

MEMORANDUM

Agenda Item No. 8(N)(3)

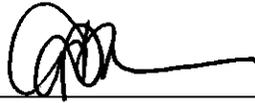
TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: September 7, 2016

FROM: Abigail Price-Williams
County Attorney

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

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Transit & Mobility Services Committee.



Abigail Price-Williams
County Attorney

jel

APW/smm

Memorandum



Date: September 7, 2016

To: Honorable Chairman Jean Monestime
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 in a resolution for the Board of County Commissioners' (Board) acceptance.

Scope

The properties being conveyed are located within Commission Districts 2, 4, 7, 8, and 12.

Fiscal Impact

The total fiscal impact as a result of these conveyances being accepted is approximately \$599.00 annually for maintenance costs associated with the subject rights-of-way being included in the Department of Transportation and Public Works (DTPW) inventory. These costs will be funded through DTPW's General Fund allocation.

Track Record/Monitor

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

Background

These rights-of-way dedications are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet County roadway standards. The individual sites are listed below outlining the specific requirement for each.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. ALLDINOR, LLC	RWD*	A portion of SW 80 Street, from 143.48 west of SW 54 Court West for 10 feet; (Commissioner Xavier L. Suarez's District 7)	This right-of-way is needed to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2.	GOT ROOM AVENTURA, LLC	RWD*	A portion of NE 186 Terrace, from approximately 225 feet east of the centerline of West Dixie Highway East for 50 feet (Commissioner Sally A. Heyman's District 4)	This right-of-way is needed to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
3.	RAM COLUMBIA DORAL, LLC	RWD*	A portion of NW 87 Avenue, from the south right-of-way line of NW 27 Street South for 356 feet (Commissioner José "Pepe" Diaz's District 12)	This right-of-way is needed in order to satisfy a Regulatory Economic Resources Development Services Division Zoning and Platting Section request.
4.	JOHN K. POLK AND STEPHANIE P. POLK	RWD*	A portion of SW 174 Avenue, from SW 296 Street North for approximately 308 feet; and for SW 296 Street, from SW 174 Avenue East for approximately 179 feet, and a radius return thereof (Commissioner Daniella Levine Cava's District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
5.	7-Eleven Inc.	RWD*	A 25 foot radius return at NW 95 Street and NW 7 Avenue, and a 25 radius return at NW 95 Terrace an NW 7 Avenue (Commissioner José "Pepe" Diaz's District 12)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections should be rounded with a radius return of 25 feet.
6.	CJUF III FLAGLER LLC	RWD*	A portion of West Flagler Street from approximately 557 feet east of the centerline of SW 92 Avenue (extended north) East for approximately 332 feet (Senator Javier D. Souto's District 10)	This right-of-way is needed in order to satisfy a Regulatory Economic Resources Development Service Division Zoning and Platting Section Request.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
7.	Lehman Doral Partners, LLC	QCD*	A portion of NW 12 Street, approximately 2359 feet east of the centerline of NW 107 Avenue east for 271.74 feet (Commissioner José "Pepe" Diaz's District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
8.	WEST DADE COUNTY ASSOCIATES	QCD*	A portion of NW 12 Street, approximately 2359 feet east of the centerline of NW 107 Avenue east for 271.74 feet (Commissioner José "Pepe" Diaz's District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
9.	WALTER E. LLACZA AND MARIA A. LLACZA	RWD*	A portion of North Miami Avenue from NW 160 Street South for 141 feet, and the radius return thereof (Chairman Jean Monestime's District 2)	This right-of-way was obtained in order to satisfy a condition of division of land without plat that requires rights- of-ways to be dedicated.
10.	BRANDEN L. STRICKLAND, AS TRUSTEE, UNDER LAND TRUST NO. 102	RWD*	A portion of SW 87 Avenue, from 343.2 feet north of SW 100 Street North for 171.6 feet (Commissioner Xavier L. Suarez's District 7)	This right-of-way was obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right of way.



Alina T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: September 7, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(N)(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
- Statement of social equity 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

Agenda Item No. 8(N)(3)

Veto _____

9-7-16

Override _____

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. ALLDINOR, LLC
2. GOT ROOM AVENTURA, LLC
3. RAM COLUMBIA DORAL, LLC
4. JOHN K. POLK AND STEPHANIE P. POLK
5. 7-Eleven Inc.
6. CJUF III FLAGLER LLC
7. Lehman Doral Partners, LLC
8. WEST DADE COUNTY ASSOCIATES
9. WALTER E. LLACZA AND MARIA A. LLACZA
10. BRANDEN L. STRICKLAND, AS TRUSTEE, UNDER LAND TRUST NO. 102; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board incorporates and approves the foregoing recitals and Mayor's Memorandum as if fully set forth herein; that the conveyances by the above described property owners/grantors 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 or other purposes other than as specifically set forth therein; 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 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of September, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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 Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Ronald Klein, Esq.
Klein & Fortune, P.A.
4340 Sheridan Street
Hollywood, Florida 33021

Folio No. 30-4131-004-0060
User Department: DTPW

**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 1st day of December A.D. 2015, by and between **Alldiner, LLC.**, a Florida limited liability company, whose address is 2929 SW 3rd Avenue, Suite 310, Miami, Florida 33129, 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:

9

The East 10 feet of the South 15 feet of the North 35 feet of the West ½ of Lot 1, Block 2, of W.T. Hardee's Subdivision, according to the plat thereof, as recorded in Plat Book B, Page 50, of the Public Records of Miami-Dade County, Florida; the north line of said North 35 feet being coincident with the north line of the SW 1/4 of Section 31, Township 54 South, Range 41 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.

A copy of the Resolution authorizing Jorge E. Stein to execute and deliver this Deed is attached.

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 _____

NORBERTO ROMAN
Witness Printed Name

[Signature]
Witness

JULIA ROMAN
Witness Printed Name

Alldiner, LLC, a Florida limited liability company

[Signature] (Sign)
By: Jorge E. Stein, Manager

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

I HEREBY CERTIFY, that on this 1ST day of December, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jorge E. Stein, personally known to me, or proven, by producing the following forms of identification: Florida drivers license to be the Manager duly authorized on behalf of Alldinor, LLC., a Florida limited liability company. Said Manager executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP

[Signature]
Notary Signature

MARIANA R GOCHMAN
Printed Notary Signature

Notary Public, State of Florida

My commission expires: NOVEMBER 12 2016

Commission/Serial No. EE841057

The foregoing was accepted and approved on the _____ day of _____, A.D. 2015, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

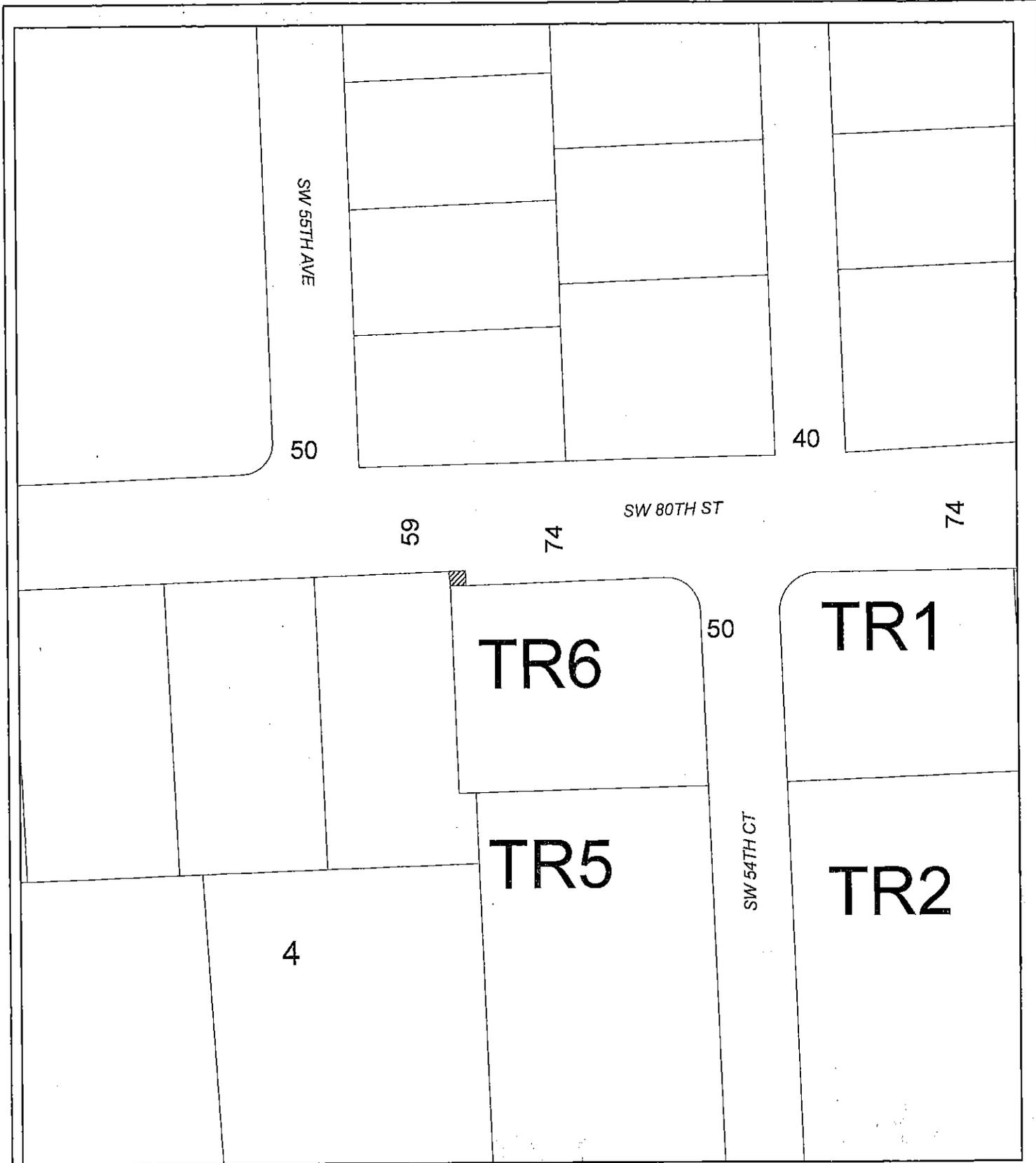
Jean Monestime, Chairman of the Board of County Commissioners

