MEMORANDUM

Agenda Item No. 14(A)(2)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	September 7, 2016
FROM:	Abigail Price-Williams County Attorney	**SUBJECT:**	Resolution authorizing the County Mayor to execute and record a Unity of Title on County-owned property located at 7800 N.W. 29 Street, Doral, Florida; directing that a recorded copy of the Unity of Title be provided to the Clerk of the Board; and directing the Clerk to store a recorded copy of the Unity of Title with this resolution

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.

Abigail Price-Williams
County Attorney

APW/cp

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. 14(A)(2)

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
Veto _____
Override _____

Agenda Item No. 14(A)(2)
9-7-16

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE AND RECORD A UNITY OF TITLE ON COUNTY-OWNED PROPERTY LOCATED AT 7800 N.W. 29 STREET, DORAL, FLORIDA; DIRECTING THAT A RECORDED COPY OF THE UNITY OF TITLE BE PROVIDED TO THE CLERK OF THE BOARD; AND DIRECTING THE CLERK TO STORE A RECORDED COPY OF THE UNITY OF TITLE WITH THIS RESOLUTION

WHEREAS, the Public Health Trust ("Trust") is an agency and instrumentality of Miami-Dade County, Florida, responsible for the operation, maintenance and governance of Jackson Health System, including but not limited to, Jackson Memorial Hospital, Jackson North Medical Center, Jackson South Community Hospital, Ryder Trauma Center, and other designated facilities in accordance with Chapter 25A of the Code of Miami-Dade County, Florida; and

WHEREAS, on March 27, 2015, this Board adopted Resolution Number R-242-15 authorizing the purchase of approximately 27.27 acres of real property located at 7800 NW 29 Street, Doral, Florida, having Parcel/Folio numbers 35-3027-037-0010, 35-3027-037-0020, and 35-3027-037-0030 (collectively referred to as "Jackson West"), for expansion of the Jackson Health System to western Miami-Dade County; and

WHEREAS, Resolution Number R-242-15 further designated Jackson West as a designated facility of the Public Health Trust under Chapter 25A of the Code of Miami-Dade County, Florida; and

WHEREAS, the Trust intends to construct a 100-bed acute care hospital, a medical building and parking garage/support system on the Jackson West property; and

WHEREAS, as part of the zoning process for the Jackson West project, the City of Doral requires that a unity of title be executed and recorded on the Jackson West property; and

WHEREAS, on July 27, 2016, the Board of Trustees of the Trust adopted Resolution No. PHT 07/16-036, authorizing the Trust to seek this Board's approval of the unity of title related to Jackson West; and

WHEREAS, as reflected in the attached memorandum from the Chairman of the Public Health Trust, the Trust recommends that this Board authorize the unity of title,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby:

Section 1. Approves the foregoing recitals and such recitals are incorporated in this resolution.

Section 2. Authorizes the County Mayor or the County Mayor's designee to execute and record on behalf of Miami-Dade County a Unity of Title, substantially in the form attached hereto as Attachment A, on County-owned property located at 7800 N.W. 29 Street, Doral, Florida, having Parcel/Folio numbers 35-3027-037-0010, 35-3027-037-0020, and 35-3027-037-0030 and legally described in the Unity of Title.

Section 3. Directs that a recorded copy of the Unity of Title be provided to the Clerk of the Board within 30 days after execution and directs the Clerk of the Board to attach and permanently store a recorded copy of the Unity of Title together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Jose "Pepe" Diaz. It 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. ES/CK

Eugene Shy, Jr.
Christopher C. Kokoruda

Attachment A

This instrument was prepared:
Name: Eugene Shy, Jr.
Assistant County Attorney
Address: 1611 N.W. 12th Avenue
West Wing, Suite 109
Miami, FL 33136

Folio Nos.: 35-3027-037-0010, and 35-3027-037-0020,
and 35-3027-037-0030

(Space reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property described as:

See attached Exhibit A

Also known as 7800 N.W. 29 Street, Doral, Florida (the "Property"), and

Owner recognizes and acknowledges that for the public health, welfare, safety, or morals, the herein-described Property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of the issuance of permits for the Property and for other good and valuable consideration, Owner hereby agrees to restrict the use of the Property in the following manner:

> That said Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

Owner further agrees that this condition, restriction, and limitation shall be deemed a covenant running with the land and may be recorded, at Owner's expense, in the Public Records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the Owner, its heirs, successors, personal representatives, and assigns, and upon all mortgagees or lessees until such time as the same may be released in writing by the Director of the Planning and Zoning Department, or the Director's designee, or the executive officer of the successor of such Department, or in the absence of such director of executive officer, by the assistant in charge of the office. Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

(Execution Page Follows)

Execution Page

Signed witnessed, executed and acknowledged, on this _____ day of _____, 2016, at Miami, Florida.

