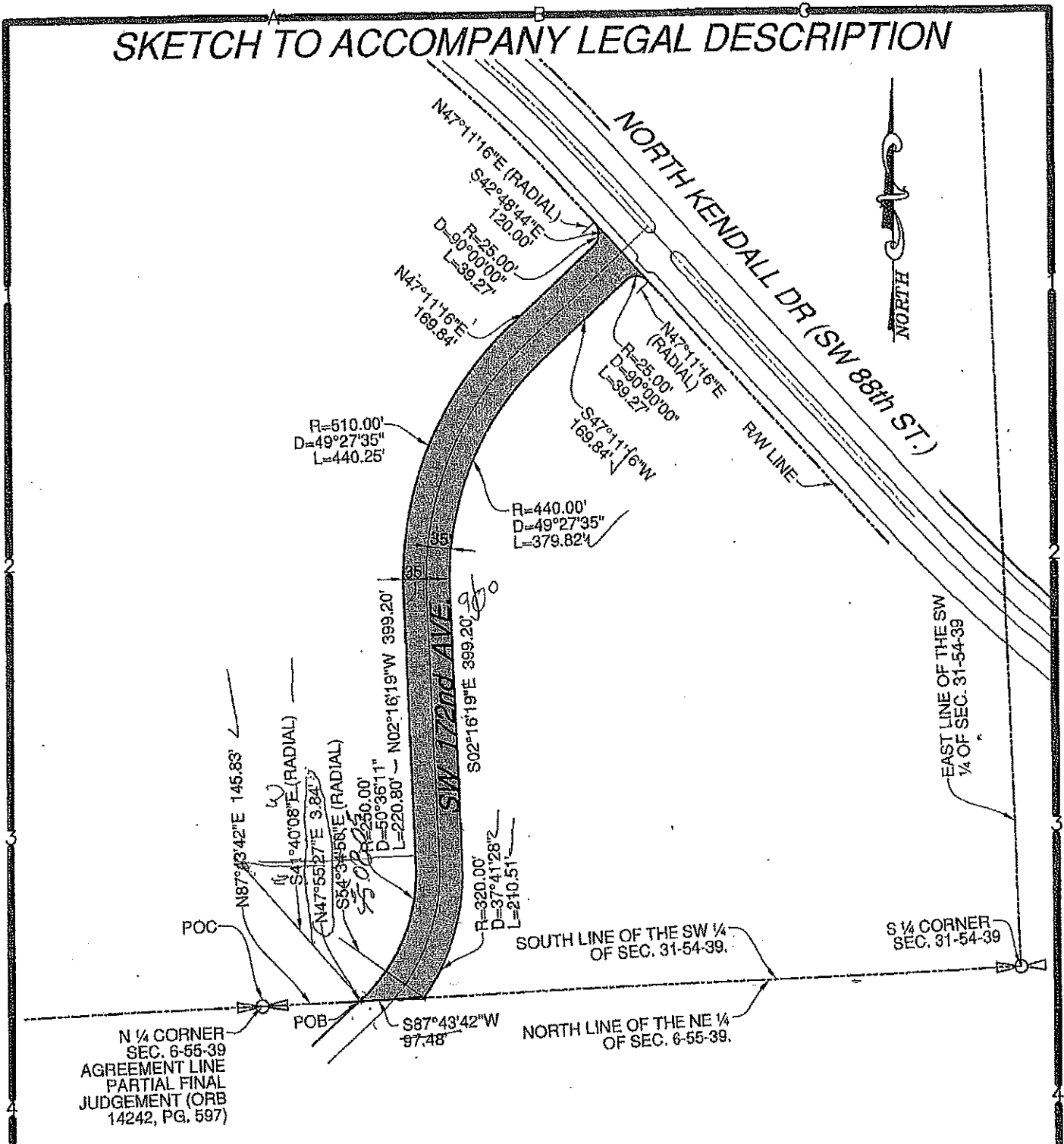
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

**SW 172nd
AVENUE**

SHEET 2 OF 3 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2005 22 DATE: 11-12-12 DRAWN: BBL CHECKED: AS SCALE: NTS