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

Folio No. 30-4131-004-0060

ALLDINOR, LLC

SEC.: 31-54-41

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

 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: December 10, 2015
 Prepared by: yn

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:

Folio No. 30-2203-020-0850

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 14 day of December, A.D. 2015,
by and between Got Room Aventura LLC, a
Florida limited liability company, whose address is 1
Alhambra Plaza, Suite 1450, Coral Gables, FL 33134
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:

SEE ATTACHED LEGAL DESCRIPTION

This Deed is subject to the rights and privileges granted to the City of North Miami Beach, its successors and assigns, pursuant to that certain Easement Agreement recorded in Official Records Book 12188, Page 2157 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 General 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)

[Signature]
Witness

Raimundo Echeverria
Witness Printed Name

[Signature]
Witness

A. FORREST JONES

GOAT ROOM ADVENTURE LLC.
Name of LLC

[Signature] (Sign)
By General Partner

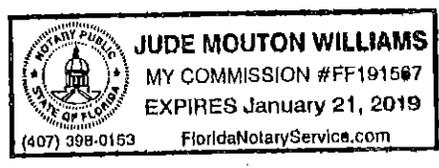
Sergio Sobolsky
Printed Name

1 Alhambra Plaza, Suite 1450.
Address (if different)
CORAL GABLES, FL 33134-

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI DADE)

I HEREBY CERTIFY, that on this 14th day of December, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gergio Socolsky 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 Got Room Aventura 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.



Jude Williams
Notary Signature
Jude Williams
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL
My commission expires: 1-21-19
Commission/Serial No. FF191567

The foregoing was accepted and approved on the _____ day of _____, A.D. 2015 by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Jean Monestime, Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

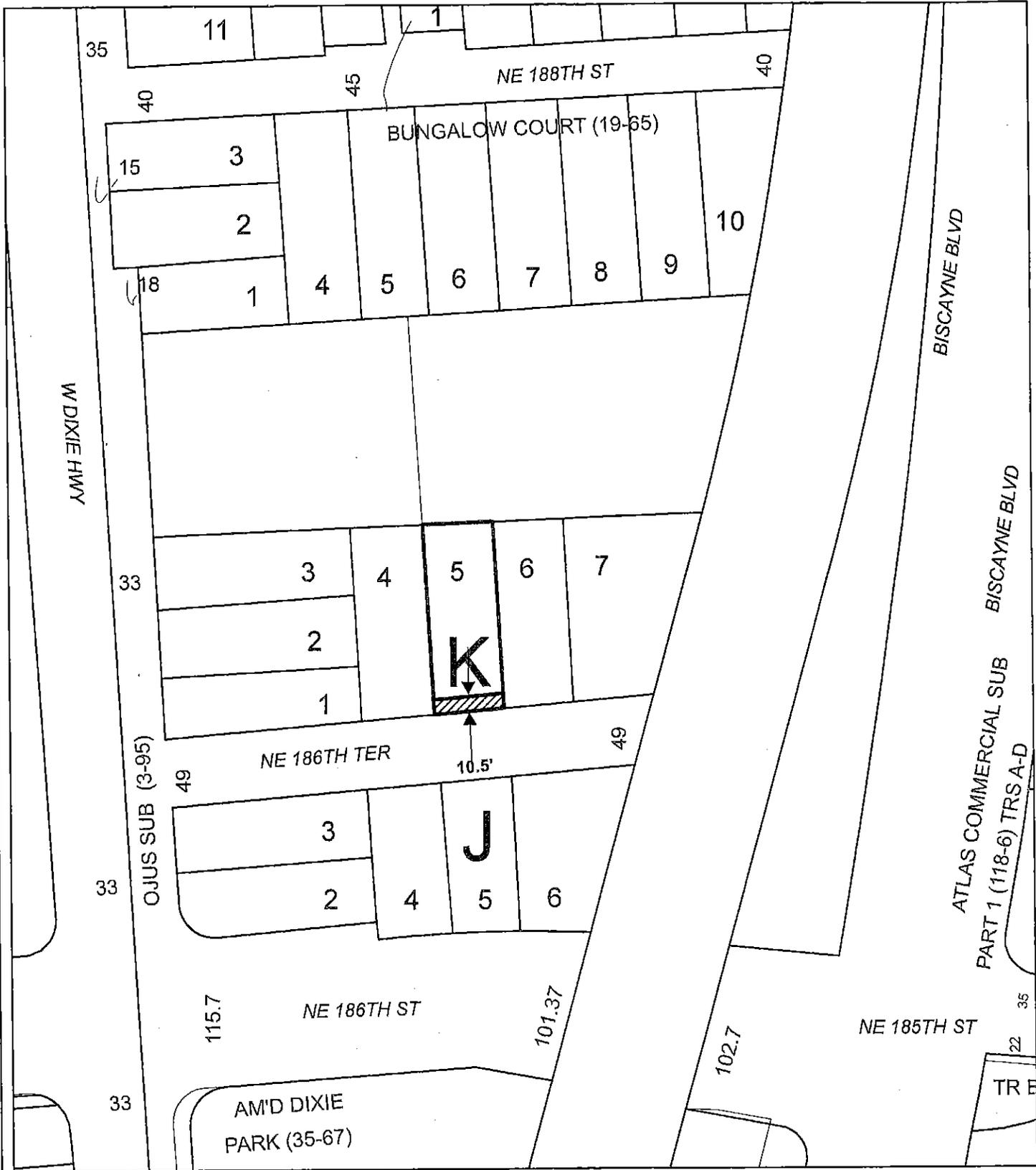
Approved as to form and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

LEGAL DESCRIPTION

South 10.5 feet of Lot 5, Block K, George P. Bull's Subdivision of Ojus, according to the plat thereof as recorded in Plat Book 3, Page 95, Public Records of Miami-Dade County, Florida.



THIS IS NOT A SURVEY

Folio No. 30-2203-020-0850
 GOT ROOM AVENTURA, LLC
 SEC.: 03-52-42

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Sally A. Heyman, 4

 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 06, 2016
 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:

John L. Shiekman, Esquire
Greenspoon Marder, P.A.
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Folio No. 35-3027-057-0010
User Department: Public Works and Waste Management

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
LIMITED PARTNERSHIP

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

THIS INDENTURE, Made this 12 day of DECEMBER, A.D. 2015, by and between RAM COLUMBIA DORAL LLC, a Delaware limited liability company, whose address is 4801 PGA Boulevard, Palm Beach Gardens, FL 33418, 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:

SEE ATTACHED 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.

Approved by: PR.

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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)

Kimberly A. Braun
Witness

Kimberly A. Braun
Witness Printed Name

[Signature]
Witness

[Signature]
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

RAM COLUMBIA DORAL LLC, a Delaware limited liability company

By: RAM DORAL LLC, a Florida limited liability company, its Manager

By: [Signature]
Name: KAREN D. BELLER / JAMES W. STINE
Title: VP / VP

Address if different

Attest: _____ (Sign)
_____ Secretary

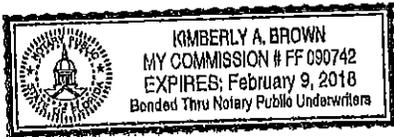
Printed Name

Address if different

CORP SEAL

STATE OF FLORIDA)
) SS:
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 12
day of November, 2015, by Karen D. Geller & Sonnis W. Gifford
as a vice president of RAM DORAL LLC, a Florida limited liability
company, the Manager of RAM COLUMBIA DORAL LLC, a Delaware limited
liability company, on behalf of each company. ~~they are~~ personally
known to me or has produced a _____ as
identification, and took an oath.



Kimberly A. Brown
Notary Signature
Kimberly A. Brown
Print or Stamp Name: _____
Notary Public, State of Florida
Commission No.: FF 090742
My Commission Expires: 2-9-2018

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.

Jean Monestime, Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

LEGAL AND SKETCH EXHIBIT "A"

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N01°44'35"W along the West line of the Southwest Quarter of Section 27, Township 53 South, Range 40 East, in the City of Doral, Miami-Dade County, Florida.
2. This Legal 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 this Legal and Sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POC	Point of Commencement	P.B.	Plat Book	PG.	Page
POB	Point of Beginning	R/W	Right of Way	AC.	Acres
L	Length	SEC.	Section	Δ	Central Angle
				R	Radius

LEGAL DESCRIPTION:

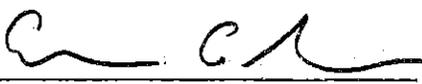
A PORTION OF TRACT "A" OF "TRANSAL SERVICE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT; THENCE N01°44'35"W AS A BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 FOR 478.78 FEET; THENCE N88°15'25"E FOR 55.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 87TH AVENUE; THENCE N01°44'35"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 57.55 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N01°44'35"W FOR 304.78 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE RIGHT; THENCE 79.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°35'37" TO A POINT OF INTERSECTION WITH A TANGENT LINE, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH STREET; THENCE N89°51'02"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 16.15 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, A RADIAL LINE TO SAID POINT BEARING N00°08'58"W; THENCE 87.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 91°35'37" TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE S01°44'35"E ALONG A LINE 11.00 FEET EAST OF AND PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 87TH AVENUE FOR 250.83 FEET; THENCE S11°02'05"W FOR 49.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.087 ACRES, MORE OR LESS.