ATTEST:
HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

MIAMI-DADE COUNTY

By:_____
Carlos A. Gimenez, Mayor

Approved for legal sufficiency:_____

EXHIBIT A

PARCEL /FOLIO NO.: 35-3027-037-0010

Tract A, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL /FOLIO NO.: 35-3027-037-0020

Tract B, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida, LESS the following parcel:

BEGIN at the Southwest corner of said Tract B lying upon the point of intersection of the West line of said Tract B with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence North 01° 36' 06" West along said West line, for a distance of 5.36 feet; thence departing from said West line, South 84° 56' 12" East, a distance of 7.96 feet; thence South 88° 56' 26" East, a distance of 192.08 feet to a point of intersection with the said North right-of-way line of the North Line Canal; thence South 89° 40' 56" West, along the South line of said Tract B and said North right-of-way line, of the North line canal for a distance of 199.83 feet to the POINT OF BEGINNING.

AND

PARCEL /FOLIO NO.: 35-3027-037-0030

Tract C, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida, LESS the following two parcels:

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 187.31 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 5.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 5.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 339.19 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 2.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 2.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.

With a street address of 7800 NW 29th Street, Doral, Florida 33122-1104.

Jackson HEALTH SYSTEM PUBLIC HEALTH TRUST

Miracles made daily.

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

FROM: Joe Arriola, Chairman
Public Health Trust Board of Trustees

DATE: August 23, 2016

RE: Jackson West Unity of Title

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the County Mayor or the County Mayor's designee to execute and record a Unity of Title on County-owned real property located at 7800 N.W. 29th Street, Doral, Florida relating to the Public Health Trust's (Trust) planned construction of a 100-bed acute care hospital, a medical building and parking garage/support system on approximately 27.27 acres of real property which was acquired by the Trust in June 2015.

This property encompasses three (3) folios: 35-3027-037-0010, 35-3027-037-0020 and 35-3027-037-0030. The purpose of the Unity of Title is to prevent the subdivision or conveyance of portions of the property after the planned improvements have been built.

Scope

The property is located in Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

This item does not require the expenditure of any Miami-Dade County funds.

Track Record/Monitor

Jamil S. Fraser, Director, Real Estate Services for the Trust, will be responsible for tasks related to this transaction.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute a Unity of Title on this County-owned real property.

Background

In March of 2015, the Board adopted Resolution No. R-242-15 authorizing the Trust's purchase of approximately 27.27 acres of real property located at 7800 N.W. 29th Street, in the City of Doral, Florida. The transaction closed in June, 2015 and, since the acquisition of the property, the Trust has been moving forward with its plans to construct a 100-bed acute care hospital, a medical building and parking garage/support system on the property. Such plans require certain zoning change approvals by the City of Doral and a unity of title. Pursuant to Trust Resolution No. PHT 07/16-036, the Board of Trustees authorized the Trust's seeking the Board's approval of the Unity of Title. A copy of the resolution of the Board of Trustees is attached.

This property consists of and the Unity of Title will impact the three (3) parcels which comprise the Jackson West site. Accordingly, there are no plans to subdivide the property. Additional property details are shown in the property summary reports for the folios (Attachment 1).