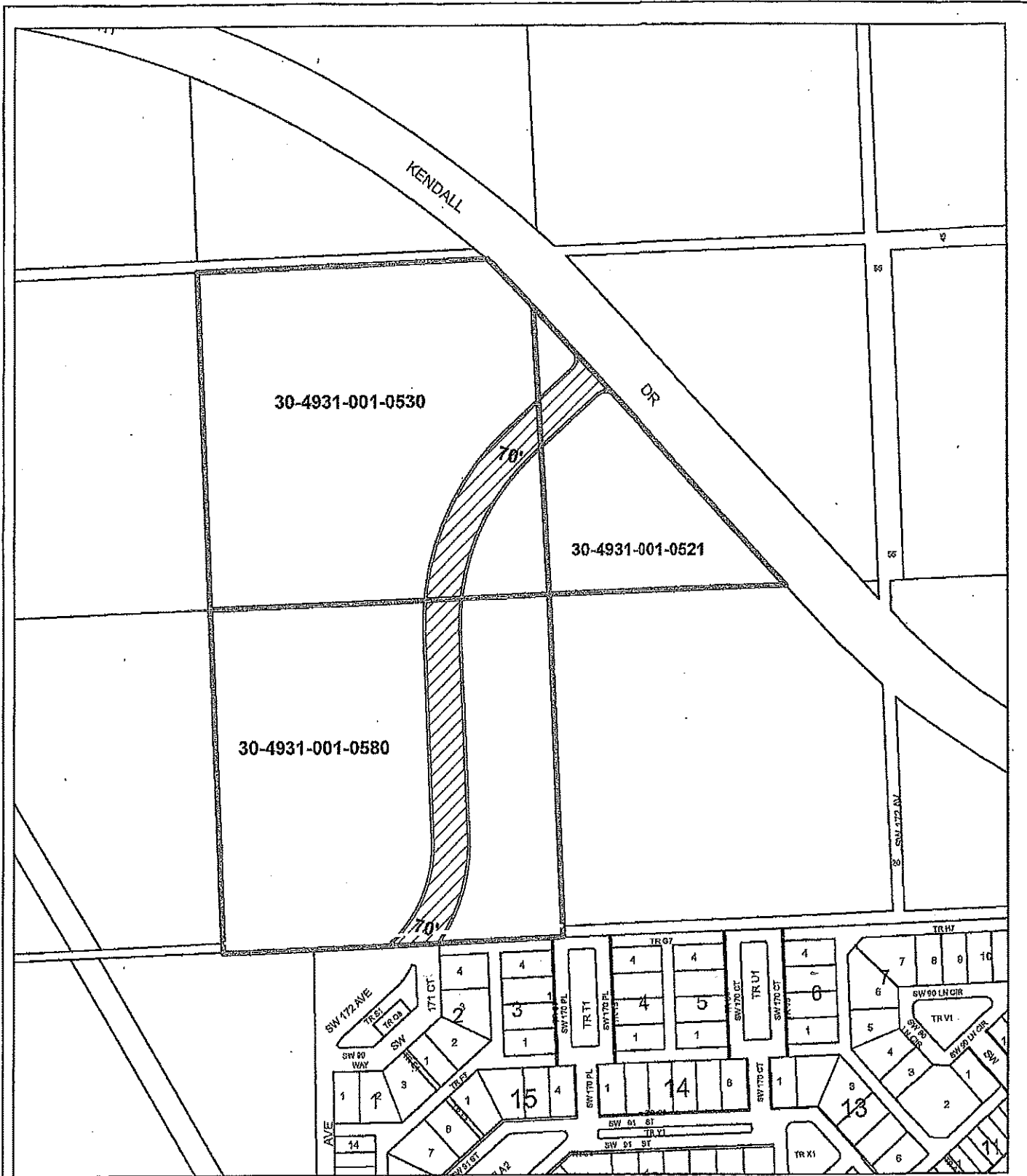
LUDOVICI & ORANGE

CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SW 172nd AVENUE


SHEET 3 OF 3 SHEETS



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Juan C. Zapata, 11

KENDALL INVESTORS 172, LLC
 Folio No. 30-4931-001-0530
 304931-001-0580
 30-4931-001-0530
 SEC.54-39-31

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825

Date: January 29, 2013
 Prepared by:jm