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 Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05, 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

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: 
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2013 18	DATE: 11/04/15	DRAWN: GB	CHECKED: AS	SCALE: AS NOTED
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	<p>LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.</p> <p>329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012</p>	<p>EXHIBIT "A"</p> <p>SHEET 1 OF 2 SHEETS</p>
--	--	--

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION - EXHIBIT "A"

NW 27th STREET
(TRANSAL BLVD.)



NW 87th AVENUE
(RIGHT-OF-WAY OPEN TO THE PUBLIC)

TRACT "A"
TRANSAL SERVICE PARK
P.B. 155, PG. 25

N89°51'02"E
16.15'

R=50.00'
Δ=91°35'37"
L=79.93'

RADIAL LINE
N00°08'58"W

R/W LINE

R=55.00'
Δ=91°35'37"
L=87.92'

PROPOSED R/W LINE

N01°44'35"W 304.78'
0.087± ACRES
S01°44'35"E 250.83'

R/W LINE

PROPOSED R/W LINE

S11°02'05"W
49.74'

POB

BASIS OF BEARING

N01°44'35"W
57.55'

N88°15'25"E
55.00'

N01°44'35"W
478.78'

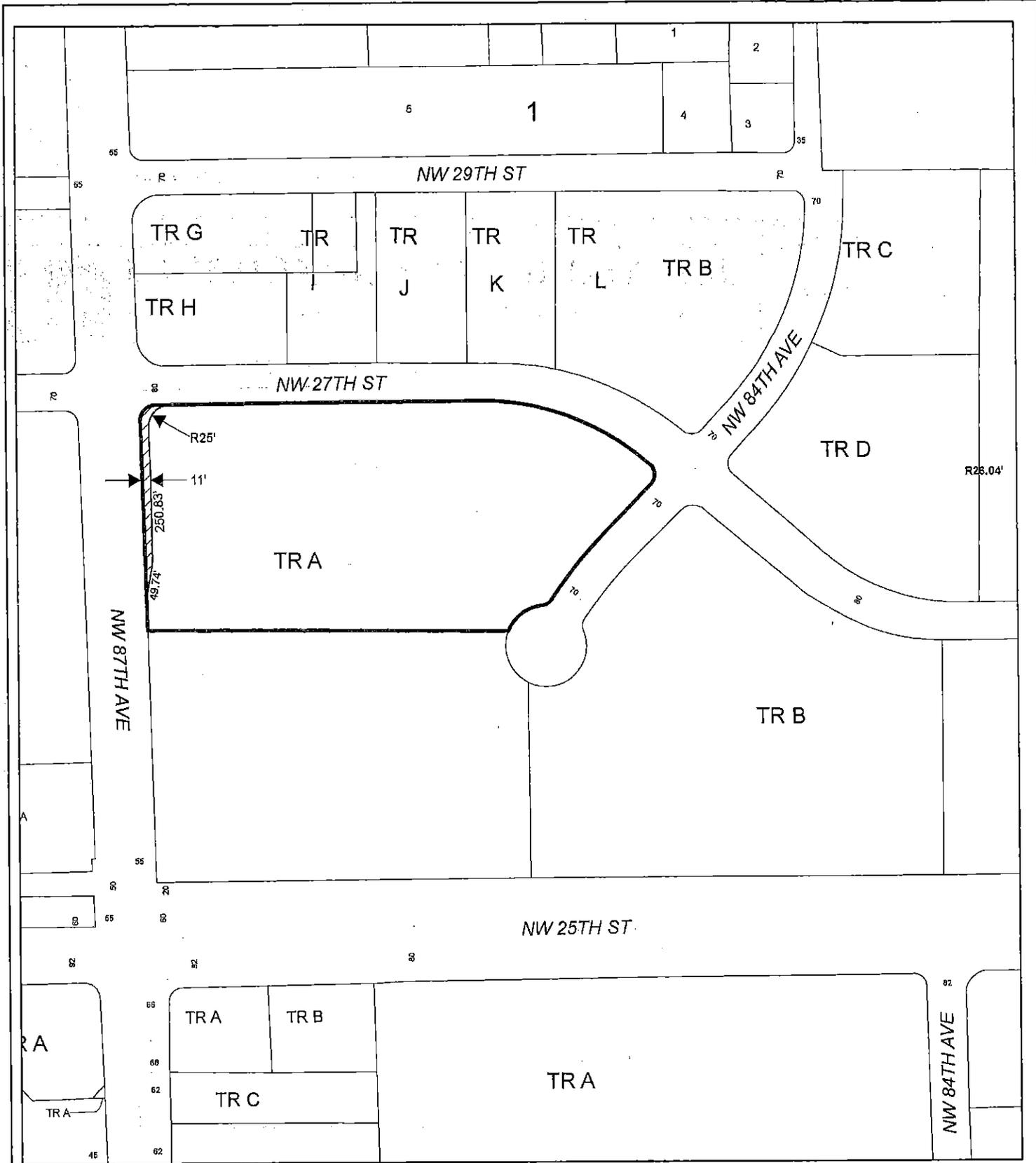
POC
SW CORNER SEC.
27-53-40

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2013 18 | DATE: 11/04/15 | DRAWN: GB | CHECKED: AS | SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

EXHIBIT "A"
SHEET 2 OF 2 SHEETS



THIS IS NOT A SURVEY
Folio No. 35-3027-057-0010
RAM COLUMBIA DORAL LLC
SEC.: 27-53-40

Municipality: DORAL
 Commission District: Jose "Pepe" Diaz 12

 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 20, 2016
 Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-7906-000-0450
User Department: PWWM

**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 13 day of January 2016, A.D. 2011, by and between John K. Polk and Stephanie P. Polk, whose address is 17385 SW 296 Street, Homestead, Florida 33030, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The north 15 feet of the south 40 feet and the west 25 feet of the SW ¼ of the SW ¼ of the SE ¼ of the SW ¼, less the east 165 feet thereof, of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida; and the area bounded by the north line of the south 40 feet, by the east line of the west 25 feet of the SW ¼ of the SE ¼ of the SW ¼, of said Section 6, and by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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

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

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

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

Hazel Rubio
Witness Printed Name

Dianca Espinal
Witness

Dianca Espinal
Witness Printed Name

[Signature]
Witness

Hazel Rubio
Witness Printed Name

Dianca Espinal
Witness

Dianca Espinal
Witness Printed Name

[Signature] (Sign)

John K. Polk
Printed Name

Address (if different)

[Signature] (Sign)

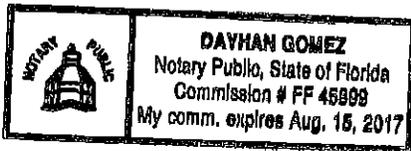
Stephanie P. Polk
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 13 day of JANUARY, 2016, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John K. Polk, and Stephanie P. Polk, personally known to me, or proven, by producing the following methods of identification: FLDL 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.



[Signature]
Notary Signature
Dayhan Gomez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: Aug 15, 2017
Commission/Serial No. FF 45899

The foregoing was accepted and approved on the _____ day of _____, A.D. 2016, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