Attachments

Property summary reports
Resolution No. PHT 07/16-036

Agenda Item 5 (d)
Public Health Trust Board of Trustees
July 27, 2016

RESOLUTION NO. PHT 07/16 – 036

A RESOLUTION DECLARING THE BOARD'S INTENT TO HAVE EXECUTED, CERTAIN ACTS NECESSARY FOR THE PLANNED DEVELOPMENT OF THOSE CERTAIN PARCELS OF LAND BEING LOCATED IN THE CITY OF DORAL, COUNTY OF MIAMI-DADE, HAVING FOLIO NUMBERS OF 35-3027-037-0010, 35-3027-037-0020, AND 35-3027-037-0030, COLLECTIVELY REFERRED TO AS JACKSON WEST; AUTHORIZING THE PRESIDENT, OR HIS DESIGNEE, TO SEEK THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS FOR THE UNITY OF TITLE, OR SUCH OTHER INSTRUMENT OR INSTRUMENTS DEEMED MOST ADVANTAGEOUS IN LIEU THEREOF; FURTHER AUTHORIZING THE PRESIDENT, OR HIS DESIGNEE, TO CAUSE TO BE CREATED SUCH PLANNING AND ZONING APPLICATIONS WITH, OR PETITIONS BEFORE, THE CITY OF DORAL, FLORIDA, NECESSARY FOR SUCH PLANNED DEVELOPMENT

(Alejandro E. Contreras-Soto, Senior Vice President of Operations, Jackson Health System)

WHEREAS, this Board seeks to accomplish the purposes set forth in the attached memorandum; and

WHEREAS, the President, Purchasing and Facilities Subcommittee and Fiscal Committee recommend approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby declares its intent to have executed, certain acts necessary for the planned development of those certain parcels of land being located in the City of Doral, County of Miami-Dade, having folio number of 35-3027-037-0010, 35-3027-037-0020, and 35-3027-037-0030, collectively referred to as Jackson West; authorizing the President, or his designee, to seek the approval of the Board of County Commissioners for the unity of title, or such other instrument or instruments deemed most advantageous in lieu thereof; further authorizing the President, or his designee, to cause to be created such planning and zoning applications with, or petitions before, the City of Doral, Florida, necessary for such planned development.

The foregoing resolution was offered by Irene Lipof and the motion was seconded by Mojdeh L. Khaghan as follows:

Joe Arriola	Aye
William J. Heffernan	Aye
Mojdeh L. Khaghan	Aye
Irene Lipof	Aye
Carlos Trujillo	Absent
Robert Zarco	Aye

The Chairperson thereupon declared the resolution duly passed and adopted this 27th day of July 2016.

PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA

BY: Irene Lipof
Irene Lipof, Secretary

Approved by the Miami-Dade County Attorney's Office as to form and legal sufficiency ES

Jackson HEALTH SYSTEM

Miracles made daily.

TO: Joe Arriola, Chairman
and Members, Public Health Trust Board of Trustees

FROM: Alejandro E. Contreras-Soto, Senior Vice President
Operations, Jackson Health System

Aristides Pallin, Vice President
Jackson West

DATE: July 27, 2016

RE: Jackson West Unity of Title

Recommendation

Staff recommends that the Public Health Trust Board of Trustees declares an intent to have Miami-Dade County execute such unity or unities of title, or such other instrument or instruments in lieu thereof, for the properties generally located at 7800 Northwest 29 Street, Doral, Florida, also known as Jackson West. It is further recommended that the President be authorized to seek such changes to the zoning ordinances of the City of Doral as may be necessary for the future development of Jackson West.

Fiscal Impact/Funding Source

No significant fiscal impact.

Track Record/Monitor

Jamil S. Fraser, Director, Real Estate Services will track and monitor the preparation and recordation of the real estate instruments.

Background

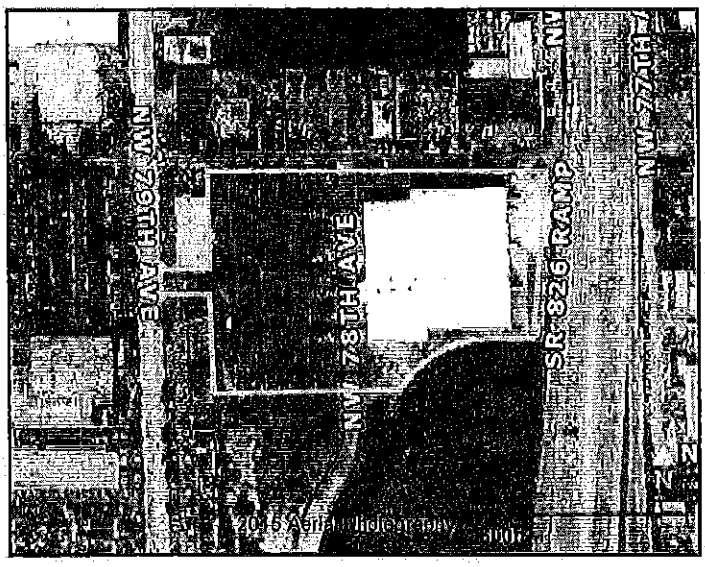
The planned development of Jackson West may require the recordation of certain real estate related instruments and the application for changes to the zoning ordinances of the City of Doral. This resolution authorizes the President to seek the route most advantageous to the Trust to continue with such planned development.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/24/2016

