

# MEMORANDUM

Agenda Item No. 8(K)(1)

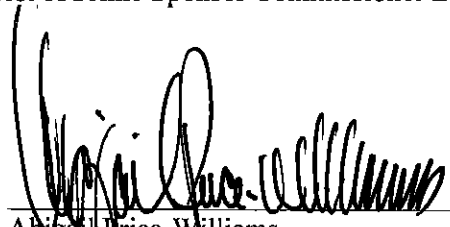
**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** September 5, 2018

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution resolution approving proposed funding recommendations for up to \$2,500,000.00 for the Fiscal Year 2017 Opa-Locka Magnolia North Documentary Stamp Surtax (Surtax Funds) request for applications (RFA); approving the Surtax Funds for continued use in the Magnolia North area as those funds are repaid; waiving certain requirements of the RFA; and authorizing the County Mayor or the County Mayor's designee to negotiate with Cazo Construction Corp. and Palmetto Homes of Miami, Inc. (applicants) for the award of the Surtax funds to one or both of the applicants, to execute all letters of commitment, shell loan documents and other agreements and to exercise the cancellation and other provisions contained therein, to subordinate and/or modify the terms of contracts, agreements, amendments and loan documents and to exercise the termination, waiver, acceleration, or other provisions set forth therein, and to rescind the award of the Surtax funds subject to the terms and conditions set forth herein

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.

  
Abigail Price-Williams  
County Attorney

APW/uw

# Memorandum



**Date:** September 5, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the "From:" line.

**Subject:** Award Recommendations of up to \$2,500,000 of FY 2017 Documentary Stamp Surtax Funds for the Development of Multi-Family Rental Housing and Homeownership Units on 18 Parcels of County-Owned Land in the Opa-Locka Magnolia North Area Totaling 2.19 Acres

## Recommendations

It is recommended that the Board of County Commissioners (Board):

1. Approve the proposed funding recommendations for up to \$2,500,000 for the FY 2017 Opa-Locka Magnolia North Documentary Stamp Surtax (Surtax) Request for Applications (RFA);
2. Approve the funds for continued use in the Magnolia North area as those funds are repaid;
3. Waive the requirements in the RFA, including but not limited to the scoring of the applicants, and authorize the County Mayor or the County Mayor's designee to negotiate with two of the four respondents to the RFA, Cazo Construction Corp. and Palmetto Homes of Miami, Inc. (Applicants);
4. Authorize the County Mayor or the County Mayor's designee to award up to \$2,500,000 in FY 2017 Surtax funding to be divided between the Applicants in the event the County Mayor or the County Mayor's designee's negotiations with such entities are successful, or alternatively, in the event the County Mayor or the County Mayor's designee is only able to successfully negotiate with one of the Applicants, then authorize the County Mayor or County Mayor's designee to award up to \$2,500,000 in FY 2017 Surtax funds to such applicant;
5. Subject to paragraph 4 above, authorize the County Mayor or County Mayor's designee to execute all letters of commitment, shell loan documents and other agreements and to exercise the cancellation and other provisions contained therein;
6. Authorize the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, agreements, amendments and loan documents so long as such modifications are approved by the County Attorney's Office and are not substantially inconsistent with this resolution and to exercise the termination, waiver, acceleration, or other provisions set forth therein; and
7. Authorize the County Mayor or the County Mayor's designee to rescind the award of the Surtax Funds in the event all of the conditions set forth in the attached resolution are not met.

## Scope

This item recommends awarding funding to support new construction of multi-family rental housing and homeownership affordable housing units in the Opa-Locka Magnolia North area in District 1, represented by Commissioner Barbara J. Jordan. The item is expected to provide neighborhood stabilization benefits to the Opa-Locka Magnolia North neighborhood within District 1.

**Fiscal Impact/Funding Source**

The award of Surtax funds will not have a negative fiscal impact on the County's General Fund. Table 1 below summarizes the recommended use for FY 2017 Surtax funding:

Table 1	
Category	FY 2017 Surtax Funding Available
Multi-Family Rental and Homeownership: Opa-Locka Magnolia North	\$2,500,000
<b>Total FY 2017 Surtax:</b>	<b>\$2,500,000</b>

**Track Record/Monitor**

Michael Liu, Director of the Public Housing and Community Development Department (Department), will monitor all Surtax activities. The Department will continue to monitor the projects to ensure compliance with State and County guidelines and policies.

**Background**

The Magnolia North neighborhood within the City of Opa-Locka is one of the most economically challenged areas within Miami-Dade County. Located north of State Road 9, south of NW 151<sup>st</sup> Street, and east of NW 22<sup>nd</sup> Avenue, the Magnolia North area is within the Opa-Locka Neighborhood Revitalization Strategy Area (NRSA). Over the years there have been many efforts on the part of the County to revitalize and redevelop this area. For instance, on January 22, 2009, the Board adopted Resolution No. R-81-09, which authorized the County Mayor or County Mayor's designee to submit an amendment to the County's application to the United States Department of Housing and Urban Development (HUD) for the disposition of the Opa-locka Biscayne Plaza Public Housing Development, which was comprised of 26 County-owned properties. The intent of the resolution was to convey the properties to Habitat for Humanity of Greater Miami, Inc. (Habitat), which would develop the properties in order to create homeownership opportunities for eligible low-income families. However, Habitat was not successful in their efforts to develop most of the properties, which they eventually returned to the County. Thereafter, on January 22, 2014, the Board adopted Resolution No. R-64-14, which, in part, authorized the County Mayor or the County Mayor's designee to submit another amendment to the County's disposition application to HUD to permit the County and the Miami-Dade Housing Finance Authority (HFA) to negotiate and execute a ground lease(s) with developer(s) competitively selected by the HFA for the development of the before-mentioned properties with supportive housing for veterans and other special need persons. However, HFA was not successful in finding developers with an interest in developing the properties.

On September 29, 2017, the Department released the RFA to provide Surtax funds and county-owned land to successful applicants proposing to develop multi-family rental housing and homeownership units. As an incentive, the Department proposes to allocate up to \$2,500,000 in FY 2017 Documentary Stamp Surtax funds to developers to create affordable housing units on 18 County-owned vacant parcels of land in the area, inclusive of 11 former public housing sites described above and seven parcels of land designated for infill housing development (see Exhibit 1).

The public was advised of the application process through a notice posted on the Department's website and through an email distribution to the Department's Developer's Mailing List. Four applications were submitted to and received by the Department by the due date of December 22, 2017. The four timely applicants were Cazo Construction Corporation, Hala Fashions Properties, LLC, Magnolia North Community Garden, LLC (Opa-Locka Community Development Corp.), and Palmetto Homes of Miami, Inc.

The Department conducted a due diligence and threshold review, which determined that none of the four applicants met established threshold requirements for the reasons stated in Table 2 below.

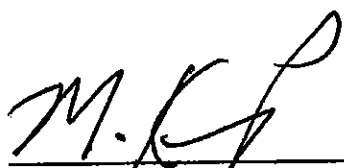
<b>Table 2</b>					
<b>Applicant/ Entity Name</b>	<b>Developer Name and Address</b>	<b>Application - Proposed Development</b>	<b>Total Units</b>	<b>Threshold Review Comments</b>	<b>Surtax Funding Request</b>
Palmetto Homes of Miami, Inc.	Barbara Gomez Consultant 3625 NW 82nd Avenue, Suite 316, Miami, FL 33166 Ariovistus Lundy President 20305 NW 3rd Court, Miami, FL 33169	New Construction of 25 units comprised of Single-Family Homes, Townhouses, Twin Homes and Duplexes	25	Fails to show Firm Financing Commitment	\$2,118,047
Magnolia North Community Garden, LLC	Willie Logan, President 490 Opa-Locka Blvd., Suite 20, Opa-Locka, FL 33054	New Construction of 72 Multi-Family units and 16 Homeownership units	88	Fails to show Firm Financing Commitment and Lacks a good performance track record	\$2,500,000
Hala Fashions Properties, LLC	Assim Alabed 2428 NW 20th Street, Miami, FL 33142	Rehabilitate two applicant-owned 8- unit apartment complexes on Ali Baba Avenue; New Construction of 60 units, Duplexes and Multi-Family	76	Fails to show Firm Financing Commitment Fails to show Organizational and Financial Capacity	\$2,500,000
Cazo Construction Corp.	Armando Cazo 3461 SW 8th Street, Miami, FL 33135	New Construction of Homeownership 27 units; Multi-Family Rental Apartments 48 units	75	Fails to show Firm Financing Commitment	\$2,500,000
<b>GRAND TOTAL FUNDING REQUESTED</b>					<b>\$9,618,047</b>