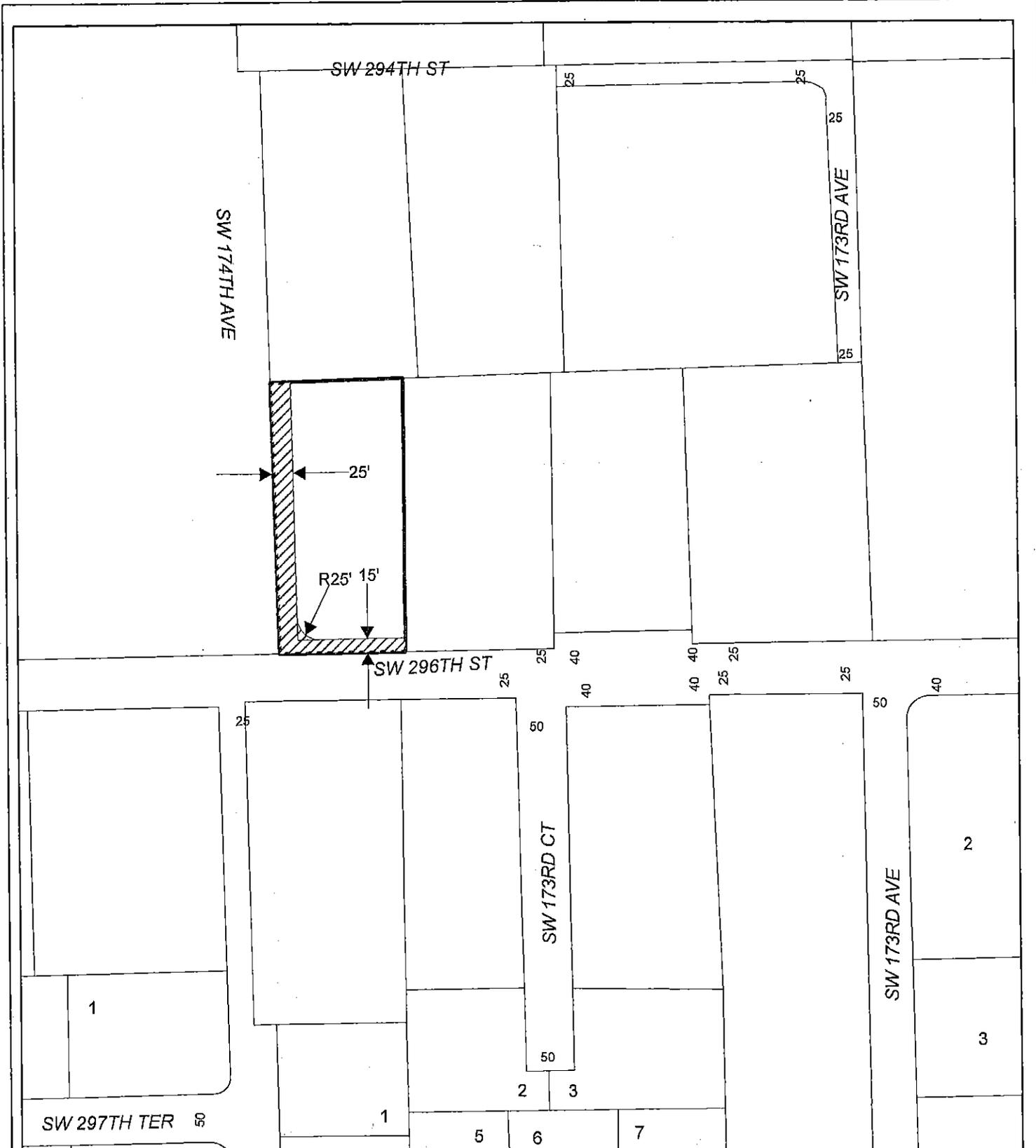
Jean Monestime, Chairman of
the Board of County
Commissioners

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

Folio No. 30-7906-000-0450
JOHN K. POLK AND STEPHANIE P. POLK
SEC. 6-57-39

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Daniela Levine Cava, 8

 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 27, 2016
 Prepared by: yin

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:

Damian Thomason
Fortin, Leavy, Skiles, Inc.
180 NE 168th Street
North Miami Beach, FL 33162
Folio No. 30-3102-013-0040
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 21st day of December, A.D. 2015,
by and between **7-Eleven, Inc.**, a corporation under the laws of the
State of Texas, and having its office and principal place of
business at One Arts Plaza, 1722 Routh Street, Suite 1000, Dallas,
TX 75205, 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 Composite Exhibit "A" attached hereto

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

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Deborah Myers
Witness

Deborah Myers
Printed Name

Ellie Golden
Witness

Ellie Golden
Printed Name

7-Eleven, Inc.

Pauli M. [Signature] (Sign)
By:

Rankin L. Casaway
Printed Name

Address if different

CORP SEAL

ATTEST:

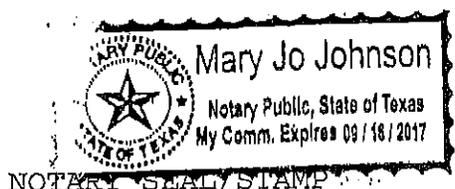
[Signature]
Assistant Secretary
Keneisha Miller

STATE OF Texas)
COUNTY OF Dallas)

I HEREBY CERTIFY, that on this 21st day of December, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Robin Casaday who is personally known to me or proven, by producing the following identification: _____ to be the Vice President: Assistant of 7-Eleven, Inc., a corporation under the laws of the State of Texas and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

Kandish Miller

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



Mary Jo Johnson
Notary Signature

Mary Jo Johnson
Printed Notary Name

Notary Public, State of Texas

My commission expires: 9-16-2017

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 2015, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Jean Moneymore, Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

SKETCH AND LEGAL DESCRIPTION

EXHIBIT "A"

1/4

LEGAL DESCRIPTION: Right of Way Dedication

That portion of Lots 1 and 2, Block 2, PINWOOD PARK, according to the plat thereof, as recorded in Plat Book 6 at Page 42 of the Public Records of Miami-Dade County, Florida.

The external area of a circular curve lying within said Lots 1 and 2, being concaved to the Southwest, having a radius of 25.00 feet, a central angle of 90°55'11", an arc length of 39.67 feet, and being tangent to a line being 30.00 West of and parallel with the East line of said Lot 1, and tangent to the North line of said Lots 1 and 2.

Containing approximately 139 square feet.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 41 East, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 87°06'04" W for the South right of way line of N.W. 95th Terrace.
- Lands shown hereon were NOT abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2015-006.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch and Legal Description" was made under my responsible charge on November 24, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By:



Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

RIGHT OF WAY DEDICATION

Drawn By	MAP
Cad. No.	151620
Ref. Dwg.	2015-006
Plotted:	11/24/15 10:08a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/24/15
Scale	NOT TO SCALE
Job. No.	151620
Dwg. No.	1015-118-2
Sheet	1 of 2

SKETCH AND LEGAL DESCRIPTION

EXHIBIT "A" 2/4

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



N.W. 95TH TERRACE

(PUBLIC RIGHT OF WAY)

CENTERLINE OF
N.W. 95TH TERRACE

25.00'

S87°06'04"W
25.40'

NORTH LINE
OF LOTS 1 & 2.

A=90°55'11"
R=25.00'
L=39.67'

N01°58'45"W
25.40'

RIGHT OF WAY
DEDICATION

30.00'

20.00'

BLOCK 2

LOT 4

LOT 3

LOT 2

LOT 1

EAST LINE
OF LOT 1

PINEWOOD PARK
PLAT BOOK 6
PAGE 42

CENTERLINE OF
N.W. 7TH AVENUE

N.W. 7TH AVENUE
U.S. HIGHWAY NO. 441
STATE ROAD #7
(PUBLIC RIGHT OF WAY)

30.00'

N.W. 95TH STREET

(PUBLIC RIGHT OF WAY)

CENTERLINE OF
N.W. 95TH STREET

RIGHT OF WAY DEDICATION

Drawn By MAP

Cad. No. 151620

Ref. Dwg. 2015-006

Plotted: 11/24/15 10:08

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 11/24/15

Scale 1"=30'

Job. No. 151620

Dwg. No. 1015-118-2

Sheet 2 of 2

SKETCH AND LEGAL DESCRIPTION

EXHIBIT "A" ^{3/4}

LEGAL DESCRIPTION: Right of Way Dedication

That portion of Lots 1 and 2, Block 2, PINWOOD PARK, according to the plat thereof, as recorded in Plat Book 6 at Page 42 of the Public Records of Miami-Dade County, Florida.

The external area of a circular curve lying within said Lots 1 and 2, being concaved to the Northwest, having a radius of 25.00 feet, a central angle of 88°58'40", an arc length of 38.82 feet, and being tangent to a line being 30.00 West of and parallel with the East line of said Lot 1, and tangent to a line being 5.00 North of and parallel with the South line of said Lots 1 and 2.

Containing approximately 129 square feet.

SURVEYOR'S NOTES:

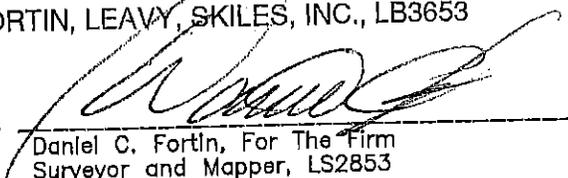
- This site lies in Section 2, Township 53 South, Range 41 East, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 86°59'55" E for the North right of way line of N.W. 95th Street.
- Lands shown hereon were NOT abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2015-006.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch and Legal Description" was made under my responsible charge on November 24, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
 Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

RIGHT OF WAY DEDICATION

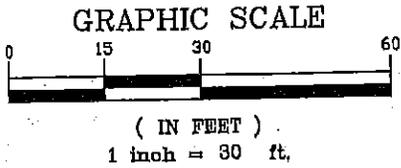
Drawn By	MAP
Cad. No.	151620
Ref. Dwg.	2015-006
Plotted:	11/24/15 10:08a

LEGAL DESCRIPTION, NOTES & CERTIFICATION
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	11/24/15
Scale	NOT TO SCALE
Job. No.	151620
Dwg. No.	1015-118-1
Sheet	1 of 2

SKETCH AND LEGAL DESCRIPTION

EXHIBIT "A" ^{4/4}



N.W. 95TH TERRACE
(PUBLIC RIGHT OF WAY)

CENTERLINE OF
N.W. 95TH TERRACE

BLOCK 2

LOT 4

LOT 3

LOT 2

LOT 1

EAST LINE
OF LOT 1

PINEWOOD PARK
PLAT BOOK 6
PAGE 42

RIGHT OF WAY
DEDICATION
A=88°58'40"
R=25.00'
L=38.82'

N01°58'45"W
24.56'

N86°59'55"E
24.56'

SOUTH LINE
OF LOTS 1 & 2

CENTERLINE OF
N.W. 7TH AVENUE

N.W. 7TH AVENUE

U.S. HIGHWAY NO. 441

STATE ROAD #7
(PUBLIC RIGHT OF WAY)

N.W. 95TH STREET
(PUBLIC RIGHT OF WAY)

CENTERLINE OF
N.W. 95TH STREET

RIGHT OF WAY DEDICATION

Drawn By	MAP
Cad. No.	151620
Ref. Dwg.	2015-006
Plotted:	11/24/15 10:08

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/24/15
Scale	1"=30'
Job. No.	151620
Dwg. No.	1015-118-1
Sheet	2 of 2



THIS IS NOT A SURVEY
Folio No.30-3102-013-0040
7-ELEVEN, INC.
SEC. 2-53-41

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

 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: February 06, 2010
 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:

Michael A. Freire,
Land Use Consultant
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
User Department: Public Works and Waste Management
FN: 30-4004-084-0010

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY A LIMITED LIABILITY COMPANY**

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

THIS INDENTURE, made this 2nd day of February A.D. 2016, by and between **CJUF III FLAGLER LLC**, a limited liability company under the laws of the State of Delaware, and having its office and principal place of business at PO Box 546918, Miami Beach, Florida 33154, 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.

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

CJUF III FLAGLER LLC,

1/4



our presence:

a Delaware limited liability company

BY: HM SIX MEMBER LLC,
a Florida limited liability company,
its Operating Member

BY: HM SIX, LLC, a Florida limited
liability company as Manager

By: [Signature]
Signature

[Signature]
Witness
Jeanette Gonzalez
Witness Printed Name

[Signature]
Witness
Glenn Sheppard
Witness Printed Name

Eric Shepard
Print
Manager
Title

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 2nd day of February, 2016, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eric Shepard, the Manager of HM SIX, LLC, a Florida limited liability company, the Manager of HM SIX MEMBER LLC, a Florida limited liability company and the Operating Member of CJUF III FLAGLER LLC, a Delaware limited liability company on behalf of the company. He is personally known to me, or proven, by producing the following methods of identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

[Signature]
Notary Signature
Jeffrey Graff
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 2/6/2019
Commission/Serial No. FF 174766



[Signature]

The foregoing was accepted and approved on the _____ day of _____, A.D. 2015, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Jean Monestime, Chairman of The Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

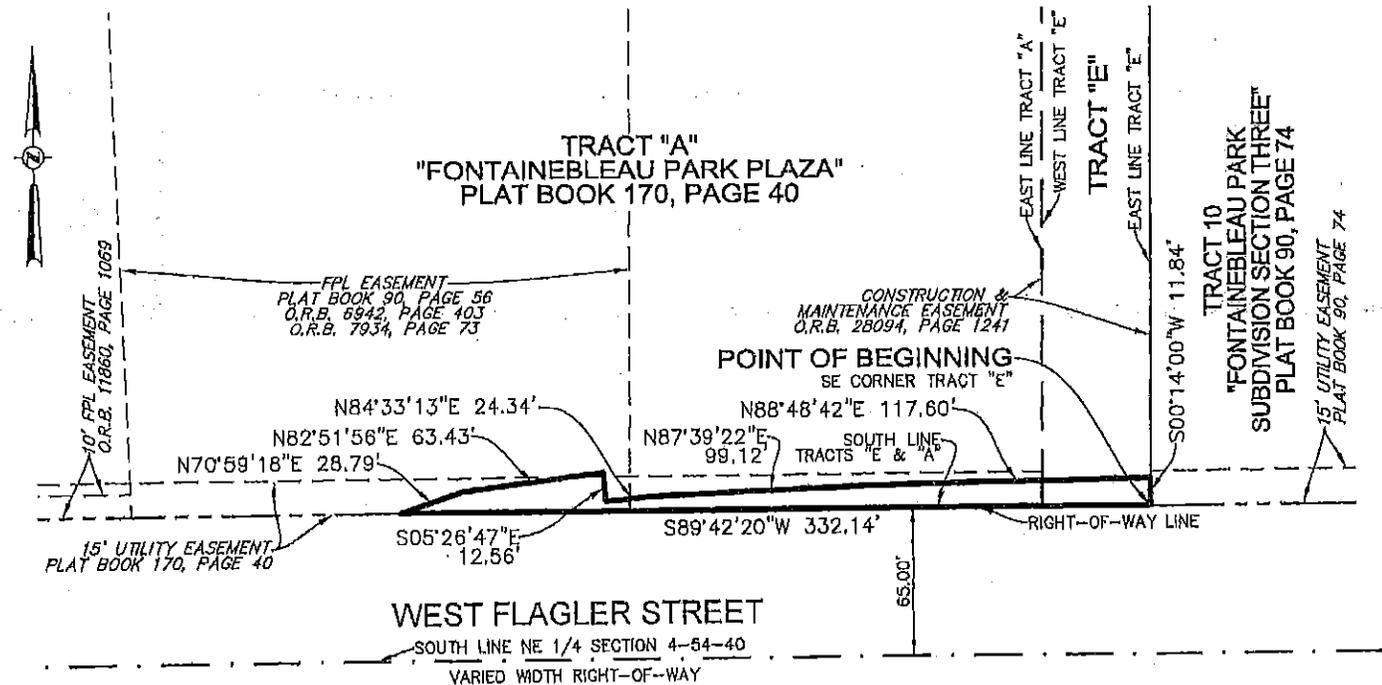


LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

A PORTION OF TRACTS "E" AND "A", "FONTAINEBLEAU PARK PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE SOUTH 89°42'20" WEST ON THE SOUTH LINE OF SAID TRACTS "E" AND "A", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST FLAGLER STREET, 332.14 FEET; THENCE NORTH 70°59'18" EAST 28.79 FEET; THENCE NORTH 82°51'56" EAST 63.43 FEET; THENCE SOUTH 05°26'47" EAST 12.56 FEET; THENCE NORTH 84°33'13" EAST 24.34 FEET; THENCE NORTH 87°39'22" EAST 99.12 FEET; THENCE NORTH 88°48'42" EAST 117.60 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TRACT "E"; THENCE SOUTH 00°14'00" WEST ON SAID EAST LINE 11.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 3,188 SQUARE FEET, 0.0732 ACRES, MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "E", BEING S89°42'20"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

FPL FLORIDA POWER & LIGHT
O.R.B. OFFICIAL RECORDS BOOK

FILE: BALLBE AND ASSOCIATES, INC.

SCALE: 1"=80' DRAWN BY: B.E.

ORDER NO.: 60126

DATE: 11/09/15

RIGHT-OF-WAY DEDICATION

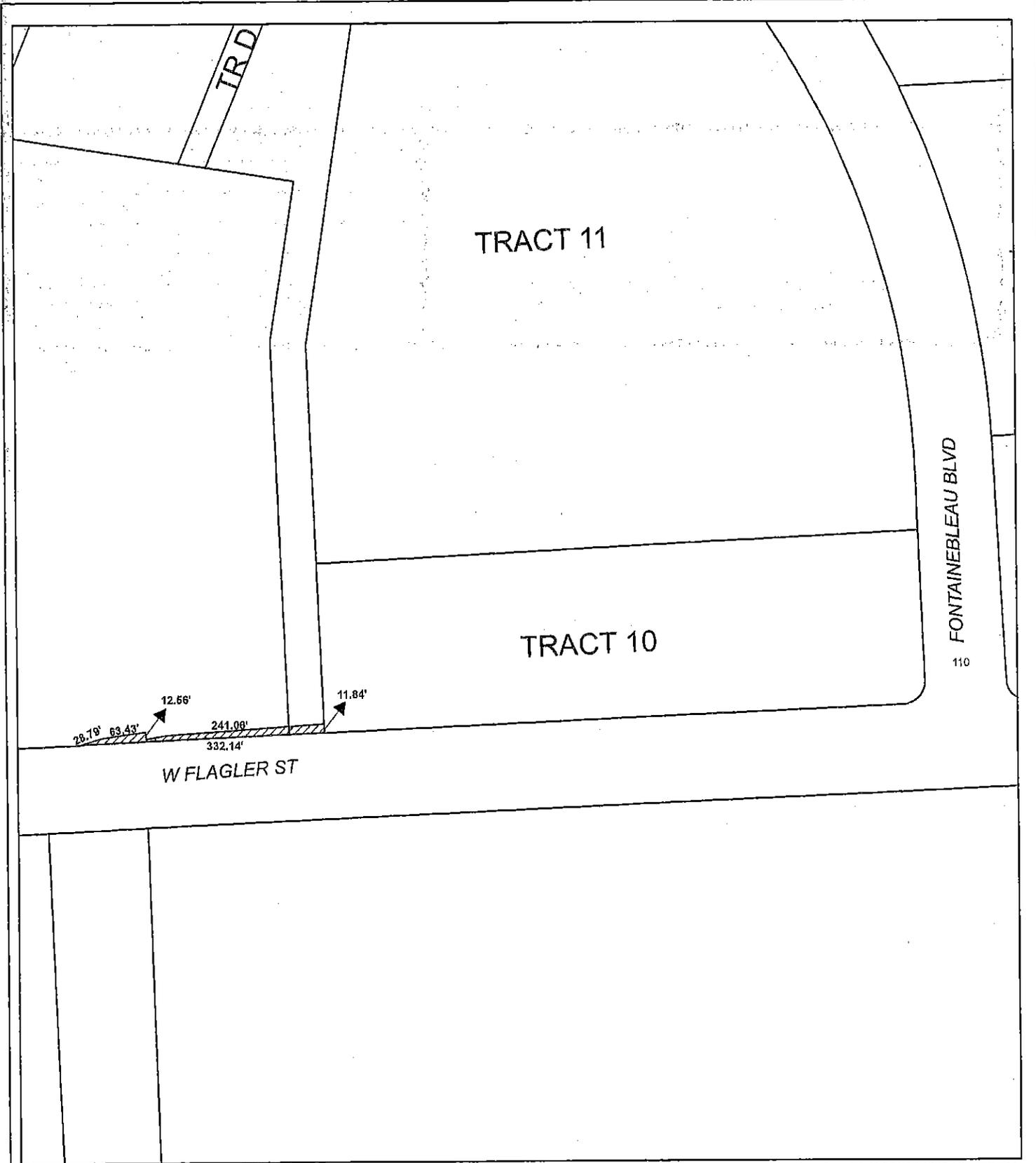
MIAMI-DADE COUNTY, FLORIDA

FOR: FONTAINEBLEAU PARK PLAZA

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

4/4

39



THIS IS NOT A SURVEY
Folio No. 30-40040840010
CJUF III FLAGLER ST
SEC. 04-54-40

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

 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: February 05, 2016
 Prepared by: ym

Prepared by and Return to:

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

Portion of 35-3032-000-0170

QUIT CLAIM DEED AND CONVEYANCE TO MIAMI DADE-COUNTY

This QUIT CLAIM DEED is made and executed the 11th day of OCT., 2015, by LEHMAN DORAL PARTNERS, LLC, a Florida Limited Liability Company, having its principal place of business at 21400 N.W. 2nd Avenue, Miami, Florida 33169 ("Grantor"), to MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970 ("Grantee").

The terms "Grantor" and "Grantee include all parties to this instrument and their respective successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby convey and quit-claim unto Grantee. forever, all right, title, interest, claim and demand the said Grantor has in and to the following-described lot, piece, or parcel of land, situate, lying and being in the County of Miami-Dade, State of Florida (the "Property"), to wit:

See Exhibit "A" (Legal Description) and Exhibit "B" (Sketch)
attached hereto and made a part hereof.

This Property is not now nor ever has been the homestead property of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal to be affixed by its properly authorized representatives the day and year first above written,

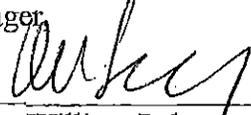
Witnesses:

LEHMAN DORAL PARTNERS LLC
A Florida limited liability company

Sign: 
Print Name: Claudia Karim

By: LEHMAN MANAGER LLC,
a Florida limited liability company
its manager.

Sign: 
Print Name: BARBARA C. SMITH

By: 
Name: William Lehman
Title: Managing Member

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this 14th day of October, 2015, before an officer duly qualified to take acknowledgements, personally appeared William Lehman, Managing Member of Lehman Manager LLC, Manager of Lehman Doral Partners LLC, who executed the foregoing instrument voluntarily. William Lehman is personally known to me or has produced personally known to me identification and acknowledged that he executed the same for the purposes herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State last aforesaid, this 14th day of October, 2015.



Notary Public State of Florida

My Commission Expires:



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

Notary Signature

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires:

Commission/Serial No.

The foregoing was accepted and approved on the _____ day of _____, A.D. 2016, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Jean Monestime, Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

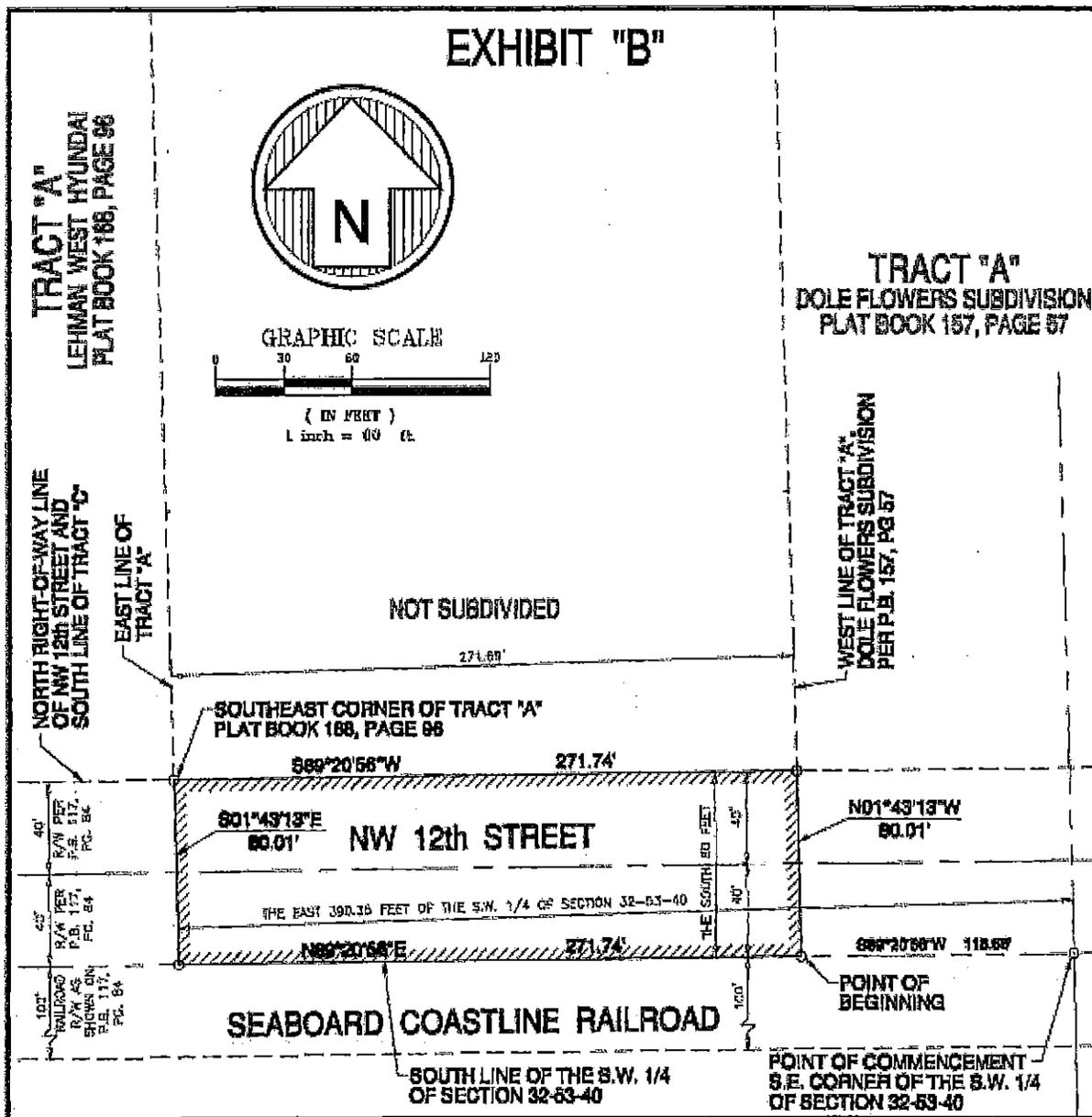
Assistant County Attorney

EXHIBIT "A"

Legal Description:

Commence at the Southeast Corner of the Southwest Quarter (S.W. 1/4) of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida; thence South 89°20'56" West along the South Line of said Southwest Quarter (S.W. 1/4) for 118.68 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence North 01°43'13" West for 80.01 feet; thence South 89°20'56" West along a line 80.00 feet North of and parallel with the South Line of said Southwest Quarter (S.W. 1/4) for 271.74 feet; thence South 01°43'13" East for 80.01 feet to a point on the South Line of said Southwest Quarter (S.W. 1/4); thence North 89°20'56" East along said South Line of said Southwest Quarter (S.W. 1/4) for 271.74 feet to the POINT OF BEGINNING.

EXHIBIT "B"



Drawn By	GEM
Chd. No.	150978
Ref. Dwg.	2003-003-3
Plotted	7/6/15 3:09p

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida 33163
 Phone 305-643-4493 / Fax 305-651-7152 / Email fl@flsurvey.com

Date	7/6/15
Scale	1" = 60'
Job No.	150978
Dwg. No.	1015-071
Sheet	1 of 1

25

Prepared by and Return to:

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

Portion of 35-3032-000-0170

QUIT CLAIM DEED AND CONVEYANCE TO MIAMI-DADE COUNTY

This QUIT CLAIM DEED is made and executed the 23rd day of November, 2015, by **WEST DADE COUNTY ASSOCIATES**, a Florida general partnership, and **WEST DADE COUNTY ASSOCIATES II**, a Florida general partnership, having their office and principal place of business c/o Simon Property Group, 225 W. Washington Street, Indianapolis, Indiana 46204 ("**Grantor**"), to **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970 ("**Grantee**").

The terms Grantor and Grantee include all parties to this instrument and their respective successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby convey and quit-claim unto Grantee, forever, all right, title, interest, claim and demand the said Grantor has in and to the following-described lot, piece, or parcel of land, situate, lying and being in the County of Miami-Dade, State of Florida (the "**Property**"), to wit:

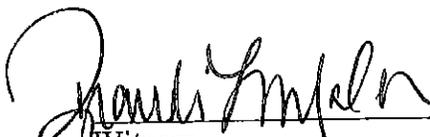
See Exhibit "A" (Legal Description") and Exhibit "B" (Sketch)
Attached hereto and made a part hereof.

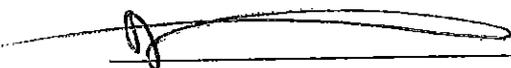
This Property is not now nor ever has been the homestead property of Grantor.

- SIGNATURE PAGES FOLLOW -

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal to be affixed by its properly authorized representatives the day and year first above written.

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

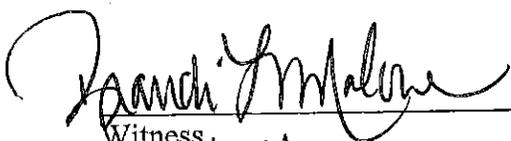

Witness
Brandi Malone
Printed Name

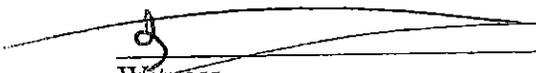

Witness
Heather Thompson
Printed Name

WEST DATE COUNTY ASSOCIATES, a Florida general partnership
By: SIMON PROPERTY GROUP, L.P., a Delaware limited partnership, its Managing Partner
By: SIMON PROPERTY GROUP, INC., a Delaware corporation, its general partner

By: 
Name: JAMES M. BARKLEY
Printed: SECRETARY

WEST DADE COUNTY ASSOCIATES II, a Florida general partnership
By: WEST DADE II GP, LLC, a Delaware limited liability company, its Managing Partner
By: WEST DADE COUNTY ASSOCIATES, a Florida general partnership, its sole member
By: SIMON PROPERTY GROUP, L.P., a Delaware limited partnership, its Managing Partner
By: SIMON PROPERTY GROUP, INC., a Delaware corporation, its general partner


Witness
Brandi Malone
Printed Name

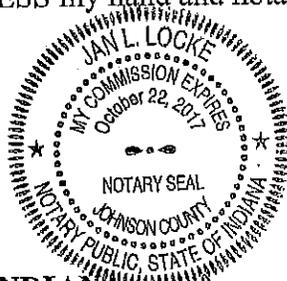

Witness
Heather Thompson
Printed Name

By: 
Name: JAMES M. BARKLEY
Printed: SECRETARY

STATE OF INDIANA)
) SS
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared JAMES M. BARKLEY, to me personally known as SECRETARY of SIMON PROPERTY GROUP, INC., a Delaware corporation, general partner of SIMON PROPERTY GROUP, L.P., a Delaware limited partnership, Managing Partner of WEST DADE COUNTY ASSOCIATES, a Florida general partnership, who acknowledged his execution of the foregoing instrument for and on behalf of said Corporation by authority of its Board of Directors.

WITNESS my hand and notarial seal this 23rd day of November, 2015.

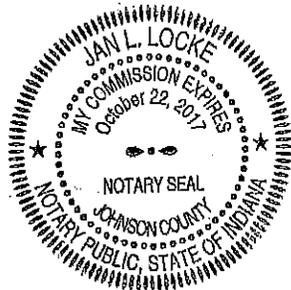


Jan L. Locke
Notary Public

STATE OF INDIANA)
) SS
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared JAMES M. BARKLEY, to me personally known as SECRETARY of SIMON PROPERTY GROUP, INC., a Delaware corporation, general partner of SIMON PROPERTY GROUP, L.P., a Delaware limited partnership, Managing Partner of WEST DADE COUNTY ASSOCIATES, a Florida general partnership, the sole member of WEST DADE II GP, LLC, a Delaware limited liability company, Managing Partner of WEST DADE COUNTY ASSOCIATES II, a Florida general partnership, who acknowledged his execution of the foregoing instrument for and on behalf of said Corporation by authority of its Board of Directors.

WITNESS my hand and notarial seal this 23rd day of November, 2015.



Jan L. Locke
Notary Public

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

Notary Signature

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires:

Commission/Serial No.

The foregoing was accepted and approved on the _____ day of _____, A.D. 2016, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Jean Monestime, Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

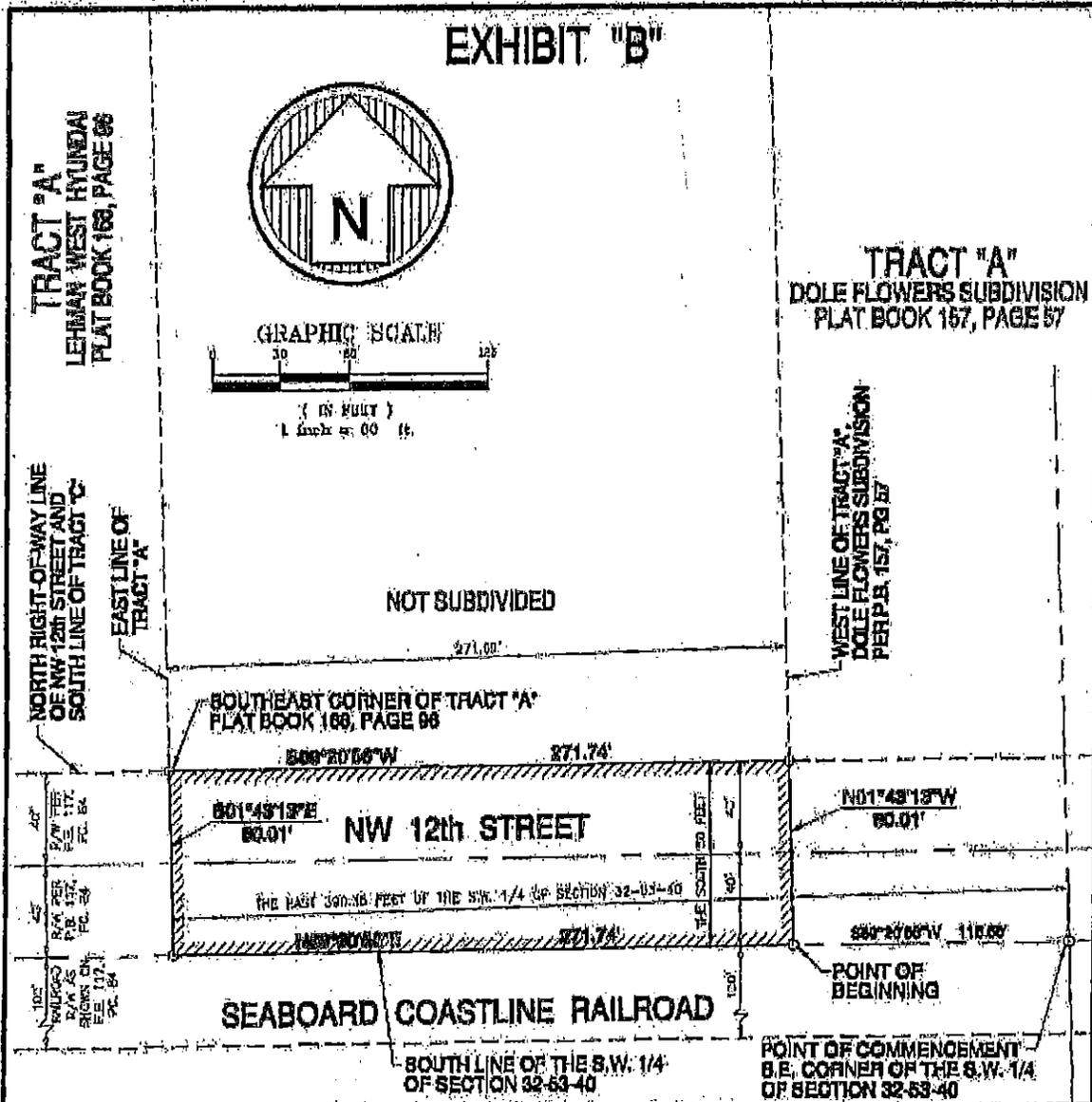
Assistant County Attorney

EXHIBIT "A"

A parcel of land located in the Southwest Quarter (S.W. ¼) of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast Corner of said Southwest Quarter (S.W. ¼) of Section 32; thence South 89°20'56" West along the South Line of said Southwest Quarter (S.W. ¼) for 118.68 feet to the POINT OF BEGINNING of the herinafter described parcel of land; thence North 01°43'13" West for 80.01 feet; thence South 89°20'56" West along a line 80.00 feet North of and parallel with the South Line of said Southwest Quarter (S.W. ¼) for 271.74 feet; thence South 01°43'13" East for 80.01 feet to a point on the South Line of said Southwest Quarter (S.W. ¼); thence North 89°20'56" East along said South Line of said Southwest Quarter (S.W. ¼) for 271.74 feet to the POINT OF BEGINNING.

EXHIBIT "B"



Drawn By	SEM	SKETCH OF DESCRIPTION	Date	7/6/15
Chd. No.	150978		Scale	1" = 60'
R.R. Dwg.	2003-003-J		Job. No.	150978
Noted	7/6/15 3:09p		Dwg. No.	1018-021
		FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 160 Northeast 168th Street / North Miami Beach, Florida 33162 Phone 305-653-4493 / Fax 305-651-7182 / Email fls@flsurvey.com	Sheet	1 of 1

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-2113-002-0100
User Department: DTPW

**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 9th day of February, A.D. 2016, by and between Walter E. Llacza and Maria A. Llacza, whose address is 361 NE 150 Street, Miami, FL 33161, parties of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The east 15 feet of Lot 572 of BISCAYNE GARDEN SECTION "C", according to the plat thereof, as recorded in Plat Book 40, Page 54, of the Public Records of Miami-Dade County, Florida; and the area bounded by the north line and by the west line of said east 15 feet of Lot 572, and by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described course.

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

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

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

IN WITNESS WHEREOF, the said parties of the first part, HAVE hereunto set THEIR hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

Carolina McMurray (M256-113-75-510)
Witness Printed Name

[Signature]
Witness

Angelica McMurray (M256-002-97-743-0)
Witness Printed Name

[Signature]
Witness

Carolina McMurray
Witness Printed Name

[Signature]
Witness

Angelica McMurray
Witness Printed Name

[Signature] (Sign)

WALTER E. LLACZA (L200-905-51-441-0)
Printed Name

Address (if different)

[Signature] (Sign)

MARIA A. LLACZA (L200-541-52-848-)
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 08th day of February, 2016, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Walter ELIAS LLACZA, and Mario A. LLACZA, personally known to me, or proven, by producing the following methods of identification: L200-905-51-441-0 & L200-541-848-0 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.



[Signature]
Notary Signature

Christina Sosa
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 06/26/2017

Commission/Serial No. FF: 029165

The foregoing was accepted and approved on the _____ day of _____, A.D. 2016, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

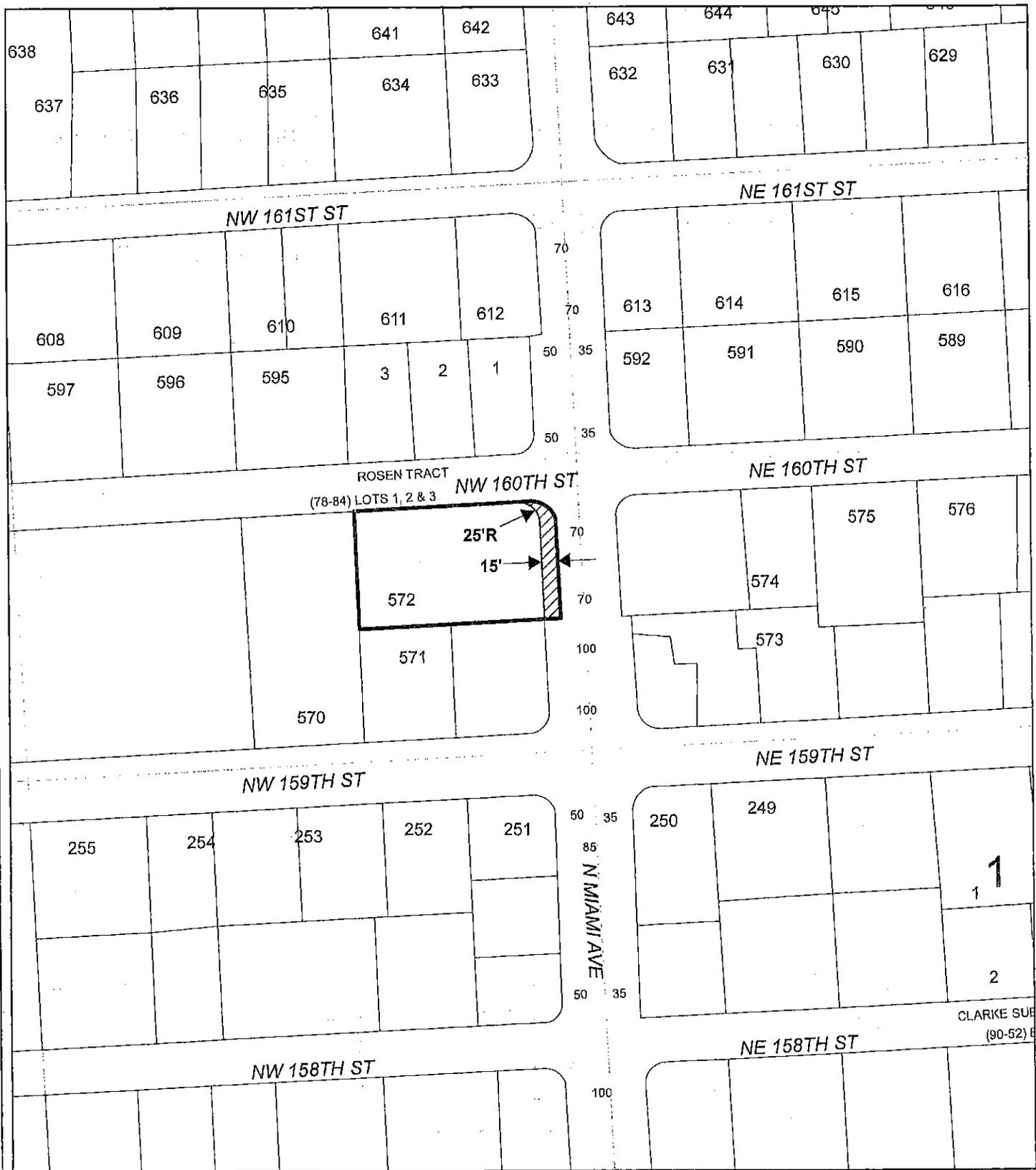
Jean Monestime, Chairman of
the Board of County
Commissioners

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

Folio No. 30-2113-002-0100

WALTER E. LLACZA AND MARIA A. LLACZA

SEC. 13-52-41

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: February 11, 2016
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-5004-007-0280
User Department: DTPW

**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 2nd day of February, A.D. 2016, by and between Branden L. Strickland, as Trustee under that certain Land Trust dated September 21 and Numbered 102, whose address is 8567 Coral Way, #485, Miami, FL 33155, 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 east 5 feet of Lot 3, Block 4, RIDGEWOOD, according to the plat thereof, as recorded in Plat Book 60, Page 60, 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, 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(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

TANIA SWANBERG
Witness Printed Name

[Signature]
Witness
Laura E. Montejó
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

[Signature] (Sign)

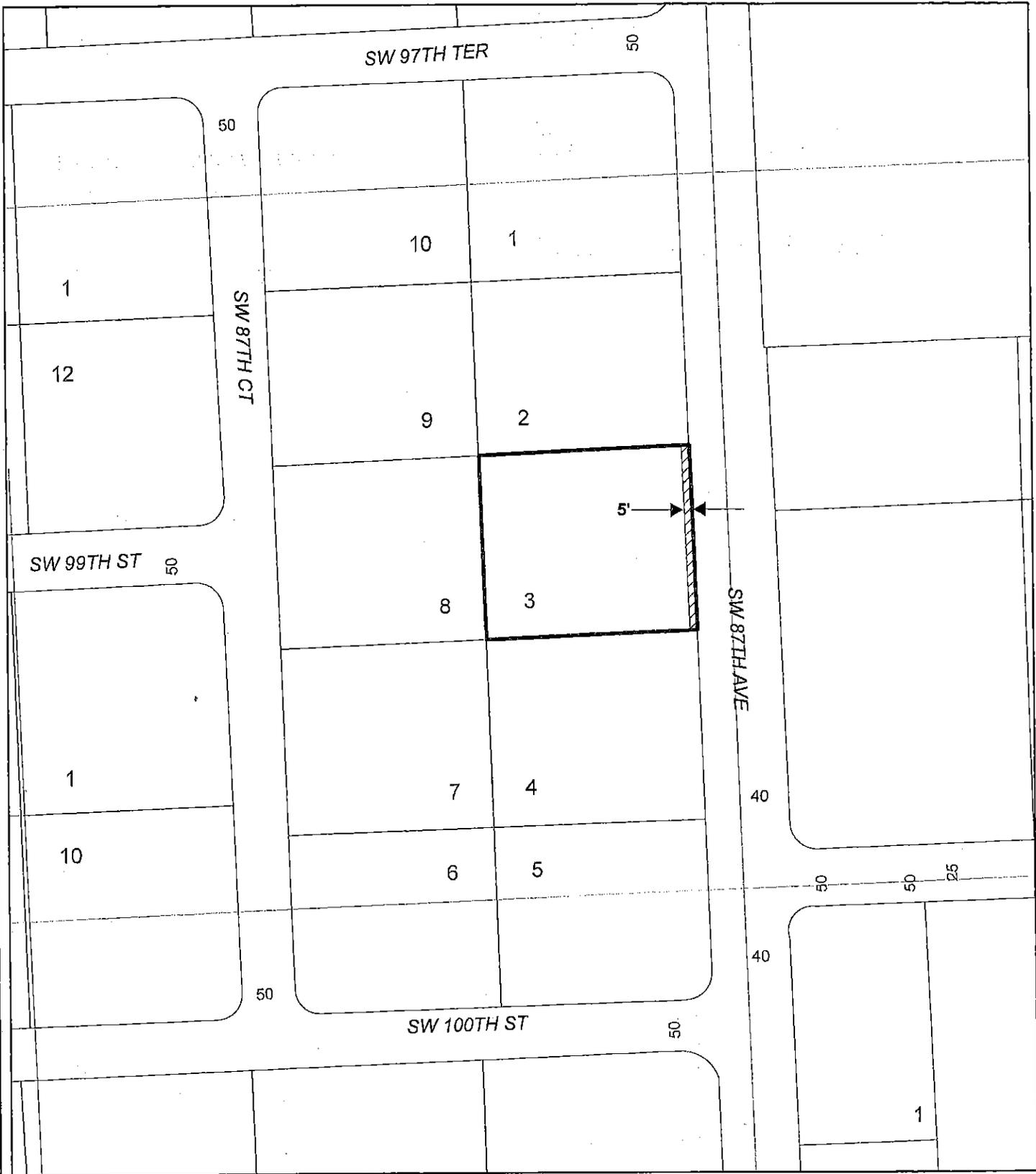
Branden Strickland, as Trustee
Printed Name

Address (if different)

(Sign)

Printed Name

Address (if different)



THIS IS NOT A SURVEY

Folio No. 30-5004-007-0280

BRANDEN L. STRICKLAND, AS TRUSTEE, UNDER LAND TRUST NO. 102

SEC. 4-55-40

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: February 11, 2010
 Prepared by: ym

59