Property Information	
Folio:	35-3027-037-0010
Property Address:	7800 NW 29 ST Doral, FL 33122-1104
Owner	MIAMI DADE COUNTY PUBLIC HEALTH TRUST PROPERTY MANAGEMENT DIVISION
Mailing Address	1611 NW 12 AVE #117 WEST WING ROOM 117 MIAMI, FL 33136 USA
Primary Zone	7600 INTENSIVE USE
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	184,192 Sq.Ft
Living Area	170,408 Sq.Ft
Adjusted Area	182,327 Sq.Ft
Lot Size	592,634 Sq.Ft
Year Built	1994



Assessment Information			
Year	2016	2015	2014
Land Value	$9,482,144	$9,482,144	$8,296,876
Building Value	$6,192,856	$5,929,856	$6,259,124
XF Value	$0	$0	$0
Market Value	$15,675,000	$15,412,000	$14,556,000
Assessed Value	$15,675,000	$15,412,000	$14,556,000

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$15,675,000	$8,571,605	$0
Taxable Value	$0	$6,840,395	$14,556,000
School Board			
Exemption Value	$15,675,000	$8,571,605	$0
Taxable Value	$0	$6,840,395	$14,556,000
City			
Exemption Value	$15,675,000	$8,571,605	$0
Taxable Value	$0	$6,840,395	$14,556,000
Regional			
Exemption Value	$15,675,000	$8,571,605	$0
Taxable Value	$0	$6,840,395	$14,556,000

Benefits Information				
Benefit	Type	2016	2015	2014
County	Exemption	$15,675,000	$8,571,605	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/12/2015	$38,500,000	29657-3350	Federal, state or local government agency
07/01/2007	$37,250,000	25801-2074	Deeds that include more than one parcel
03/01/2004	$12,500,000	22099-2613	Other disqualified

Short Legal Description
BLUE HERON LAKE
PB 144-2 T-15487
TR A
LOT SIZE 13.605 AC
F/A/U 30-3027-000-0020

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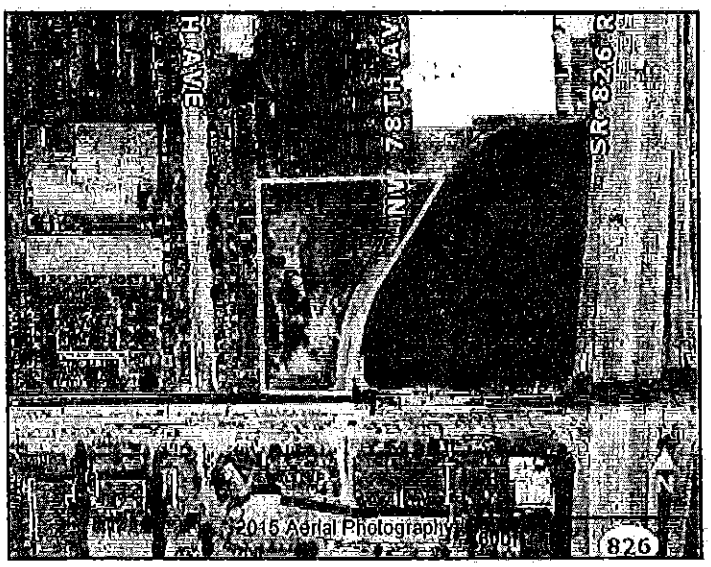
Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/24/2016

Property Information	
Folio:	35-3027-037-0020
Property Address:	
Owner	MIAMI DADE COUNTY PUBLIC HEALTH TRUST PROPERTY MANAGEMENT DIVISION
Mailing Address	1611 NW 12 AVE WEST WING ROOM 117 MIAMI, FL 33136 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	223,852 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	$6,044,004	$6,044,004	$4,253,188
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$6,044,004	$6,044,004	$4,253,188
Assessed Value	$6,044,004	$4,235,000	$3,850,000