A selection committee kick-off meeting was held on April 10, 2018. The Department staff informed the committee that the applications submitted lacked information and criteria required by the RFA as it relates to financing requirements, and, therefore, the applications did not meet the RFA's threshold requirements to be scored. Therefore, none of the applications were scored. Notwithstanding the issues with the applications described above, the Department believes that the Applicants have demonstrated, through materials submitted in their applications and more importantly their recent history with the Department, that they possess the experience required to successfully develop the properties with a minimum of 12 new affordable housing units, which will consist of single-family homes and/or duplexes, with the potential for multi-family affordable housing development. The Department has also determined that the Applicants have enough financial capacity and access to leverage funding to construct the affordable housing. Therefore, the Department is recommending that the Board waive the requirements of the RFA, including the requirements related to the scoring of the Applicants, and authorize the County Mayor or the County Mayor's designee to negotiate with the Applicants. In the event the County Mayor or the County Mayor's designee successfully negotiates with the Applicants, then up to \$2,500,000 in FY 2017 Surtax funds will be equitably divided between them. However, in the event the County Mayor or County Mayor's designee is only able to successfully negotiate with one of the Applicants, then up to \$2,500,000 in FY 2017 Surtax funds will be awarded to such applicant.

The Department has met with the Applicants to lay out the plan for moving this project forward. The Department has explained to the Applicants that they will have the option to develop the properties as described in their application, but, at a minimum, they must be prepared to develop units that meet the current zoning requirements. In the event the Department is able to successfully negotiate terms favorable to the County, the Department will request that the Board, in a separate resolution, authorize the County Mayor or the County Mayor's designee to submit an amendment of the County's disposition application to HUD for the former public housing sites, and authorize the Chair or the Vice-Chairwoman to execute County Deeds to convey the properties to one or both of the Applicants. In the event that the negotiations with the Applicants are not successful, or the Board and/or HUD do not authorize the conveyance of the properties, then the \$2,500,000 award authorized by the attached resolution will be rescinded and the funds will be redeployed by the Department for other affordable housing purposes permitted by the Surtax program.

A due diligence review is required pursuant to Resolution No. R-630-13 to make efficient and transparent use of the Department's funds for much needed services to County's residents. The Board requires a report of findings to accompany all recommendations for commitment of County funds. A due diligence review was completed for each of the Applicants and there were no findings to report.

Attachment

  
\_\_\_\_\_  
Maurice L. Kemp  
Deputy Mayor

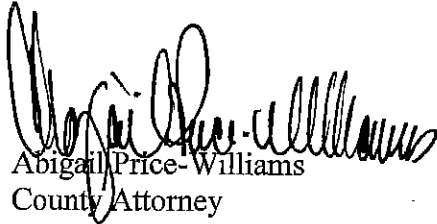


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** September 5, 2018

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(K)(1)

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. 8(K)(1)  
9-5-18

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING PROPOSED FUNDING RECOMMENDATIONS FOR UP TO \$2,500,000.00 FOR THE FISCAL YEAR 2017 OPA-LOCKA MAGNOLIA NORTH DOCUMENTARY STAMP SURTAX (SURTAX FUNDS) REQUEST FOR APPLICATIONS (RFA); APPROVING THE SURTAX FUNDS FOR CONTINUED USE IN THE MAGNOLIA NORTH AREA AS THOSE FUNDS ARE REPAID; WAIVING CERTAIN REQUIREMENTS OF THE RFA; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO NEGOTIATE WITH CAZO CONSTRUCTION CORP. AND PALMETTO HOMES OF MIAMI, INC. (APPLICANTS) FOR THE AWARD OF THE SURTAX FUNDS TO ONE OR BOTH OF THE APPLICANTS, TO EXECUTE ALL LETTERS OF COMMITMENT, SHELL LOAN DOCUMENTS AND OTHER AGREEMENTS AND TO EXERCISE THE CANCELLATION AND OTHER PROVISIONS CONTAINED THEREIN, TO SUBORDINATE AND/OR MODIFY THE TERMS OF CONTRACTS, AGREEMENTS, AMENDMENTS AND LOAN DOCUMENTS AND TO EXERCISE THE TERMINATION, WAIVER, ACCELERATION, OR OTHER PROVISIONS SET FORTH THEREIN, AND TO RESCIND THE AWARD OF THE SURTAX FUNDS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

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

**Section 1.** This Board ratifies and adopts the matters set forth in the accompanying justification memorandum as if fully set forth herein.

**Section 2.** This Board approves the proposed funding recommendations for up to \$2,500,000.00 for the Fiscal Year 2017 Opa-Locka Magnolia North Documentary Stamp Surtax (“Surtax Funds”) Request for Applications (“RFA”).

**Section 3.** This Board approves the Surtax Funds for continued use in the Magnolia North area as those funds are repaid.

**Section 4.** This Board waives the requirements set forth in the RFA, including but not limited to the scoring of the applicants. This Board further authorizes the County Mayor or the County Mayor’s designee to negotiate with two of the four respondents to the RFA, i.e., Cazo Construction Corp. and Palmetto Homes of Miami, Inc. (“Applicants”), for the development of multi-family rental and homeownership in the Opa-Locka Magnolia North area, as more fully set forth in Exhibit 1, attached hereto and incorporated herein by reference.

**Section 5.** This Board authorizes the County Mayor or the County Mayor’s designee to award up to \$2,500,000.00 in Surtax funding to be divided between the Applicants in the event the County Mayor or the County Mayor’s designee’s negotiations with such entities, as described in Section 4 of this resolution, are successful. Alternatively, in the event the County Mayor or the County Mayor’s designee is only able to successfully negotiate with one of the Applicants, then the County Mayor or County Mayor’s designee is hereby authorized to award up to \$2,500,000.00 in Surtax Funds to such applicant.

**Section 6.** Subject to Section 5 of this resolution, this Board authorizes the County Mayor or the County Mayor’s designee to execute all standard shell contracts, amendments, standard shell loan documents and other agreements necessary to accomplish the purposes of this resolution and to exercise the cancellation and other provisions contained therein. All funding awards set forth herein are contingent upon availability of funding from the funding source or



program and the recipient agency complying with the conditions set forth in this resolution and the justification memorandum. This Board further authorizes the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, agreements, amendments and loan documents so long as such modifications are approved by the County Attorney's Office and are not substantially inconsistent with this resolution and to exercise the termination, waiver, acceleration, or other provisions set forth therein.

**Section 7.** Notwithstanding the before-mentioned provisions set forth in Sections 2 through 6 of this resolution, the award of the Surtax Funds to one or both of the Applicants shall be subject to (1) the terms set forth in Section 4 of this resolution being satisfied; (2) this Board's subsequent approval of the conveyance of the properties described in Exhibit 1 to one or both of the Applicants; (3) this Board's approval of a resolution authorizing the County Mayor or the County Mayor's designee to submit an amendment to the County's disposition application for the public housing sites described in the County Mayor's memorandum; and (4) the United States Department of Housing and Urban Development's approval of such amended disposition application. In the event, all of these conditions are not met, then this Board authorizes the County Mayor or the County Mayor's designee to rescind the award of the Surtax Funds.

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:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 5<sup>th</sup> day of September, 2018. 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.



Shannon D. Summerset-Williams

# EXHIBIT 1



CFN 2010R0265554  
OR Bk 27257 Pgs 1619 - 1622f (4pgs)  
RECORDED 04/21/2010 12:13:50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Instrument prepared under the direction of  
Terrence Smith, Assistant County Attorney  
111 N.W. 1 Street, 28 Floor  
Miami, Florida 33128-1907

Folio No: 08-2122-003-1310; 08-2122-003-1390;  
08-2122-003-1490; 08-2122-003-1500;  
08-2122-003-1510; 08-2122-003-1520;  
08-2122-003-1530;

## COUNTY DEED

THIS DEED, made this 20 day of April, 2000 AD. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a not-for-profit corporation, party of the second part, whose address is 3800 NW 22nd Ave., Miami, Florida 33142 :

### WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

LOTS 7 & 8 BLK 9 MAGNOLIA SUB PB 40-80

LOTS 35 & 36 BLK 9 MAGNOLIA SUB PB 40-80

LOT 37 BLK 9 MAGNOLIA SUB PB 40-80

LOT 38 BLK 9 MAGNOLIA SUB PB 40-80

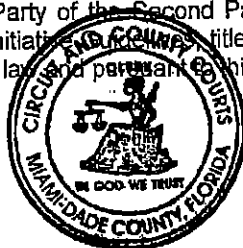
LOT 39 BLK 9 MAGNOLIA SUB PB 40-80

LOT 40 BLK 9 MAGNOLIA SUB PB 40-80

LOTS 19 & 20 BLK 9 MAGNOLIA SUB PB 40-80

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines. If the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.



2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter. Notwithstanding, Party of the First Part may, in its sole discretion, waive this reverter condition if Party of the First Part finds it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Manager or his designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within (1) year from the date of this deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to Party of the First Part.

3. That the affordable housing developed on the property shall be sold to a qualified low income household earning less than or equal to eighty percent of the area median income, must be "affordable" to that household (PITI is less than one-third of household's gross monthly income), and is sold at a price equal to or as defined in Sections 17-122(n) of the Code of Miami-Dade County but under no circumstances shall the sales price of the home exceed One Hundred and Twenty-Nine Thousand and 00/100 (\$129,000.00). In the event Party of the Second Part fails to sell the home to a qualified household or sells the home above One Hundred and Twenty-Nine Thousand and 00/100 (\$129,000.00), title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause, and by such reverter to the Party of the First Part, Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

4. Within 30-days of closing on the sale of the home to the qualified household, Grantee shall submit a report to Miami-Dade County's Department of Housing and Community Development indicating the size of the household, ethnicity of the household, and the amount of Program income generated from the amount (percentage) of the CDBG investment. Program income is defined as the income from the sale of the houses.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant;" and include the following language in the deed of conveyance:

"This property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household; and resets automatically every 20 years for a maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the county. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and revert in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

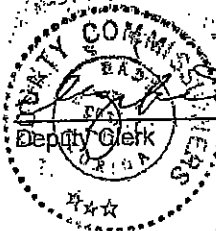
(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

By:



By:

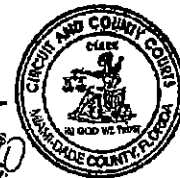
Mayor

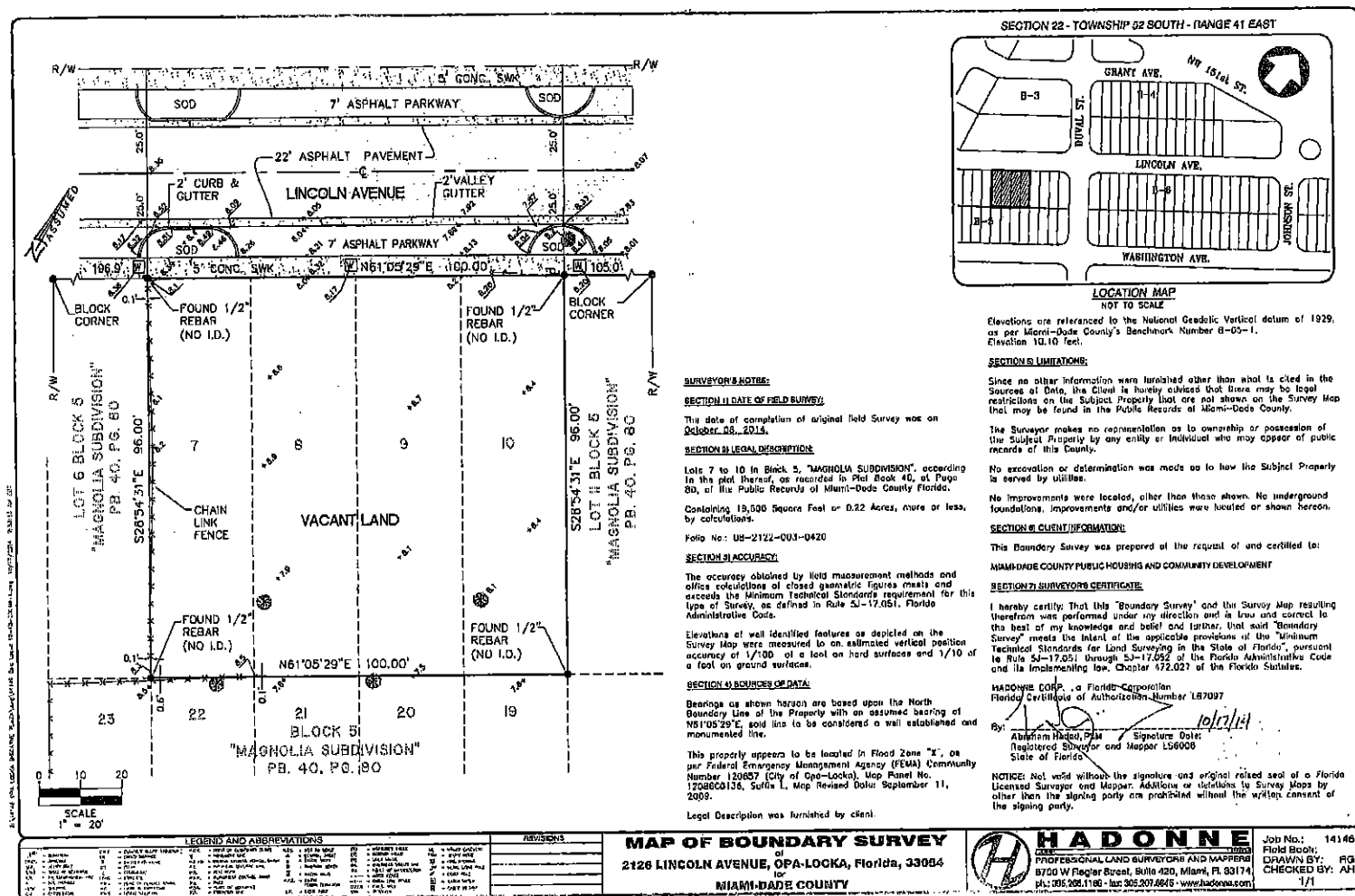
Approved for legal sufficiency

The foregoing was authorized by Resolution No. R-1383-09 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 1<sup>st</sup> day of December, 2009.

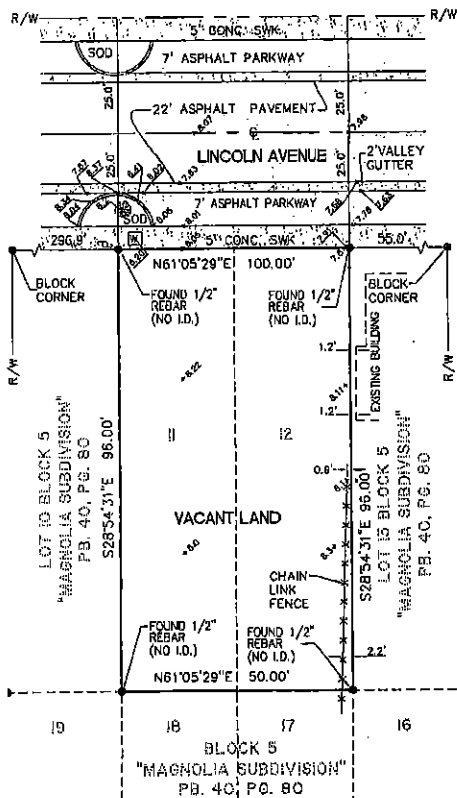
STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on 1 day of 10

WITNESS my Hand and Official Seal.  
HARVEY RUVIN, CLERK of Circuit and County Courts  
By





15

[illegible]

SURVEYOR'S NOTES:

**SECTION 1) DATE OF FIELD SURVEY:**

The date of completion of original field Survey was on October 08, 2014.

**SECTION 2) LEGAL DESCRIPTION:**

Lots 11 and 12 in Block 5, "MAGNOLIA SUBDIVISION", according to the plat thereof, are recorded in Plat Book 40, of Page 80, of the Public Records of Miami-Dade County Florida.

Containing 4,800 Square Feet or 0.11 Acres, more or less, by calculations.

Toll No.: 08-2122-003-0430

### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey, as defined in Rule SJ-17.051, Florida Administrative Code.

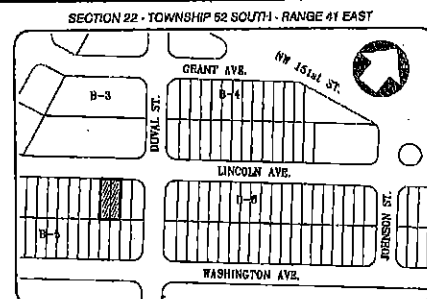
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

#### SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the North Boundary Line of the Property with an assumed bearing of N61°05'29"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120657 (City of Opu-Lucka), Map Panel No. 12088C0136, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.



LOCATION MAP  
NOT TO SCALE

Elevations are referenced to the National Geodetic Vertical datum of 1929,  
as per Miami-Dade County's Benchmark Number B-65-1.  
Elevation 10.10 feet.

### SECTION 5) LIMITATIONS:

Since no other information was furnished other than what is filed in the Source of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.

**SECTION D CLIENT INFORMATION:**

This Boundary Survey was prepared at the request of and certified to:

MAHARAJA COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

## SECTION 7: SURVEYORS CERTIFICATE:

I hereby certify That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Prerequisite Standards for Land Surveying in the State of Florida," pursuant to Rule 54-17.051 through 54-17.052 of the Florida Administrative Code and its implementing law, Chapter 427.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LU7097

1.60

By: Abraham Haddad, FEM Signature: Dolan

Registered Surveyor and Mapper L5600A  
State of Florida

NOTE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**HADONNE**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
 0700 W Flagler Street, Suite 420, Miami, FL 33174  
 ph: 305.262.1188 • fax: 305.267.6945 • www.hadonne.com

Job No.: 14145  
 Field Book:  
 DRAWN BY: RG  
 CHECKED BY: AH

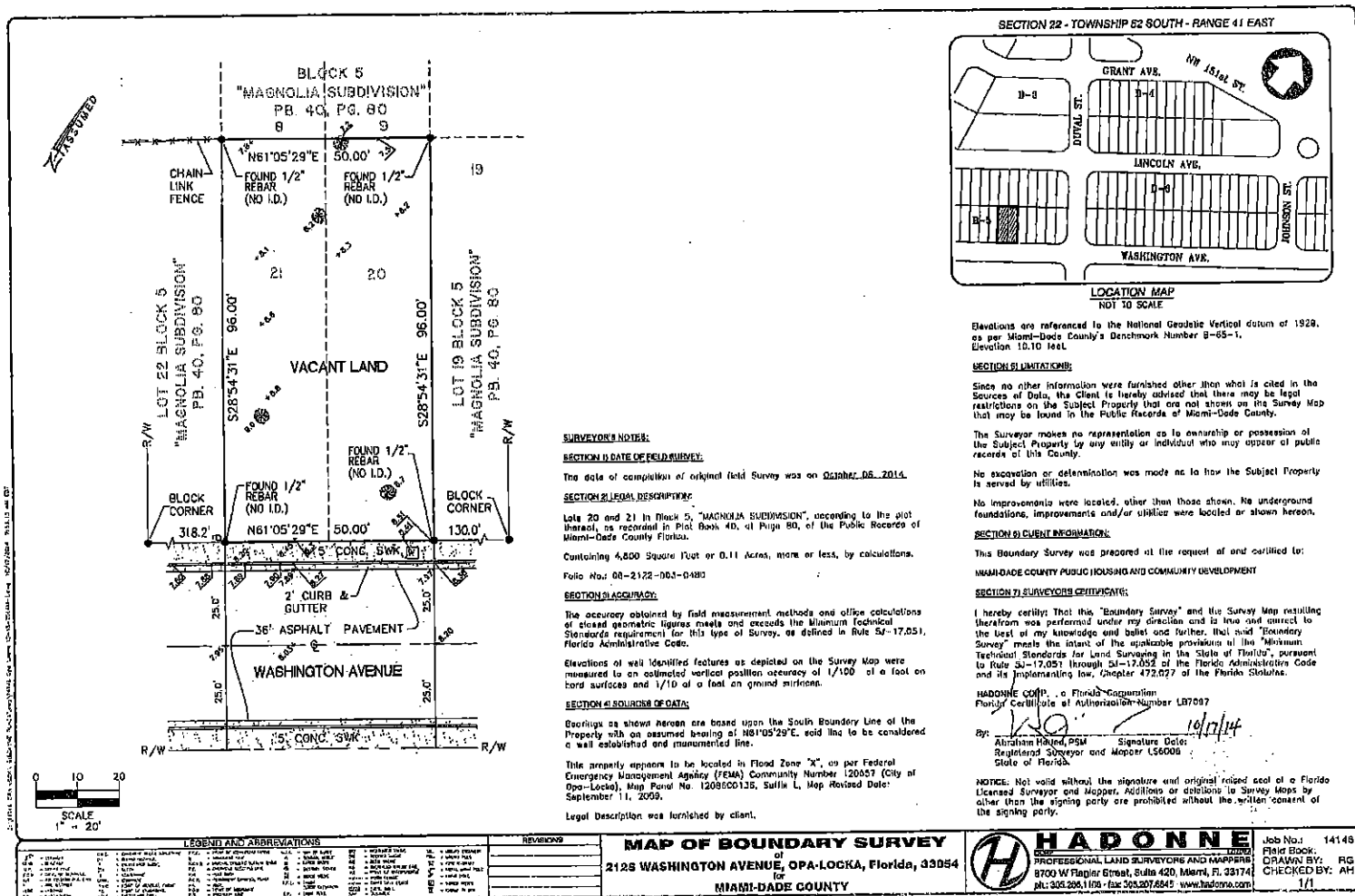
**MAP OF BOUNDARY SURVEY**  
of  
2136 LINCOLN AVENUE, OPA-LOCKA, Florida, 33054  
for  
**MIAMI-DADE COUNTY**

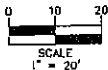
**HADONNE**  
PROFESSIONAL LAND SURVEYORS AND MAPPING  
0700 W Flagler Street, Suite 420, Miami, FL 33174  
ph: 305.368.1188 fax: 305.267.6946 www.hadonne.com

Job No.: 14146  
Field Book:  
DRAWN BY: RG  
CHECKED BY: AH  
1/1

16





[illegible]

REVISIONS	
1	1.0
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95	95.0
96	96.0
97	97.0
98	98.0
99	99.0
100	100.0

2119 WASHINGTON AVENUE, OPA-LOCKA, Florida, 33054  
MIAMI-DADE COUNTY



**HADONNE**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
9700 W Flagler Street, Suite 420, Miami, FL 33174  
ph: 305.266.1188 - fax 305.207.2845 - [www.hadonne.com](http://www.hadonne.com)

Job No.: 14146  
Field Book:  
DRAWN BY: RA  
CHECKED BY: AH  
1/1

SECTION 16, T4N, R10W, S1E

GRANT AVE.

NW 15th ST.

B-3

B-4

DUVAL ST.

LINCOLN AVE.

B-5

JOHNSON ST.

WASHINGTON AVE.

LOCATION MAP  
NOT TO SCALE

Elevations are referenced to the National Geodetic Vertical datum of 1920, or per Miami-Dade County's Benchmark Number B-65-1, elevation 10.10 feet.

#### SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**SECTION B) CLIENT INFORMATION:**

This Boundary Survey was prepared at the request of and certified to:  
MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

### SECTION 7) SURVEYORS CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 54-17.051 through 54-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LB2007

By: Abraham Haddad, PSM Signature Date: 10/17/2014  
Registered Surveyor and Mapper LS8006  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**SURVEYOR'S NOTES:**

## SECTION 1) DATE OF FIELD SURVEY:

The date of completion of original field Survey was on October 08, 2014.

**SECTION 2) LEGAL DESCRIPTION:**

Lot 13 in Block 5, "MAGNOLIA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 40, at Page 80, of the Public Records of Miami-Dade County Florida.

Containing 2,400 Square Feet or 0.06 Acres, more or less, by calculations.  
 Folio No.: CB-2122-(103)-(1570)

**SECTION 3) ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey, as defined in Rule 51-17.051, Florida Administrative Code.

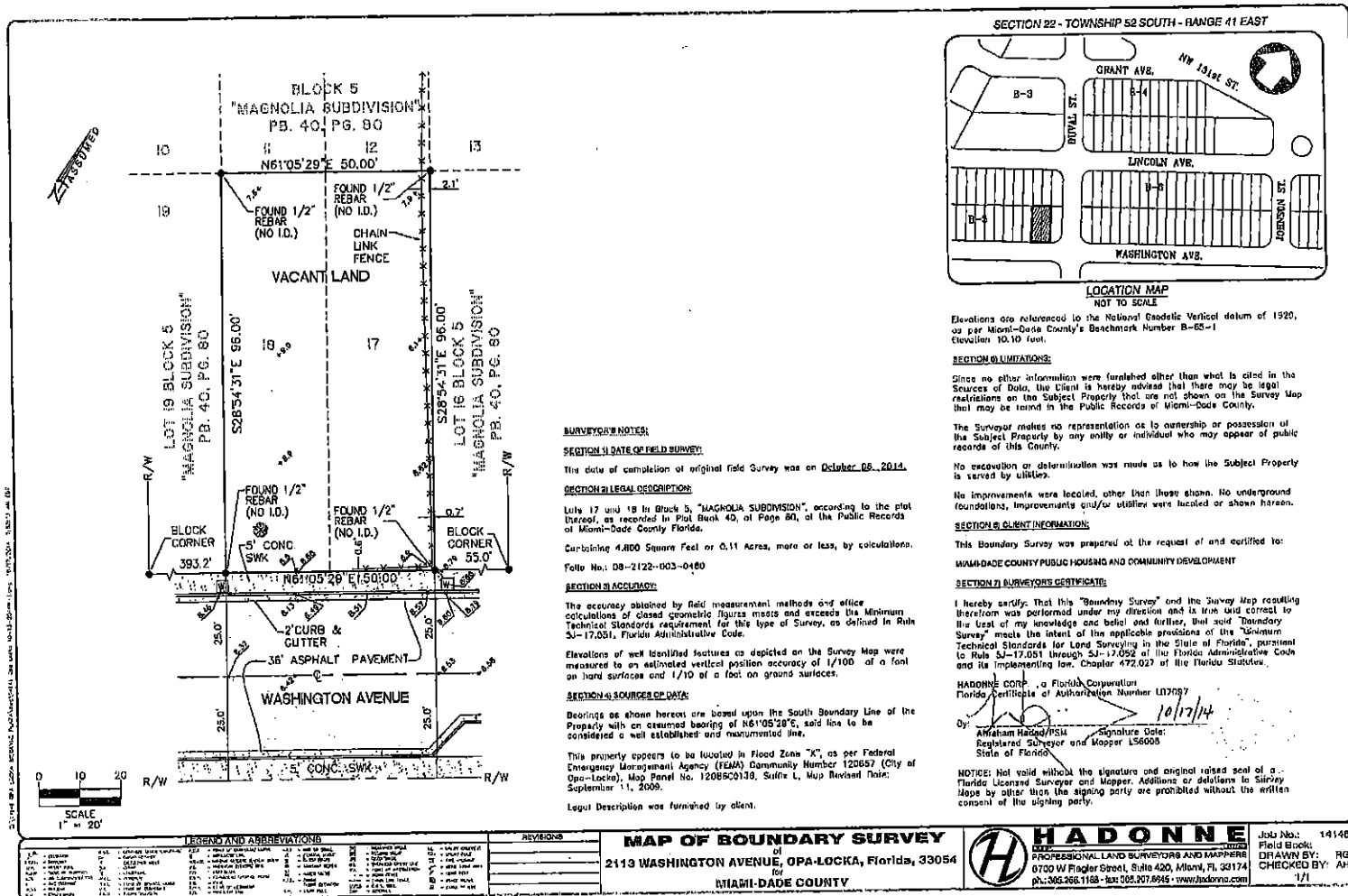
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

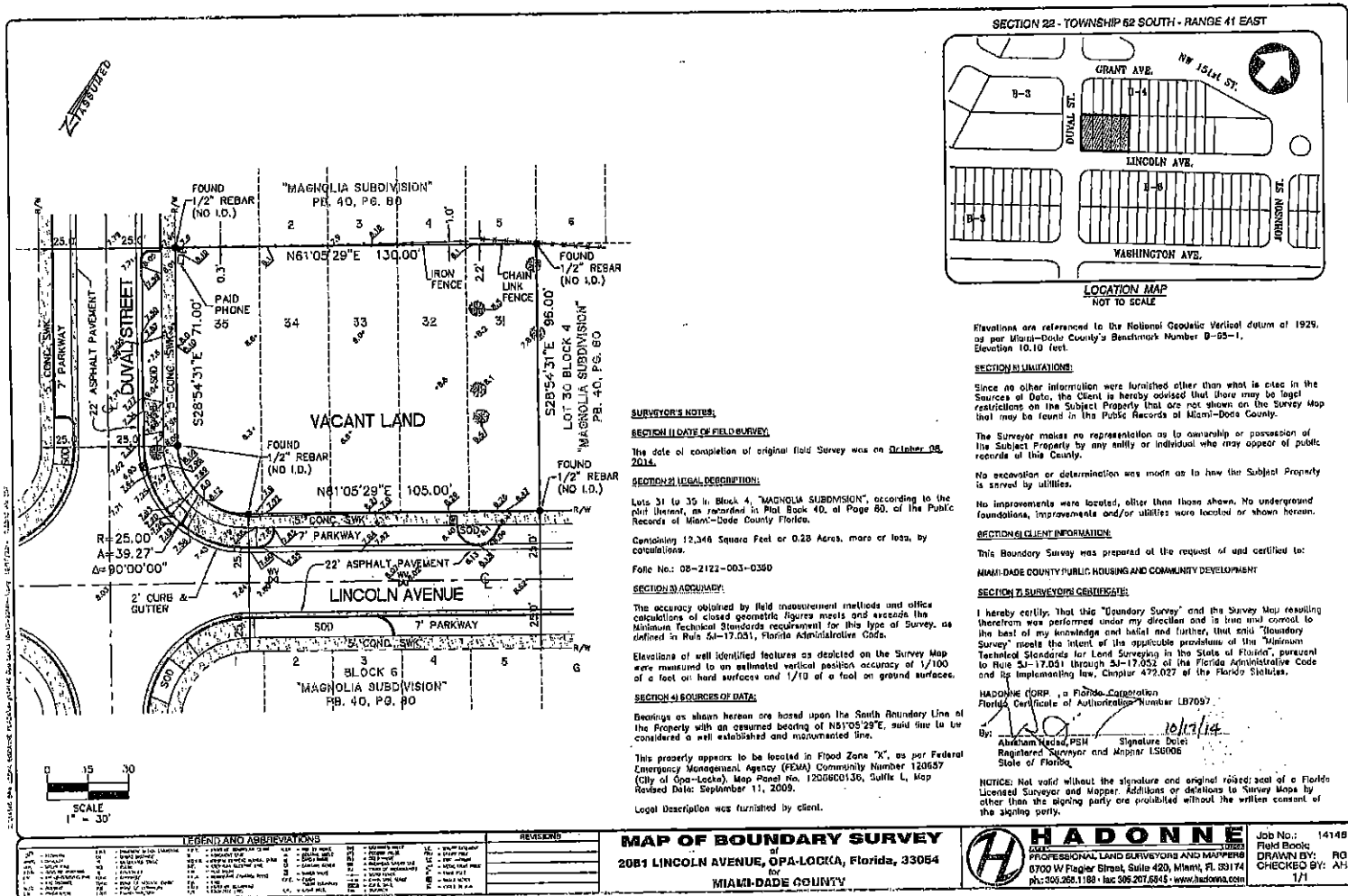
#### SECTION 4) SOURCES OF DATA:

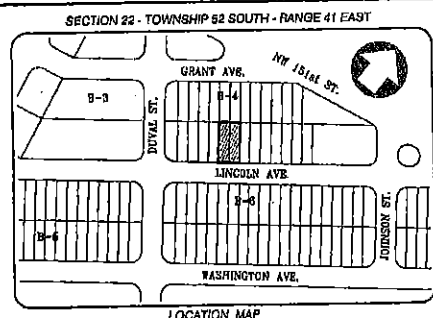
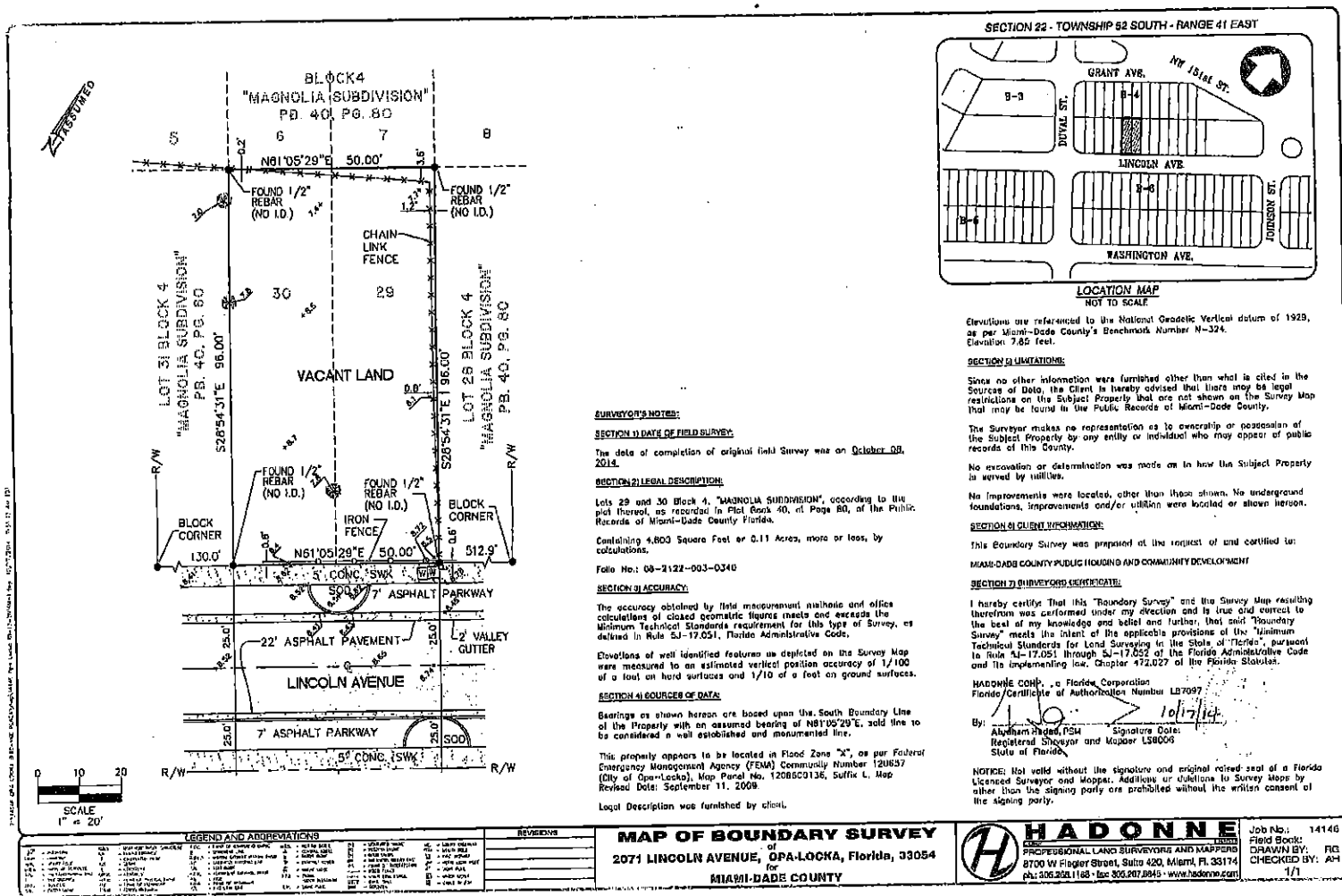
Bearings as shown hereon are based upon the South Boundary Line of the Property with an assumed bearing of  $N61^{\circ}05'29"E$ , said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120657 (City of Opa-Locke). Map Panel No. 12086G0136, Suffix L, Map Revised On: September 11, 2009.

Legal Description was furnished by client.







Elevations are referenced to the National Geodetic Vertical datum of 1929, as per Miami-Dade County's Benchmark Number N-324. Elevation 7.65 feet.

Since no other information was furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or deformation was made on or in how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This Boundary Survey was prepared at the request of and certified for: MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to rule 11-17.051 through 11-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CON., a Florida Corporation  
Florida Certificate of Authorization Number LS7097

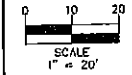
By: [Signature] Signature Date: 10/17/14  
Alphonse Hadonne, PLS  
Registered Surveyor and Mapper LS8006  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

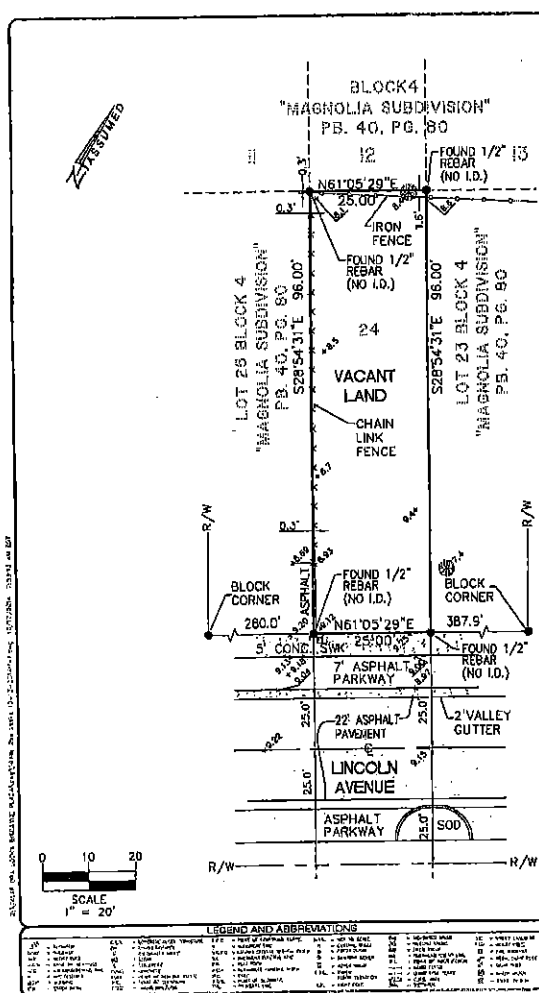
**SURVEYOR'S NOTES:**  
**SECTION 1) DATE OF FIELD SURVEY:**  
The date of completion of original field Survey was on October 08, 2014.  
**SECTION 2) LEGAL DESCRIPTION:**  
Lots 29 and 30 Block 4, "MAGNOLIA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 40, at Page 80, of the Public Records of Miami-Dade County Florida.  
Containing 4,800 Square Feet or 0.11 Acres, more or less, by calculations.  
File No: 00-2122-003-0340  
**SECTION 3) ACCURACY:**  
The accuracy obtained by field measurement, analysis and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey, as defined in Rule 11-17.051, Florida Administrative Code.  
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.  
**SECTION 4) SOURCES OF DATA:**  
Bearings as shown hereon are based upon the South Boundary Line of the Property with an assumed bearing of N81°05'29"E, said line to be considered a well established and monumented line.  
This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120857 (City of Opa-Locka), Map Panel No. 1208570136, suffix L. Map  
Revised Date: September 11, 2009  
Legal Description was furnished by client.

**MAP OF BOUNDARY SURVEY**  
2071 LINCOLN AVENUE, OPA-LOCKA, Florida, 33054  
for  
MIAMI-DADE COUNTY

**HADONNE**  
PROFESSIONAL LAND SURVEYING AND MAPPING  
8700 W. Flamingo Street, Suite 400, Miami, FL 33174  
PH: 305.365.1168 • FAX: 305.367.8945 • www.hadonne.com  
Job No.: 14146  
Field Book:  
DRAWN BY: RQ  
CHECKED BY: AM  
1/1



LEGEND AND ABBREVIATIONS				REVISIONS	
1	Asphalt	2	Concrete	1	Initial
3	Gravel	4	Iron	2	Change
5	Chain Link Fence	6	Found Rebar	3	Added
7	Block Corner	8	Iron Fence	4	Deleted
9	Valley Gutter	10	Asphalt Pavement	5	Revised
11	7' Asphalt Parkway	12	5' Conc. SWK	6	Added
13	22' Asphalt Pavement	14	Found Rebar	7	Change
15	Chain Link Fence	16	Block Corner	8	Added
17	Found Rebar	18	Iron Fence	9	Deleted
19	Valley Gutter	20	Asphalt Pavement	10	Revised
21	7' Asphalt Parkway	22	5' Conc. SWK	11	Added
23	22' Asphalt Pavement	24	Found Rebar	12	Change
25	Chain Link Fence	26	Block Corner	13	Added
27	Found Rebar	28	Iron Fence	14	Deleted
29	Valley Gutter	30	Asphalt Pavement	15	Revised
31	7' Asphalt Parkway	32	5' Conc. SWK	16	Added
33	22' Asphalt Pavement	34	Found Rebar	17	Change
35	Chain Link Fence	36	Block Corner	18	Added
37	Found Rebar	38	Iron Fence	19	Deleted
39	Valley Gutter	40	Asphalt Pavement	20	Revised
41	7' Asphalt Parkway	42	5' Conc. SWK	21	Added
43	22' Asphalt Pavement	44	Found Rebar	22	Change
45	Chain Link Fence	46	Block Corner	23	Added
47	Found Rebar	48	Iron Fence	24	Deleted
49	Valley Gutter	50	Asphalt Pavement	25	Revised
51	7' Asphalt Parkway	52	5' Conc. SWK	26	Added
53	22' Asphalt Pavement	54	Found Rebar	27	Change
55	Chain Link Fence	56	Block Corner	28	Added
57	Found Rebar	58	Iron Fence	29	Deleted
59	Valley Gutter	60	Asphalt Pavement	30	Revised
61	7' Asphalt Parkway	62	5' Conc. SWK	31	Added
63	22' Asphalt Pavement	64	Found Rebar	32	Change
65	Chain Link Fence	66	Block Corner	33	Added
67	Found Rebar	68	Iron Fence	34	Deleted
69	Valley Gutter	70	Asphalt Pavement	35	Revised
71	7' Asphalt Parkway	72	5' Conc. SWK	36	Added
73	22' Asphalt Pavement	74	Found Rebar	37	Change
75	Chain Link Fence	76	Block Corner	38	Added
77	Found Rebar	78	Iron Fence	39	Deleted
79	Valley Gutter	80	Asphalt Pavement	40	Revised
81	7' Asphalt Parkway	82	5' Conc. SWK	41	Added
83	22' Asphalt Pavement	84	Found Rebar	42	Change
85	Chain Link Fence	86	Block Corner	43	Added
87	Found Rebar	88	Iron Fence	44	Deleted
89	Valley Gutter	90	Asphalt Pavement	45	Revised
91	7' Asphalt Parkway	92	5' Conc. SWK	46	Added
93	22' Asphalt Pavement	94	Found Rebar	47	Change
95	Chain Link Fence	96	Block Corner	48	Added
97	Found Rebar	98	Iron Fence	49	Deleted
99	Valley Gutter	100	Asphalt Pavement	50	Revised



**SURVEYOR'S NOTES:**

**SECTION 1: DATE OF FIELD SURVEY:**

The date of completion of original field Survey was on October 08, 2014.

**SECTION 2: LEGAL DESCRIPTION:**

Int. 24 in Block 4, "MAGNOLIA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 40, of Page 80, of the Public Records of Miami-Dade County Florida.

Containing 2,400 Square Feet or 0.05 Acres, more or less, by calculations.

Folio No.: 08-2122-003-0300

**SECTION 3: ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey, as defined in Rule SJ-17.051, Florida Administrative Code.

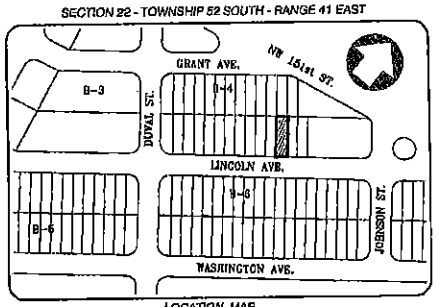
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

**SECTION 4: SOURCES OF DATA:**

Bearings as shown herein are based upon the South Boundary Line of the Property with an assumed bearing of N61°05'29"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120857 (City of Opa-Locka), Map Panel No. 120857D15B, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.



**LOCATION MAP**

NOT TO SCALE

Elevations are referenced to the National Geodetic Vertical datum of 1929, as per Miami-Dade County's Benchmark Number R-85-1. Elevation 10.10 feet.

**SECTION 5: LIMITATIONS:**

Since no other information was furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No Improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.

**SECTION 6: CLIENT INFORMATION:**

This Boundary Survey was prepared at the request of and certified to: MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

**SECTION 7: SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Boundary Survey" and the Survey Map resulting herefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule SJ-17.051 through SJ-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LB7097

By: [Signature] Signature Date: 10/17/14

Abramson Hodge, P.S.W. Registered Surveyor and Mapper, License No. 158005

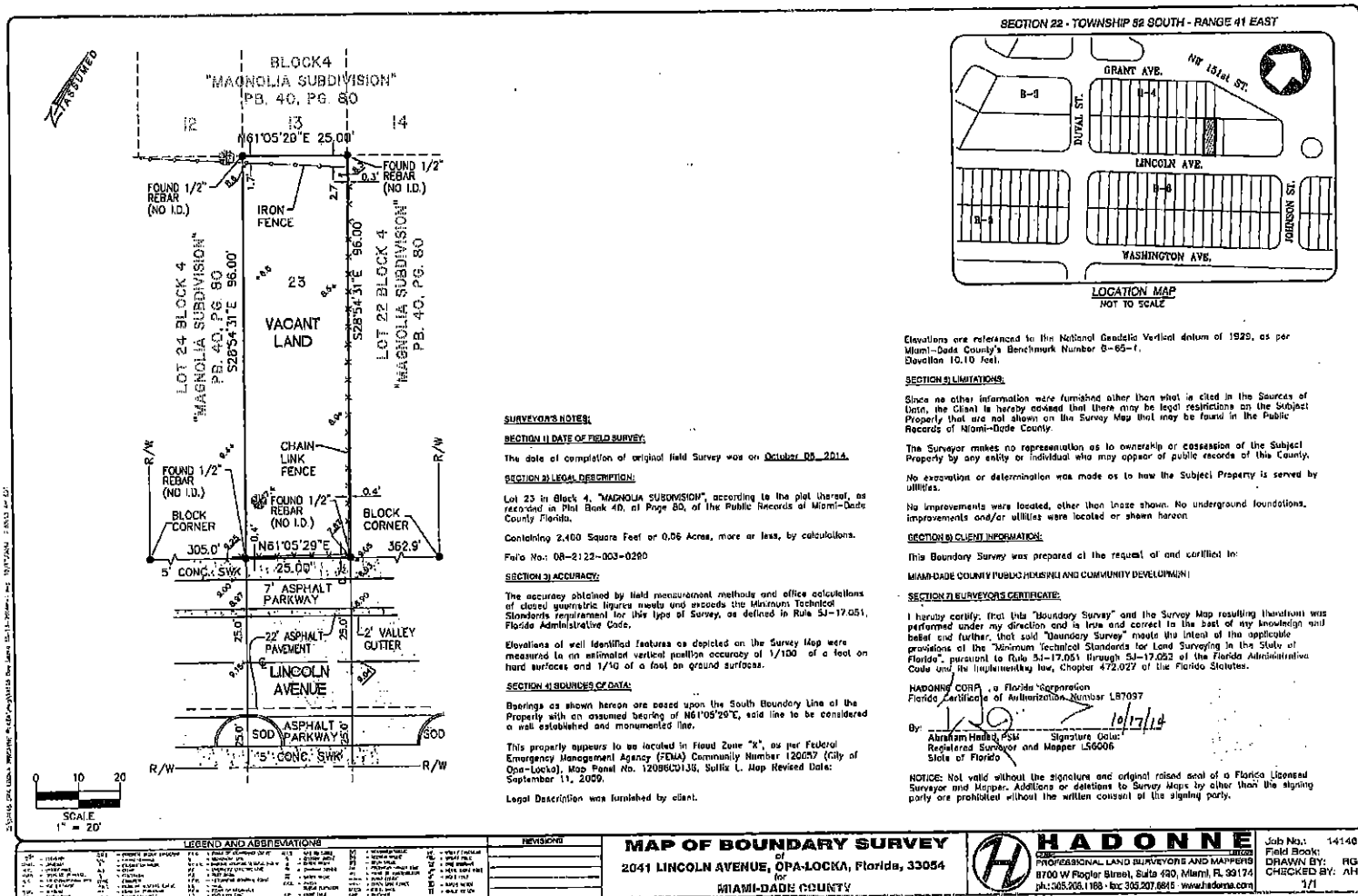
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**MAP OF BOUNDARY SURVEY**  
2411 LINCOLN AVENUE, OPA-LOCKA, Florida, 33054  
for  
MIAMI-DADE COUNTY

**HADONNE**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
8700 W. Flagler Street, Suite 420, Miami, FL 33174  
ph: 305.551.1188 fax: 305.557.8845 www.hadonne.com

Job No.: 14148  
Field Book:  
DRAWN BY: RG  
CHECKED BY: AH  
1/1



Elevations are referenced to the National Geodetic Vertical datum of 1929, as per Miami-Dade County's Benchmark Number 8-65-1.

#### SECTION 5: LIMITATIONS

Since no other information was furnished other than what is cited in the Sources of Title, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

#### SECTION 6: CLIENT INFORMATION

This Boundary Survey was prepared at the request of and certified by:

MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

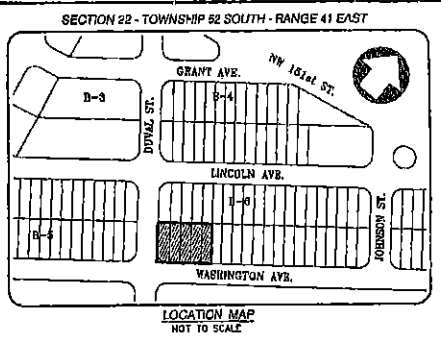
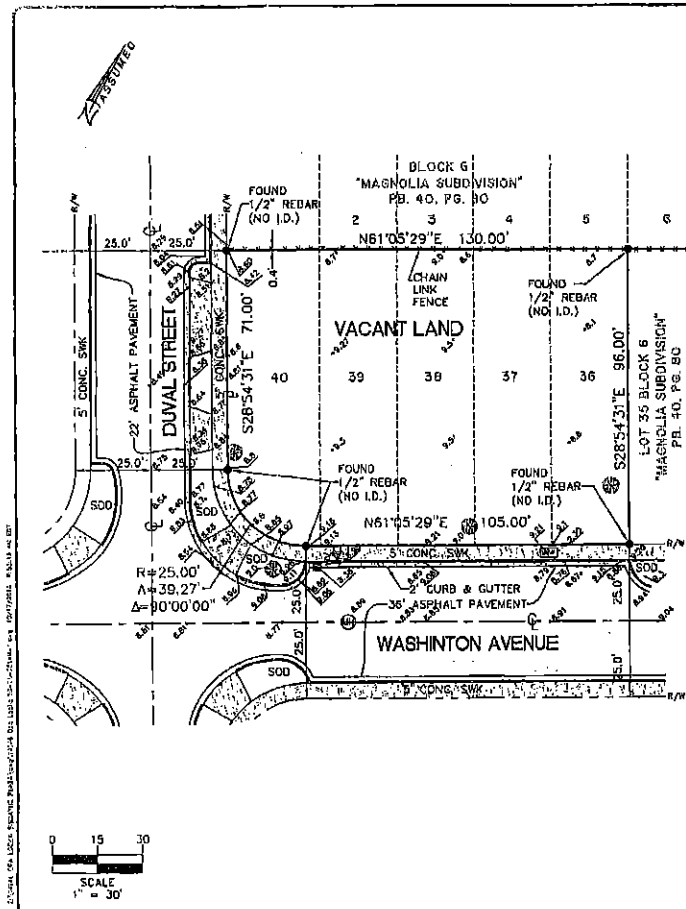
#### SECTION 7: SURVEYOR'S CERTIFICATE

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 34-17.051 through 34-17.053 of the Florida Administrative Code and the implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LB7037

By: 1/10 10/17/14  
Abraham Hadonne, P.E.  
Registered Surveyor and Mapper LB6006  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

The date of completion of original field survey was on October 08, 2014.

**SECTION 2) LEGAL DESCRIPTION:**

Lots 36 thru 40 in Block G, "MAGNOLIA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 40, of Page 80, of the Public Records of Miami-Dade County, Florida.

Containing 12,346 Square Feet or 0.28 Acres, more or less, by calculation.

File No.: 08-2122-003-0780

**SECTION 3) ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey, as defined in Rule 51-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

**SECTION 4) BOUNDARY OF DATA:**

Bearings as shown hereon are based upon the South Boundary line of the Property with an assumed bearing of N61°05'29"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120657 (City of Opa-Locka), Map Panel No. 120657C0135, Suffix 1, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations are referenced to the National Geodetic Vertical datum of 1929, as per Miami-Dade County's Benchmark Number B-85-1, Elevation 10.10 feet.

**SECTION 5) LIMITATIONS:**

Since no other information was furnished other than what is cited in the Survey of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear on public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**SECTION 6) CLIENT INFORMATION:**

This Boundary Survey was prepared at the request of and certified to: MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

**SECTION 7) SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom were performed under my direction and in full and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 51-17.051 through 51-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number 187097

By: *[Signature]* 10/17/14  
ANASTAS HADONNE, P.E.  
Registered Surveyor and Mapper (LS6006)  
State of Florida

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LEGEND AND ABBREVIATIONS	
1. LOT	2. LOT
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91. LOT	92. LOT
93. LOT	94. LOT
95. LOT	96. LOT
97. LOT	98. LOT
99. LOT	100. LOT

**MAP OF BOUNDARY SURVEY**  
of  
14911 DUVAL STREET, OPA-LOCKA, Florida, 33054  
or  
MIAMI-DADE COUNTY

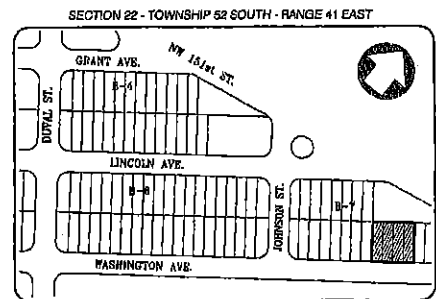
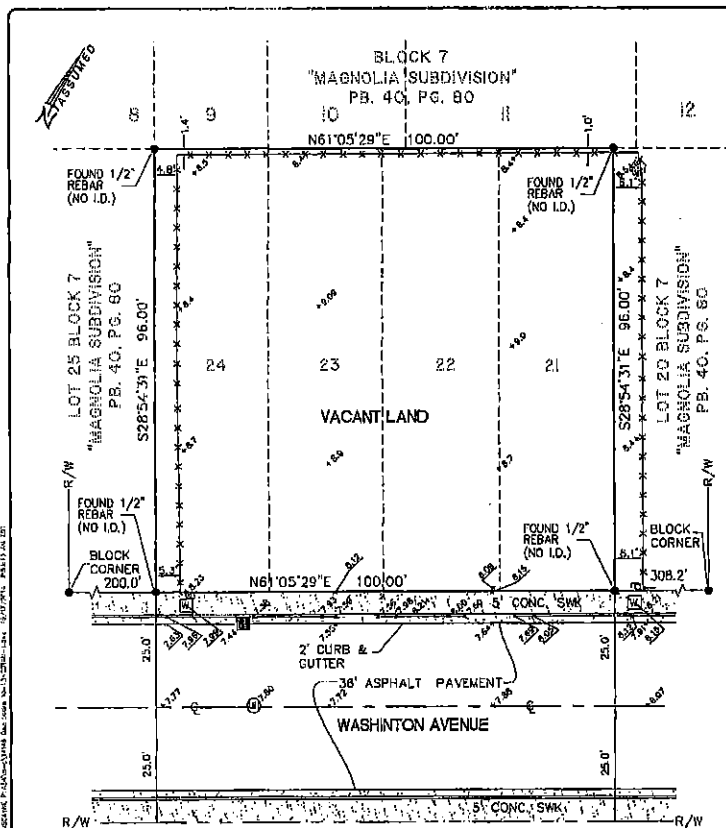


**HADONNE**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
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Job No.: 14146  
Field Book:  
DRAWN BY: RB  
CHECKED BY: AH  
1/1

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Elevations are referenced to the National Caddell Vertical datum of 1928, as per Miami-Dade County's Benchmark Number B-65-1, Elevation 10.10 feet.

#### SECTION 5 LIMITATIONS:

Since no other information was furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear on public records of this County.

No excavation or subordination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.

#### SECTION 6 CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to: MIAMI-DADE COUNTY PUBLIC WORKS AND COMMUNITY DEVELOPMENT

#### SECTION 7 SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule SJ-17.051 through SJ-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Registration Number LB10497

By: *Abraham Hadonne* PSM  
Registered Surveyor and Mapper L56008  
State of Florida

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#### SURVEYOR'S NOTES:

##### SECTION 11 DATE OF FIELD SURVEY:

The date of completion of original field Survey was on October 08, 2014.

##### SECTION 12 LEGAL DESCRIPTION:

Lots 21 thru 24 in Block 7, "MAGNOLIA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 40, of Page 80, of the Public Records of Miami-Dade County Florida.

Containing 9,000 Square Feet or 0.22 Acres, more or less, by calculations.

Fein No: 08-2122-003-0940

##### SECTION 13 ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey, as defined in Rule SJ-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

##### SECTION 14 SOURCES OF DATA:

Drawings as shown herein are based upon the South Boundary Line of this Property with an assumed bearing of N61°05'29"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120697 (City of Opa-Locka), Map Panel No. 120697C0136, Series 1, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

#### MAP OF BOUNDARY SURVEY

1901 WASHINGTON AVENUE, OPA-LOCKA, Florida, 33054  
for  
MIAMI-DADE COUNTY



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Job No.: 14148  
Field Book: DRAWN BY: RG  
CHECKED BY: AH  
1/1

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