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$6,044,004	$2,355,356	$0
Taxable Value	$0	$1,879,644	$3,850,000
School Board			
Exemption Value	$6,044,004	$3,361,460	$0
Taxable Value	$0	$2,682,644	$4,253,188
City			
Exemption Value	$6,044,004	$2,355,356	$0
Taxable Value	$0	$1,879,644	$3,850,000
Regional			
Exemption Value	$6,044,004	$2,355,356	$0
Taxable Value	$0	$1,879,644	$3,850,000

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		$1,809,004	$403,188
County	Exemption	$6,044,004	$2,355,356	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/12/2015	$38,500,000	29657-3350	Federal, state or local government agency
07/01/2007	$37,250,000	25801-2074	Deeds that include more than one parcel
09/01/2004	$0	22659-4319	Sales which are disqualified as a result of examination of the deed
03/01/2004	$0	22099-2620	Sales which are disqualified as a result of examination of the deed

Short Legal Description
BLUE HERON LAKE
PB 144-2 T-15487
TR B LESS DESC BEG SW COR OF TR B
& N/R/W/L OF NORTH LINE CANAL
TH N 01 DEG W 5.36FT S 84 DEG E

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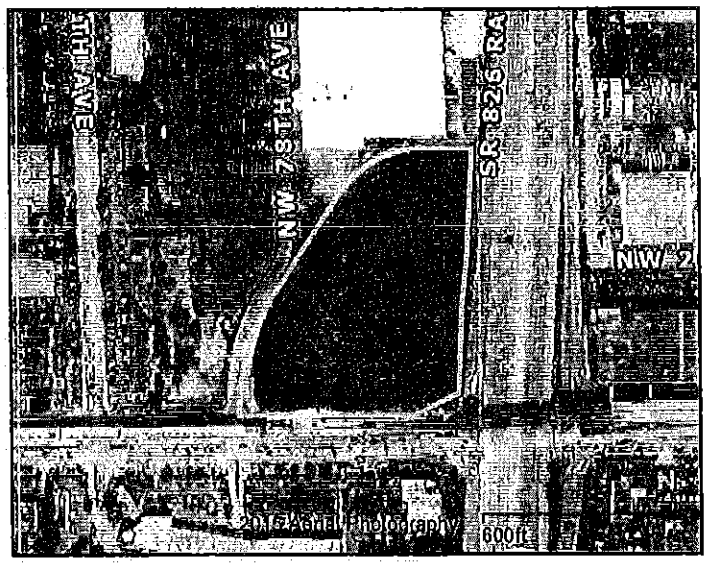
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/24/2016

Property Information	
Folio:	36-3027-037-0030
Property Address:	
Owner	MIAMI DADE COUNTY PUBLIC HEALTH TRUST PROPERTY MANAGEMENT DIVISION
Mailing Address	1611 NW 12 AVE WEST WING ROOM 117 MIAMI, FL 33136 USA
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	371,305.44 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	$4,262	$4,262	$4,262
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$4,262	$4,262	$4,262
Assessed Value	$4,262	$4,262	$4,262

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$4,262	$2,370	$0
Taxable Value	$0	$1,892	$4,262
School Board			
Exemption Value	$4,262	$2,370	$0
Taxable Value	$0	$1,892	$4,262
City			
Exemption Value	$4,262	$2,370	$0
Taxable Value	$0	$1,892	$4,262
Regional			
Exemption Value	$4,262	$2,370	$0
Taxable Value	$0	$1,892	$4,262

Benefits Information				
Benefit	Type	2016	2015	2014
County	Exemption	$4,262	$2,370	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/12/2015	$38,500,000	29657-3350	Federal, state or local government agency
07/01/2007	$37,250,000	25801-2074	Deeds that include more than one parcel
03/01/2004	$12,500,000	22099-2613	Other disqualified
02/01/2003	$2,200	21091-1135	Other disqualified

Short Legal Description
BLUE HERON LAKE
PB 144-2 T-15487
TR C LESS BEG 187.31FTE OF
SW COR OF TR C TH N 00 DEG W
5.50FT N 89 DEG E 11FT S 0 DEG E

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Version: