MEMORANDUM

Agenda Item No. 8(F)(3)

TO: Honorable Chairwoman Audrey M. Edmonson and Members, Board of County Commissioners

DATE: October 6, 2020

FROM: Abigail Price-Williams County Attorney

SUBJECT: Resolution approving, a contract for sale and purchase between Neil Kadre as seller, and Miami-Dade County, as buyer, for approximately 41,839 square feet of vacant land located at the northeast corner of SW 87 Avenue and SW 4 Street, Miami, Florida, in the amount of $735,000.00 and authorizing the expenditure of approximately $12,000.00 for closing costs, to be funded with open space impact fee funds; authorizing the County Mayor to execute the contract for sale and purchase, exercise any and all rights conferred therein, take all other actions necessary to effectuate said purchase and accept conveyance of property by General Warranty Deed; and directing the County Mayor to record such deed

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Rebeca Sosa.

Abigail Price-Williams
County Attorney

APW/uw

Memorandum

MIAMI-DADE COUNTY

Date: October 6, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing the Execution of a Contract for Sale and Purchase of Approximately 41,839 Square Feet of Vacant Land Located at the Northeast Corner of SW 87 Avenue and SW 4 Street, Miami, Florida
Folio No.: 30-4003-006-0670

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing execution of a Contract for Sale and Purchase for the acquisition of approximately 41,839 square feet (0.96 acres) of vacant land (Property) between Miami-Dade County (Buyer), and Neil Kadre (Seller). This item was prepared by the Internal Services Department on behalf of the Parks, Recreation and Open Spaces Department. Specifically, the resolution does the following:

- Authorizes the acquisition of approximately 41,839 square feet of vacant land located at the northeast corner of SW 87 Avenue and SW 4 Street, Miami, Florida (Folio No. 30-4003-006-0670) for the purposes of constructing a public park;

- Authorizes the County Mayor or County Mayor's designee to execute a Contract for Sale and Purchase in the amount of $735,000 (Attachment 1 to the resolution); and

- Authorizes the County Mayor or County Mayor's designee to accept the conveyance by General Warranty Deed (Attachment 2 to the resolution), to record the instrument of conveyance in the public records of Miami-Dade County and to exercise any and all other rights set forth in the Contract for Sale and Purchase.

Scope

The Property is located in Commission District 6, which is represented by Vice Chairwoman Rebeca Sosa.

Fiscal Impact/Funding Source

The estimated total cost of the acquisition is $747,000; which includes $735,000 for the acquisition of the Property and approximately $12,000 for closing costs. The acquisition costs and closing costs will be funded from Open Space Impact Fee Funds.

In accordance with the requirements in Section 125.355, Florida Statutes, two independent appraisals were procured by the Internal Services Department. The appraisers were instructed to provide two values for the Property, one with the existing trees and the other with the Property cleared. One appraisal, dated December 10, 2019, valued the Property at $746,000 with the trees, and $764,000 if cleared (Attachment 3). The second appraisal, dated December 16, 2019, valued the Property at $732,000 with the trees, and $753,000 if cleared (Attachment 4). The average of the two appraised values with the trees is $739,000 and $758,500 if cleared. The Property will be purchased by the County with the existing trees in place.

Track Record/Monitoring
Jessica Gutierrez of the Internal Services Department is managing the purchase of this property. Stephanie Cornejo of the Miami-Dade County Parks, Recreation and Open Spaces Department is managing the development of the public park.

Delegation of Authority
Authorizes the County Mayor or County Mayor's designee to execute the Contract for Sale and Purchase and to exercise any and all other rights conferred herein.

Background
The Parks, Recreation and Open Spaces Department is seeking to purchase this Property to increase local park and recreational open space to residents in this section of Unincorporated Miami-Dade County. Based on the size of the Property, the Department will develop a mini-park with a small playground or tot lot, benches, a walkway, landscaping, and access control fencing. The Department's preliminary estimate of probable capital improvement project cost is $431,000. The future development of the Property will be subject to the park planning process and community input once the Property is acquired by the County. The Property is zoned RU-1, Single-Family Residential District. According to Section 33-199 (2) of Article XIV of Chapter 33 of the Code of Miami-Dade County, the proposed public park use is a permitted use within the RU-1 zone. Therefore, pursuant to Section 33.303 (b) of the Code of Miami-Dade County, approval of a Governmental Facility Hearing by the Board of County Commissioners is not required.

Acquisition of the Property is contingent upon the completion of the environmental review process. As part of the due diligence process, the County initiated an environmental review that includes a Phase 1 and Phase 2 environmental site assessment. In 2019, the Phase 1 environmental site assessment was completed. Based on the findings of the Phase I assessment, DERM required that a Phase 2 be conducted in order to collect and analyze samples from three piles of soil located on the property. Findings of the Phase 2 assessment indicated that Dieldrin, a pesticide, is present in the piles of soil and exceeds the regulatory criteria; however it was confirmed that the Dieldrin has not leached into the groundwater. The Phase 2 sampling to date, also identified arsenic in the property's soil.

DERM has requested that additional soil testing be conducted to determine the limits of the arsenic on site. As of August 31, 2020, the additional testing has not been completed. In the event that the Phase 2 environmental site assessment reveals contamination levels that require remediation and the Seller is unwilling to remediate, the County Mayor or the County Mayor's designee may terminate the contract or return to the Board for authorization of additional expenditures related to the remediation in order to proceed with the purchase.

Edward Marquez
Deputy Mayor

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(F)(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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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(F)(3)
10-6-20

RESOLUTION NO. _____

RESOLUTION APPROVING, A CONTRACT FOR SALE AND PURCHASE BETWEEN NEIL KADRE, AS SELLER, AND MIAMI-DADE COUNTY, AS BUYER, FOR APPROXIMATELY 41,839 SQUARE FEET OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF SW 87 AVENUE AND SW 4 STREET, MIAMI, FLORIDA, IN THE AMOUNT OF $735,000.00 AND AUTHORIZING THE EXPENDITURE OF APPROXIMATLEY $12,000.00 FOR CLOSING COSTS, TO BE FUNDED WITH OPEN SPACE IMPACT FEE FUNDS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT FOR SALE AND PURCHASE, EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE AND ACCEPT CONVEYANCE OF PROPERTY BY GENERAL WARRANTY DEED; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECORD SUCH DEED

WHEREAS, the 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. The foregoing recital is incorporated into this resolution and is approved.

Section 2. This Board hereby approves the Contract for Sale and Purchase between Neil Kadre, as Seller, and the County, as Buyer, of approximately 41,839 square feet of vacant land located at the northeast corner of SW 87 Avenue and SW 4 Street, Miami, Florida (the "Property"), in substantially the form attached hereto as Attachment 1, in the amount of $735,000.00, and an additional expenditure of approximately $12,000.00 for closing costs, to be funded with Open Space Impact Fee Funds for the purpose of constructing a public park. In the

event that the Phase 2 environmental site assessment reveals contamination levels that require remediation and the Seller is unwilling to remediate the Property, the County Mayor or the County Mayor's designee may terminate the contract or return to the Board for authorization of additional expenditures related to the remediation in order to proceed with the purchase. This Board further authorizes the County Mayor or the County Mayor's designee to execute said Contract for Sale and Purchase on behalf of Miami-Dade County, to exercise any and all rights conferred therein, to take all other actions necessary to effectuate said purchase, and to accept conveyance of said Property by General Warranty Deed substantially in the form attached hereto as Attachment 2.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the County Mayor's designee to record the instrument of conveyance evidencing the transfer of title to the County in the Public Records of Miami-Dade County, Florida and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy 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:

Audrey M. Edmonson, Chairwoman
Rebeca Sosa, Vice Chairwoman

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

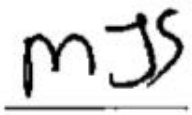
The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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.



Melanie J. Spencer
Monica Rizo Perez

CONTRACT FOR SALE AND PURCHASE

Project: Proposed Park - Kadre
Folio Nos.: 30-4003-006-0670

This Contract for Sale and Purchase ("Contract") is entered into as of the _____ day of_____, 2020 by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and successors in interest ("Buyer"), whose Post Office Address is 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128, and NEIL KADRE, ("Seller") whose address is 133 Sevilla Avenue, Coral Gables, FL 33133.

WITNESSETH, that for and in consideration of the mutual covenants contained herein, the Buyer and Seller agree as follows:

1. REALTY. Seller agrees to sell to Buyer, and its successors in interest, and Buyer agrees to purchase from Seller that certain real property, located in Miami-Dade County, Florida, which real property is legally and more specifically described in "Exhibit A" attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, privileges, servitudes, rights of reverter, and other rights appurtenant to said real property, if any and all buildings, fixtures, and other improvements thereon, if any, all fill and top soil thereon, if any, all oil, gas and mineral rights possessed by Seller, if any, and all right, title and interest of Seller in and to any and all streets, roads, highways, easements, drainage rights, or rights-of-way, appurtenant to the Real Property, if any, and all right, title and interest of Seller in and to any and all covenants, restrictions, agreements and riparian rights as same may apply to and benefit the Real Property, if any (collectively, the "Real Property").

2. PURCHASE PRICE. Buyer agrees to pay a purchase price for the real property of $735,000 (Seven Hundred and Thirty-Five Thousand Dollars), by County check or wire transfer of U.S. funds. The purchase price to be paid at closing shall be subject to environmental / hazardous materials testing, other adjustments and prorations provided for herein and will be paid at closing as specified in Article 6 herein. The Purchase Price is based on the sale being "as is" without any representation or warranty of the Seller surviving the Closing. Buyer acknowledges and warrants that it has been able to inspect the Property and accepts the Property in "as is" condition. Other than as set forth in any other provision in this contract, which shall take precedence over this section, the Purchase Price is based on the sale being "as is" without any representation or warranty of the Seller surviving the Closing.

3. INTEREST CONVEYED. Seller is the record owner of the fee simple title to the subject Real Property and agrees to convey good, marketable and insurable title by General Warranty Deed, in substantially the form of Exhibit "B" attached hereto and made a part hereof ("General Warranty Deed"). Notwithstanding the foregoing, if Seller is unable, at closing, to convey to the Buyer such title as stated in this paragraph, the Buyer's sole remedy shall be to terminate this Contract.

4. AD VALOREM TAXES. Buyer, a political subdivision of the State of Florida, is exempt from payment of ad valorem taxes. Therefore, it shall be Seller's responsibility to comply with Section 196.295, Florida Statutes by placing the appropriate amount of pro rata taxes to the

day of closing and any delinquent taxes in escrow with the Miami-Dade County Tax Collector.

5. TITLE INSURANCE. Buyer may, at its expense, within fifteen (15) business days of the effective date of this Contract, obtain a marketable title insurance commitment and furnish a copy to the Seller. Said commitment shall show a good, marketable and insurable title to the Real Property in the Seller's name. Buyer shall have ten (10) business days from receipt of title commitment to inspect said title documents and report defects, if any, in writing to the Seller. Buyer may at Buyer's expense obtain an owner's marketable title insurance policy (ALTA Form "B") from a title insurance company licensed by the State of Florida ("Title Company") in the amount of the purchase price. In addition, the policy shall insure title to the Real Property for the period between closing and recording of the General Warranty Deed. In connection herewith, Seller agrees to provide all customary affidavits and other documents as required by the title insurer, with limited indemnity obligations solely for matters known to Seller. If the title commitment shows title to the Real Property to be unmarketable and uninsurable, then this Contract shall be rendered null and void and both Buyer and Seller shall be released of all obligations hereunder, except that Buyer may waive any defects and proceed with closing at Buyer's option.

6. ENVIRONMENTAL/HAZARDOUS MATERIALS INSPECTIONS. Buyer shall, at Buyers sole cost and expense and at least thirty (30) days from the effective date of this Contract, obtain An ASTM PHASE I Environmental Site Assessment Report of the Real Property (PHASE I) or an Environmental Status Report (ESR) from the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resource Management (DERM) to obtain information regarding the environmental conditions of the site, and to determine the existence and extent, if any, of environmental impacts, specifically: contamination (as defined in Section 24-5 of the Code of Miami-Dade County (the "Code") and/or Chapter 620780 Florida Administrative Code ("FAC") or the presence of hazardous materials or hazardous waste, pursuant to Section 24-5 of the Code, or solid waste as defined in Section 15-1 of the Code and/or Chapter 62-701 FAC, on the Real Property in violation of any laws, ordinances rules or restrictions of any governmental authority having jurisdiction.

Upon receipt of the PHASE I or ESR from DERM, the Buyer shall then have an additional sixty (60) days to obtain a PHASE II Environmental Site Assessment Report (PHASE II), should DERM determine that the results of the PHASE I or ESR warrant additional testing. The foregoing time periods for testing shall be referred to herein as the "Inspection Period." Should any such inspections show defects to the Real Property, including the presence of hazardous material and/or excessive development cost, which Buyer is unable or unwilling to accept, Buyer may elect to terminate this Contract by giving Seller written notice prior to the expiration of the Inspection Period, whereupon both Buyer and Seller shall be released from all further obligations hereunder, except those which expressly survive the termination hereof, unless Seller in Seller's sole discretion elects in writing to repair such defects to Buyer's satisfaction. If Seller agrees to repair such defects by Closing, Buyer will proceed to Closing without delay. If in writing Seller is unwilling or unable to repair such defects to Buyer's satisfaction, Buyer may waive all such defects and proceed to Closing at Buyer's option without adjustment to the Purchase Price, such option to be exercised in writing within fifteen (15) days of Seller's notice to Buyer that they are unable or unwilling to repair such defects. If Buyer does not waive such defects, this Contract shall terminate as above set forth.

7. SURVEY. Buyer, at Buyer's sole cost and expense and not less than 30 days prior to closing, obtain a current certified boundary survey of the Real Property prepared by a professional land surveyor licensed by the State of Florida. The survey shall be certified to the Buyer, the Title Company and the Seller. The date of certification shall be within sixty (60) days before the Closing date, unless this sixty (60) day time period is waived by Buyer and by the Title Company for purposes of deleting the standard exceptions for survey matters and easements or claims of easements not shown by the public records from the owners' title policy. The survey shall contain a certification of the number of square feet and calculated acreage contained in the Real Property, less any dedicated right of way thereon. If the survey shows any encroachment on the Real Property or that any improvements on the Real Property encroach on the land of others, the same shall be regarded as a title defect. The legal description in the survey shall be subject to Seller's and Buyer's approval.

8. RIGHT TO ENTER REAL PROPERTY. Seller agrees that Buyer and its agents shall, upon reasonable notice, have the right to enter the Real Property for all lawful and agreed upon purposes in connection with this transaction provided the Buyer shall indemnify and hold Seller harmless for damage or injury caused by Buyer and its agents subject to all limitations of Section 768.28, Florida Statutes. Buyer shall not in the course of such entry make any invasive tests, alterations or improvements to the balance of the parent tract owned by Seller, except with the express written consent of Seller. Buyer hereby agrees to indemnify, protect and hold harmless Seller from and against any and all claims, demands, losses, costs, damages to the balance of the parent tract. If Closing does not occur, Buyer shall repair and restore the Real Property to the condition existing prior to any test or construction on the site.

9. TENANCIES. Seller further warrants and represents that no person is living on or occupying the Real Property (or any portion thereof) to, or otherwise permits the use or occupancy of the Real Property (or any portion thereof) by, any natural person, firm, partnership, association, corporation, limited liability company, trust, public body, authority, government unit, and that (i) there are no other agreements, oral or written, that permits the use or occupancy of any portion of the Real Property; (ii) Seller shall not permit the use or occupancy of any portion of the Real Property subsequent to the date of Seller execution of this Contract; (iii) Seller will indemnify, defend and hold harmless Buyer, its agencies, instrumentalities, commissioners, trustees, officers, employees, and agents, for and against all persons claiming an interest in possession of the Real Property or any portion thereof that is contrary to the representations in this paragraph. This section will survive after closing.

10. PRORATIONS: In addition to proration of taxes as provided in Paragraph 4 above, expenses for electricity, water, sewer, waste collection, and personal property taxes, if any and all revenue if any shall be prorated to the day prior to closing.

11. LIENS. All liens of record, excluding county liens; but including certified municipal and special assessments, if any, shall be paid in full at or before closing by the Seller. If a pending lien has been filed against the Real Property which has not been certified as of the date of closing, and the work and improvements for which the lien was filed have been completed

prior to the closing, despite the fact that the pending lien has not been certified, such lien shall be paid by the Seller. This section will survive after closing.

12. CLOSING. The closing of this transaction shall be completed within forty-five (45) days of the Effective Date of this contract unless otherwise extended, as mutually agreed upon by both Buyer and Seller or as otherwise provided herein. The precise date, time, and place of closing shall be set by Buyer and Seller.

13. TIME. Buyer and Seller mutually agree to fully and timely execute such papers as deemed necessary to complete the conveyance in accordance with the terms of this contract. Time is of the essence of this Contract. All obligations are subject to Acts of God or Nature or any other occurrence, which is beyond the control of Seller or Buyer. All time periods will be calculated in business days.

14. BROKERS. Any and all real estate fees or commissions claimed due pursuant to this transaction to any real estate broker or agent shall be paid by the Seller. Seller shall hold Buyer harmless from and against any and all claims, liability, cost, expense, damages, judgments and causes of action, including reasonable attorney's fees, based on real estate commissions claimed due pursuant to this transaction to any real estate broker or real estate agent. This section will survive after closing.

15. EXPENSES. Seller shall be responsible for recording fees on the General Warranty Deed. Seller shall be responsible for the payment of Florida Documentary Stamp Taxes and Miami-Dade County Surtax on the Warranty Deed.

16. LOSS. All risk of loss to the Real Property shall be borne by Seller until transfer of title.

17. ACCESS. Seller warrants and represents that there is legal ingress and egress to the Real Property being purchased under this contract.

18. POSSESSION. Seller shall deliver possession of the Real Property and keys to all locks, if any, to the Buyer at closing.

19. DEFAULT. If either party defaults under this Contract, then the other party may waive the default and proceed with closing without adjustment to the purchase price, in which event any and all claims with respect to such default shall be deemed extinguished, or either party may seek specific performance. In no event shall either party be liable for any damages (actual, special consequential, punitive or otherwise) for any default under this Contract.

20. DISCLOSURE. Seller warrants that there are no facts which materially and adversely affect the physical condition and present use of the Real Property which have not been disclosed by Seller to Buyer or which are not readily observable to Buyer or which Buyer cannot discover during customary due diligence.

21. SUCCESSORS IN INTEREST. This Contract will ensure to the benefit of and be

binding upon, and is intended solely for the benefit of the parties hereto, and their respective heirs, personal representatives, successors, and assigns; and no third party will have any rights, privileges or other beneficial interests herein or hereunder.

22. GOVERNING LAW. This Contract is governed by and will be construed in accordance with the laws of the State of Florida, and in the event of any litigation concerning the terms of this Contract; proper venue thereof will be in Miami-Dade County.

23. INVALID PROVISIONS. In the event any term or provision of this Contract is held illegal, unenforceable or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby, but will be valid and remain in force and effect, provided that the inoperative provision (s) are not essential to the interpretation or performance of this Contract in accordance with the clear intent of the parties.

24. RECORDING. This Contract or notice thereof may be recorded by Buyer in the minutes of the Clerk of the Board of County Commissioners Miami-Dade County, Florida, but shall not be recorded in the official public records of the Clerk of the Court of Miami-Dade County, Florida.

25. ASSIGNMENT. Neither this Contract nor any interest therein shall be assigned by Buyer or Seller without the express written consent of each other, which consent shall not be unreasonably withheld.

26. ENTIRE AGREEMENT. This Contract contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous agreements and understandings between the parties hereto.

27. EFFECTIVENESS. The effectiveness of this Contract is contingent upon approval by (i.) the Miami-Dade County Board of County Commissioners ("Board"); and (ii) Board approval of a Governmental Facility Hearing pursuant to Section 33-303 of the Code of Miami-Dade County, if applicable; provided, however, that such Board approval shall not be effective until the earlier of; a) the date the Mayor of Miami-Dade County indicates approval of such Commission action; or b) the lapse of ten (10) days without the Mayor's veto (the "Effective Date"). In the event that the Mayor vetoes the Board approval, the Board approval shall not be effective in the absence of an override of the Mayor's veto that shall be at the next regularly scheduled meeting of the Board after the veto occurs, in which case such override date shall be the Effective Date. The actions of the Commission and the Mayor in connection with the award or rejection of any contract rests within their sole discretion. The date of such approval of the Contract by Buyer, as set forth above is the Effective Date of this Contract.

28. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has accumulated in the building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

NOTICE. All communications regarding this transaction shall be directed to:
as to Buyer:

Jessica Gutierrez, Real Estate Officer
Miami-Dade County-Internal Services Department
111 NW 1st Street, Suite 2460
Miami, Florida 33128

as to Seller: Neil Kadre
133 Sevilla Avenue, Coral Gables, FL 33133

[SIGNATURES APPEAR ON FOLLOWING PAGES]
[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Buyer and Seller have duly executed this Contract as of the day and year above written.

ATTEST:

By: _____
Clerk

BUYER:

MIAMI-DADE COUNTY

By: _____
Carlos, A. Gimenez,
County Mayor

Date: _____

Witness
Lourdes Barsky
Print

Witness
Ana M Hernandez
Print

SELLER:

By: _____
Neil Kadre

Date: 3/13/2020

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 13 day of March, 2020 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, NEIL KADRE, personally known to me, or proven, by producing the following identification: DRIVER'S LICENSE to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official Seal at Miami, in the County and State aforesaid, on this, the 13 day of March, 2020

Anna Duys
Commission # FF943836
Expires: March 31, 2020
Bonded thru Aaron Notary

NOTARY SEAL / STAMP

_____ (SEAL)
Notary Public

ANNA DUYS
Print Name
Notary Public, State of FLORIDA
My Commission expires 3/31/2020

Approved as to form and legal sufficiency:

_____
Assistant County Attorney

EXHIBIT "A"

Legal Description

Lot 13, Block 3, of FLAGLER WATERWAY ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 44, of the Public Records of Miami Dade County, FL.

EXHIBIT "B"

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this ____ day of _____, 20___, between **Neil Kadre,** whose address is 133 Sevilla Avenue, Coral Gables, FL 33133 ("Grantor"), and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose Post Office Address is 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and its successors and assigns forever, all that certain land situate in Miami-Dade County, Florida, which is more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "**Property**").

SUBJECT TO taxes, assessments and special district levies, for 2020 and subsequent years; zoning and other regulatory laws and ordinances affecting the Property; those matters that would be disclosed by an accurate survey of the Property; and easements, reservations, restrictions, rights of way, and other matters of record, if any, without the intent to reimpose or reinstate same hereby.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Property; that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

_____

Print Name: _____

By: _____
Name: Neil Kadre

_____

Print Name: _____

_____

STATE OF _____)
)
COUNTY OF _____)

I HEREBY CERTIFY, that on this ___ day of _____, 20___, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, Neil Kadre, personally known to me, or proven, by producing the following identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and Official Seal at _____, in the County and State, aforesaid, on this _____ day of _____, 20____.

_____(SEAL)
Notary Public

_____
Print Name
Notary Public, State of _____
My Commission Expires

NOTARY SEAL / STAMP

_____

Approved as to form and legal sufficiency:

_____
Assistant County Attorney

The foregoing was accepted and approved on the ____ day of _____, 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Exhibit A to Warranty Deed

Legal Description

Lot 13, Block 3, of FLAGLER WATERWAY ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 44, of the Public Records of Miami Dade County, FL.

Instrument Prepared by and Return To:
_____ISD/ Real Estate Development Division
111 NW 1 Street, Suite 2460
Miami, Florida 33128

Folio No.: 30-4003-006-0670
Department User: Miami Dade County Parks, Recreation and Open Spaces

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this ____ day of _____, 20___, between **Neil Kadre,** whose address is 133 Sevilla Avenue, Coral Gables, FL 33133 ("Grantor"), and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose Post Office Address is c/o Miami-Dade County Parks, Recreation and Open Spaces Department, 111 N.W. 1st Street, Suite 17-202, Miami, Florida 33128 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and its successors and assigns forever, all that certain land situate in Miami-Dade County, Florida, which is more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the **"Property"**).

SUBJECT TO taxes, assessments and special district levies, for 2020 and subsequent years; zoning and other regulatory laws and ordinances affecting the Property; those matters that would be disclosed by an accurate survey of the Property; and easements, reservations, restrictions, rights of way, and other matters of record, if any, without the intent to reimpose or reinstate same hereby.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Property; that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

_____

Print Name: _____

By: _____

_____

Name: Neil Kadre

Print Name: _____

STATE OF _____)
)
COUNTY OF _____)

I HEREBY CERTIFY, that on this ___ day of _____, 20___, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, Neil Kadre, personally known to me, or proven, by producing the following identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and Official Seal at _____, in the County and State aforesaid, on this _____ day of _____, 20____.

_____(SEAL)
Notary Public

_____
Print Name
Notary Public, State of _____
My Commission Expires

NOTARY SEAL / STAMP

_____

Approved as to form and legal sufficiency:

_____
Assistant County Attorney

The foregoing was authorized by Resolution No. _____approved by the Board of County Commissioners of Miami-Dade County, Florida on the ____ day of _____, 20___.

Exhibit A to Warranty Deed

Legal Description

Lot 13, Block 3, of FLAGLER WATERWAY ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 44, of the Public Records of Miami Dade County, Florida.

APPRAISAL OF

A 40,200 SQUARE FOOT VACANT PARCEL OF LAND ON THE EAST SIDE OF S.W. 87 AVENUE AND THE NORTH SIDE OF S.W. 4 STREET MIAMI-DADE COUNTY, FLORIDA

PREPARED FOR

Internal Services Department
Real Estate Development Division
Miami-Dade County
111 N.W. 1st Street, Suite 2460
Miami, Florida 33128

Project Name:	**Vacant Residential Land (Kadre)**
Ownership:	**Neil Kadre**

DATE OF APPRAISAL

December 10, 2019

PREPARED BY

INVESTORS RESEARCH ASSOCIATES, INC.
5730 S.W. 74 Street, Suite 100
South Miami, Florida 33143

investors research associates, inc.
5730 s.w. 74 street, suite 100
south miami, florida 33143-5381
telephone
305-665-3407
fax
305-665-4921

real estate consultants
and appraisers
licensed real estate broker

December 13, 2019

Dawn Soper
Real Estate Officer
Internal Services Department
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128

Re:	Project Name:	Vacant Residential Land (Kadre)
	Ownership:	Neil Kadre
	Location:	Northeast corner of S.W. 87 Avenue and S.W. 4 Street, Miami-Dade County, Florida

Dear Ms. Soper:

The attached appraisal of the above-referenced property is being submitted according to your request. The report contains the results of investigations and analyses made in order to furnish an estimate of the market value of the fee simple interest in the property described herein.

This appraisal is intended to comply with the following: The Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation; requirements of the Real Estate Appraisal Board of the Florida Department of Professional Regulation; and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

In my opinion, the market value of the property described herein, as of December 9, 2018 is:

As if cleared:	$764,000
As is:	$746,000

Please feel free to contact me with any questions you may have.

Respectfully submitted,

Edward N. Parker, MAI
State Certified General Appraiser
RZ144

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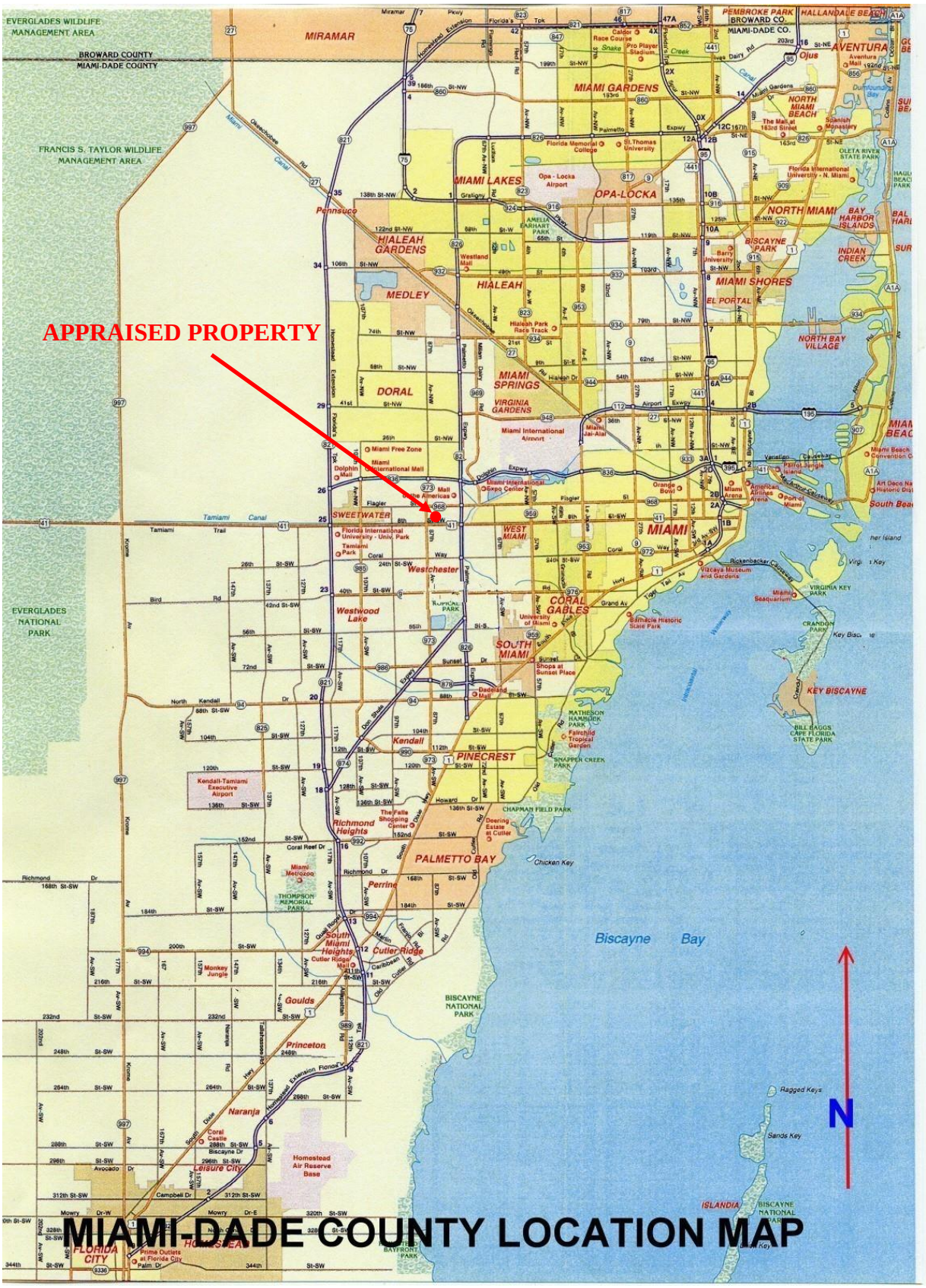
I. SUMMARY OF FACTS AND CONCLUSIONS

The Assignment:	To estimate the market value of the property described herein.
Location:	The northeast corner of S.W. 87 Avenue and S.W. 4 Street, Miami-Dade County, Florida
Current Ownership:	Neil Kadre
Site Description:	A rectangular corner parcel of vacant land containing 40,200 square feet. Although the property is currently vacant it does have about 30 large Australian Pine trees.
Assessment and Taxes (2018):	Assessed Value: $493,893 Taxes: $ 4,691
Zoning:	RU-1, Single Family Residential
Land Plan Designation:	Low Density Residential
Present Use:	Vacant Land
Highest and Best Use:	Single family residential
Conclusion of Market Value:	As if cleared: $764,000 As is: $746,000
Effective Date of Valuation:	December 10, 2019
Appraiser:	Edward N. Parker, MAI
Assumption:	The appraised property has approximately 30 large Australian Pine trees, most located on the west half of the site. The Australian Pine is an unattractive and undesirable tree type found in South and Central Florida. Those at the subject site appear to be up to 50 to 60 feet in height and up to 24 to 30 inches in diameter. A developer of this property would need to have these trees removed prior to housing construction. Although a specific estimate to remove these trees was not available for this assignment, the client did provide an estimate to remove 37 Australian Pines at a different location within Miami-Dade County. Based on this information an admittedly rough estimate to

remove the trees at the subject property was prepared by the appraiser. The cost to remove these trees has been deducted from the estimate of value of the site as if cleared to derive a conclusion of value “as is”.

It is recommended that the County have a qualified professional prepare an estimate to remove these trees prior to purchase negotiations. If this estimate differs substantially from the estimate prepared by the appraiser the value concluded herein should be revised.


APPRAISED PROPERTY
MIAMI-DADE COUNTY LOCATION MAP
EVERGLADES WILDLIFE MANAGEMENT AREA
BROWARD COUNTY
MIAMI-DADE COUNTY
FRANCIS S. TAYLOR WILDLIFE MANAGEMENT AREA
EVERGLADES NATIONAL PARK
MIRAMAR
MIAMI GARDENS
MIAMI LAKES
OPA-LOCKA
HIALEAH GARDENS
HIALEAH
MEDLEY
DORAL
MIAMI SPRINGS
VIRGINIA GARDENS
SWEETWATER
WEST MIAMI
MIAMI
CORAL GABLES
SOUTH MIAMI
PINECREST
PALMETTO BAY
Biscayne Bay
BISCAYNE NATIONAL PARK
KEY BISCAYNE
NORTH MIAMI BEACH
NORTH MIAMI
BISCAYNE PARK
MIAMI SHORES
EL PORTAL
NORTH BAY VILLAGE
INDIAN CREEK
AVENTURA
PEMBROKE PARK
HALLANDALE BEACH
BROWARD CO.
MIAMI-DADE CO.
Miami International Airport
Miami International Mall
Dolphin Mall
Westchester
Westwood Lake
Kendall
Richmond Heights
Perrine
South Miami Heights
Cutler Ridge
Goulds
Princeton
Naranja
Leisure City
Homestead Air Reserve Base
FLORIDA CITY
HOMESTEAD
ISLANDIA
N

II. THE ASSIGNMENT

A. Identification of the Property

The appraised property comprises a rectangular land parcel located at the northeast corner of S.W. 87 Avenue and S.W. 4 Street in Unincorporated Miami-Dade County. The legal description of the appraised property below was taken from the current owner's acquiring deed:

> Lots 13, Block 3, of FLAGLER WATERWAY ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 44, of the Public Records of Miami-Dade County, Florida.

B. Purpose and Scope of the Assignment

The purpose of this appraisal is to estimate the market value of the property described herein.

The function of this appraisal is to provide the client with necessary information to evaluate a possible acquisition of the property.

The scope of the assignment encompasses the following steps performed within the framework of commonly accepted appraisal procedures:

- Inspected the property being appraised and the surrounding neighborhood and marketplace.
- Gathered and confirmed comparable market data including land sales of similar vacant sites.
- Interviewed brokers, property owners, managers, and other participants who are active in this marketplace.
- Formulated reasonable opinions and judgments based on supply and demand factors, as well as physical and functional considerations relative to the highest and best use of the property and its market value.
- Analyzed these data in order to formulate sound valuation judgments within the framework and application of the appropriate approach to value.

C. Definition of Market Value

The following definition of market value is cited from the Uniform Standards of Professional Appraisal Practice.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their own best interest;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

D. Intended Use of the Appraisal

The intended use of this appraisal is to provide the client with valuation information that will be used in evaluating a possible acquisition of the property.

E. Intended User of the Appraisal

The intended user of this appraisal is the client, Miami-Dade County

F. Date of Inspection and Effective Date of Appraisal

December 10, 2019

G. Appraiser

Edward N. Parker, MAI

III. ECONOMIC PERSPECTIVE

A. Miami-Dade County Overview

Miami-Dade County is divided into 36 municipalities with the largest being the cities of Miami, Hialeah, Miami Beach, North Miami and Coral Gables. It encompasses approximately 1,973 square miles in southeastern Florida. The eastern part of the county is intensely developed and much of the density is concentrated within a few miles of the Atlantic Ocean and Biscayne Bay. Most of the western part of the county is undeveloped or sparsely developed. This area is mostly low-lying, subject to seasonal flooding and serves as the recharge area for South Florida's sole source aquifer.

Miami-Dade County appears to have a vast supply of open land for urban expansion. However, the Everglades, the aquifer and other critical environmental conditions effectively have limited the supply of developable land. In addition, the 1985 Florida Growth Management Act made it much more difficult to change zoning and land use patterns. Development now requires a much more costly and time-consuming approval process. The result has been to concentrate new development within existing urbanized areas of the county.

Beginning in 2003, Miami-Dade County experienced a period of unprecedented housing construction in all developable areas of the county. From 13,520 new housing units authorized in Miami-Dade County during 2003 activity peaked at 27,212 units authorized in 2005. Reflecting deteriorating economic conditions and significant overbuilding, however, authorizations eased to 16,536 new units in 2006 and plummeted to 4,026 units in 2008 and 2,657 units in 2011. However, local housing markets have since experienced a strong recovery marked by declining unsold inventories, increasing price levels, and increases in new construction activity. New housing unit authorizations in the county have exceeded 10,000 annually since 2013 (10,260 in 2018).

Population

From 1970 to 1990, Miami-Dade County was one of the fastest growing urban regions in the United States. However, following the double impact of the recession of the early 1990s and Hurricane Andrew in 1992, population growth in the county moderated significantly. After adding almost 40,000 residents annually prior to 2000, population growth has recently eased to below 25,000 new residents annually. The most recent Census data estimates the 2018 population of the county to be 2,752,000. As the county matures and reaches the outer limits of the Urban Development Boundary, population growth has logically shifted north to Broward and Palm Beach Counties.

An unusually high proportion of Miami-Dade's growth results from births. Also, the immigrant population is typically youthful. As a result, Miami-Dade has a

relatively young population, with about 30 percent of its residents under the age of 25 (compared to 38 percent in Palm Beach County and 28 percent in Broward County). A young and generally less-educated immigrant population contributes to Miami-Dade County's relatively low-income levels. At $49,930 in 2017, the median county household income was below that of both the State of Florida ($52,594) and the United States ($60,336).

Employment

The general trend in employment within Miami-Dade County over the past five years is illustrated below.

Non-Agricultural Employment Trends
Miami-Dade County
2014-2018

Industry	2014	2015	2016	2017	2018
Total Nonagricultural Employment	1,104,700	1,135,900	1,169,900	1,191,800	1,190,300
Construction and Mining	39,100	38,500	44,700	47,800	54,400
Manufacturing	38,900	37,200	39,000	43,500	48,800
Transportation and Public Utilities	85,400	89,900	89,600	98,800	98,600
Trade	219,500	227,900	220,500	219,300	217,800
Finance, Insurance and Real Estate	75,800	79,300	82,500	81,400	80,300
Services	507,200	525,300	543,500	558,200	553,000
Government	138,800	137,800	139,100	143,800	138,900
Civilian Labor Force	1,219,400	1,205,839	1,236,680	1,247,900	1,241,200
Unemployment	85,000	69,950	66,780	63,200	50,900
Unemployment Rate	6.5%	5.8%	5.4%	4.5%	4.1%

Total county nonagricultural employment in 2018 showed a stabilization after five years of consistent increases. This is a reflection of improving national economic conditions. The trade and service sectors continue to dominate local employment, accounting for approximately 65 percent of 2018's total employment of 1,190,000. Both the manufacturing and construction sectors showed significant increases in 2018, with the remaining sectors showing stabilization. Consistent with national and state trends, Miami-Dade County's unemployment rate has shown steady improvement after peaking at 13.0 percent in 2010. Countywide unemployment was 3.5 percent in August 2019, compared to the state average of 3.3 percent and the national average of 3.7 percent.

Conclusion

Recent population growth and economic activity in the county have clearly moderated from historic levels. The source of past population growth in Miami-Dade County is not especially conductive to economic growth. Miami-Dade County has a higher than average birth rate and a large, low-income immigrant population.

Based on historic patterns, the long-term prognosis is more positive. Immigrants to Miami-Dade have proven to be energetic entrepreneurs and most job creating comes from small businesses. The single most significant growth industry in Miami-Dade is international trade, which generates demand for warehouse and distribution space, transportation services, as well as legal and banking services. The strength of this industry is attributable to Miami's largely bilingual population in addition to the area's linkages to Latin America.

B. The Neighborhood

The appraised property's neighborhood is an essentially built-out area of western Miami-Dade County with roughly the following boundaries:

North:	West Flagler Street
East:	Palmetto Expressway
South:	S.W. 8 Street (Tamiami Trail)
West:	S.W. 97 Avenue

Although there are some office and retail uses along the south side of West Flagler Street, the predominant land use in this neighborhood is residential – mostly single family but some multifamily uses as well. The Flagler-Waterway Estates Plat, in which the subject is located extends south from West Flagler Street to S.W. 8 Street and east from S.W. 87 Avenue to S.W. 82 Avenue. Platted lots in this area are mostly about 15,000 to 42,000 square feet in size and are mostly improved with approximate 3,500 to 4,000 square foot one-and two-story houses that were built in the 1970's and 1980's. West of S.W. 87 Avenue the development density is more intense with apartments, townhouses and single family residences on 4,000 to 7,000-square foot lots.

The subject site is vacant. Although initially platted as a site for a single residence, this 40,200-square foot parcel and been rezoned from EU-M to RU-1 and site planned for four residential lots each containing 10,050 square feet. These subject lots are generally larger than the residential uses to the west and smaller than those immediately to the east.

Photographs of Houses in the Subject's Neighborhood

This house adjoins the subject to the east.

This house is directly across S.W. 4 Street from the appraised property.

C. Single Family Home Market

A number of firms regularly survey the Miami housing market. Summarized below are the most recent statistics reported by Reinhold Wolff illustrating the historical trend in used single family home sales and new permit activity in Miami-Dade County.

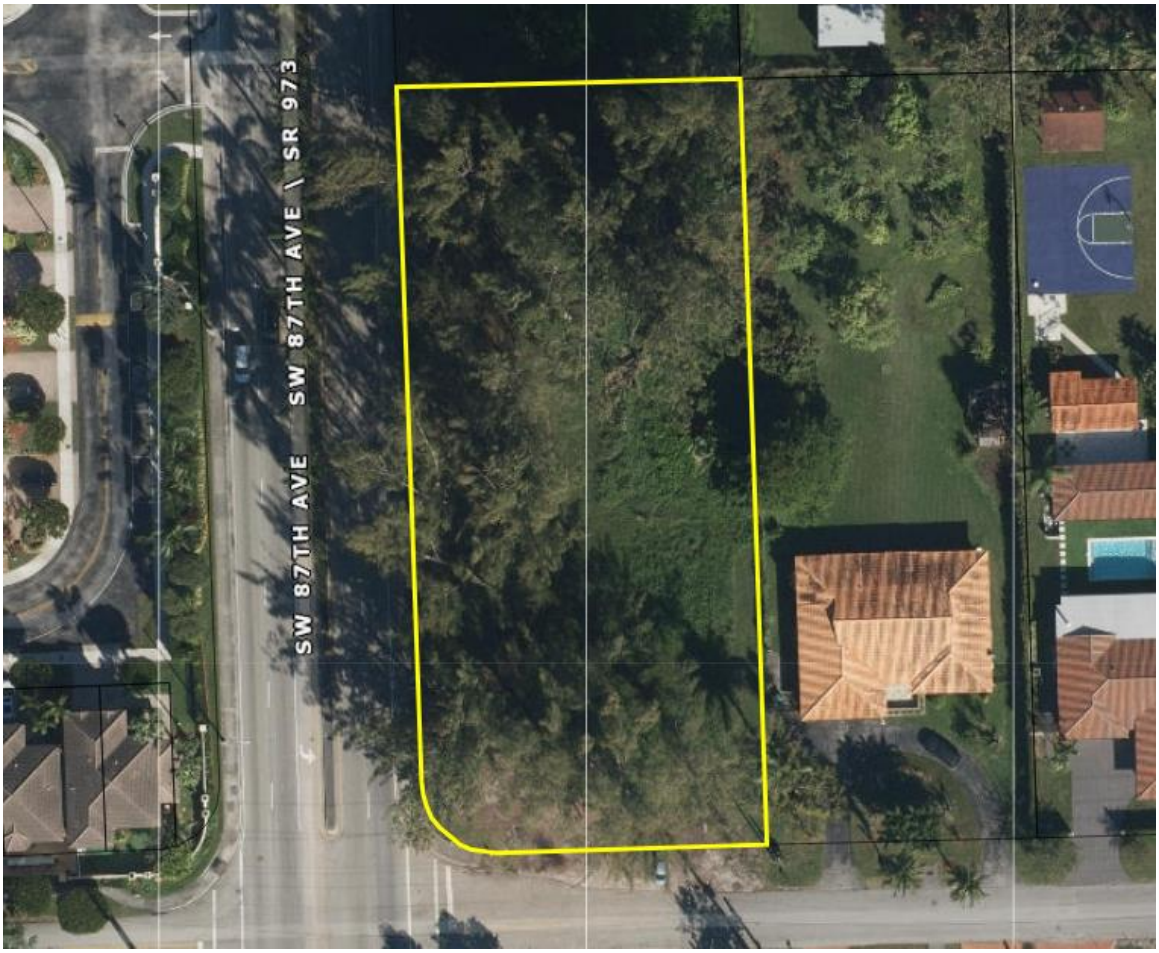
Single Family Homes
Miami-Dade County (Units)

Period	Used Home Sales	New Home Permits
2006	32,808	6,356
2007	20,777	3,691
2008	12,349	1,161
2009	18,038	565
2010	24,938	930
2011	13,788	973
2012	14,064	1,904
2013	17,048	2,092
2014	20,474	2,482
2015	21,025	2,772
2016	16,551	2,955
2017	16,320	2,271
2018		2,322

Clearly evident is the dramatic declines in both of these activities beginning in 2006 and 2007. As a result of serious overbuilding and deteriorating economic conditions, used home sales plummeted from nearly 33,000 in 2006 to about 12,000 in 2011. Beginning in 2012 it became evident that the steady declines had abated and a turnaround was clearly underway. Both home sales and construction in the county witnessed dramatic increases in both 2014 and 2015. However, the number of used home sales declined during 2016 and 2017 as did new home permits in 2017. The impact of recent increases in interest rates and uncertainty about future economic conditions may continue to dampen this level of activity over the near term.

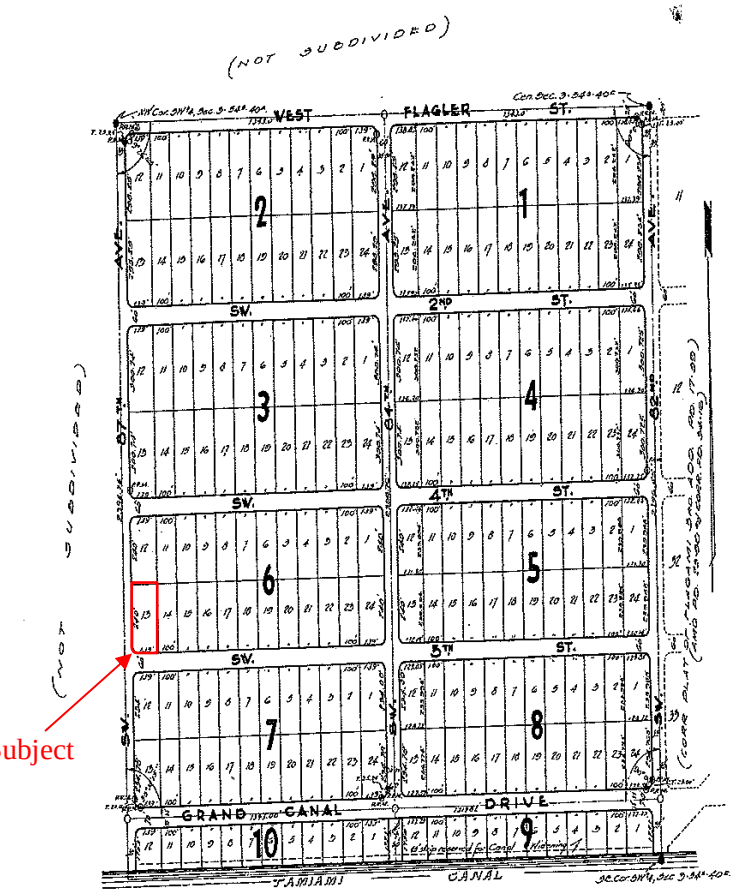
The major drop off in sales and development activity which began in 2006-07 was accompanied by significant declines in home sale prices. Median new home sale prices in the county declined from a peak of $330,000 in 2007 to $250,000 in 2010. More recently both new and used home sale prices experienced steady increases (particularly among used houses). Most analysts familiar with the local housing market anticipate continued strength in this sector throughout the county.

AERIAL VIEW OF THE APPRAISED PROPERTY



Source: Miami-Dade County Property Appraiser

4444



KNOW ALL MEN BY THESE PRESENTS: That I, G. Head, joined by his wife, Thelma P. Head and Anabelle Head, a widow, have caused to be made the attached plat entitled "Flagler-Waterway Estates", the same being a subdivision of all that part of the Tamiami Canal SW¼ of Sec. 3, Township 54S, Range 40E which lies North of the Tamiami Canal Right of way, Dade County, Florida. The streets, avenues and drives as shown thereon together with all existing and future platting, roads and streets are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, our heirs, successors or assigns, the reversions or reversions thereof heretofore discontinued by Law.

Dade County Zoning Regulations, as now in effect, or as same may be from time to time changed or amended, as applicable to subdivisions within this area, shall be strictly observed.

In Witness Whereof, we have hereunto set our hands and seals, this 11th day of November, A.D. 1944.

Signed, sealed and delivered in the presence of: G. Head SEAL; Thelma P. Head SEAL; Anabelle Head SEAL

STATE OF FLORIDA, COUNTY OF DADE, SS.

I hereby Certify, that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, G. Head and Thelma P. Head, his wife, who were duly sworn, acknowledged before me that they executed said instrument and they also acknowledged that they executed the same freely and voluntarily, for the purposes therein expressed. And further Certify, that Thelma P. Head known to me to be the wife of the said G. Head, separate and apart from her husband, did acknowledge that she executed the said instrument freely and voluntarily and without any compulsion, constraint, persuasion or fear of or from her said husband.

Witness my hand and official seal this 11th day of November A.D. 1944.

My Commission Expires, Notary Public, State of Florida at Large. My Commission Expires Mar. 5, 1946. NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

STATE OF FLORIDA, COUNTY OF DADE, SS.

I hereby Certify, that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Anabelle Head, a widow, who upon being duly sworn, acknowledged that she executed the above instrument, for the purposes therein expressed, freely and voluntarily.

Witness my hand and official seal this 11th day of November A.D. 1944.

My Commission Expires, Notary Public, State of Florida at Large. My Commission Expires Mar. 5, 1946. NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

This Plat was approved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 9th day of January A.D. 1945.

Attest: E. D. Leatherman, Clerk of the Circuit Court. By ..... DEPUTY CLK.

Signed and Approved by: ..... COUNTY ENGINEER.

Signed ..... CHAIRMAN OF BOARD.

I hereby Certify, that the attached plat entitled "Flagler-Waterway Estates" is a true and correct representation of the land as actually surveyed and platted under my direction.

I also Certify, that the Plats, as shown, were in place on the 8th day of December, 1944, in accordance with Sec. 7, Chapter 16223, No. 223, Laws of the State of Florida, under my direction.

Karl Squires, REG. LAND SURVEYOR No. 85, REG. ENGINEER No. 562, STATE OF FLORIDA.

Approved for recording by Dade County Zoning Department this 8th day of January A.D. 1944. By ..... ZONING DIRECTOR.

Filed for record this 14 day of Feb. A.D. 1945, at 11:00 A.M. in Book 34 of plats, page 8, Public records of Dade County, Fla. This plat complies with the provisions of Chap. 16223, No. 223, Laws of the State of Florida. E. D. Leatherman, Clerk of Circuit Court. By ..... DEPUTY CLERK.

FLAGLER-WATERWAY ESTATES

A SUBDIVISION OF ALL THAT PART OF THE SW¼, OF SECTION 3, TWP. 54S, RANGE 40E, LYING NORTH OF TAMIAMI CANAL RIGHT OF WAY.

• DADE COUNTY • FLORIDA •

SCALE: 1" = 200' NOVEMBER 1944.

KARL SQUIRES . . ENGINEERS

Note:- Lot distances are to block line intersections. Permanent reference monuments — PRM. Radii equal 25'

This Plat was approved by Ordinance No. 2899 passed and adopted by the City Commission of Miami, Florida, this 7th day of February A.D. 1945.

Approved: Wm. Hardy, MAYOR. Attest: ..... CITY CLERK. Signed: ..... MAYOR.

This Plat was recommended for adoption this 22nd day of January A.D. 1945 by the City of Miami Planning Board. Signed: ..... SECRETARY.

KNOW ALL MEN BY THESE PRESENTS: That the Seminole Fruit and Land Company, a New York Corporation, owners and holders of fee of this Northpoint, according to this Plat, Book 34, Page 8, Dade Public records of Dade County, Fla., the same encumbrances of record, on the land as the attached plat, does hereby dedicate and consent to the public and record of said plat.

In Witness Whereof, the said Seminole Fruit and Land Company, has hereunto caused these presents to be signed and its corporate seal affixed, signed by its President and attested to by its Treasurer, this 18 day of December, A.D. 1944.

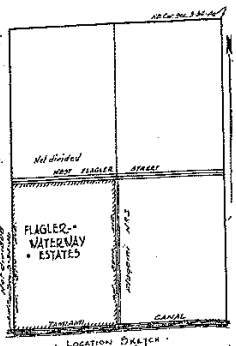
SEMINOLE FRUIT AND LAND COMPANY. PRES. ..... SEC.-TREASURER.

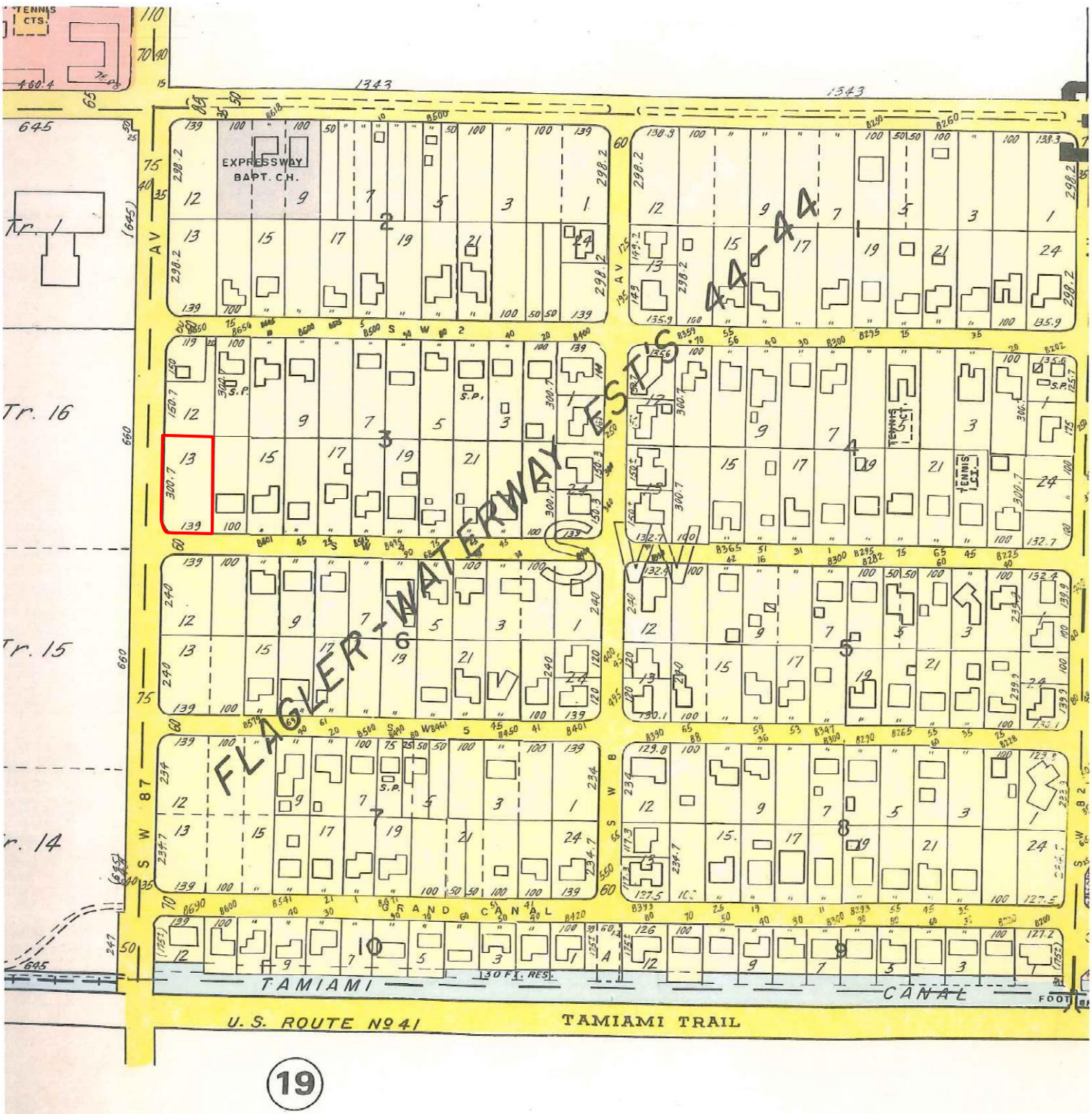
STATE OF FLORIDA, COUNTY OF DADE, SS.

Before me this day personally appeared Douglas Nicholson and George H. Swanson, Pres. and Sec.-Treas. respectively of the Seminole Fruit and Land Company, who with the approval of the Board of Directors of said Company, do hereby certify the execution of the foregoing instrument to be their free and voluntary act and deed as such officers of said Company.

In Testimony Thereof, I have hereunto set my hand and affixed my official seal at Miami, Florida, this 1st day of December, A.D. 1944.

My Commission Expires, Notary Public, State of Florida at Large. My Commission Expires Mar. 5, 1946. Ruth R. Stapleton, NOTARY PUBLIC STATE OF FLORIDA AT LARGE.





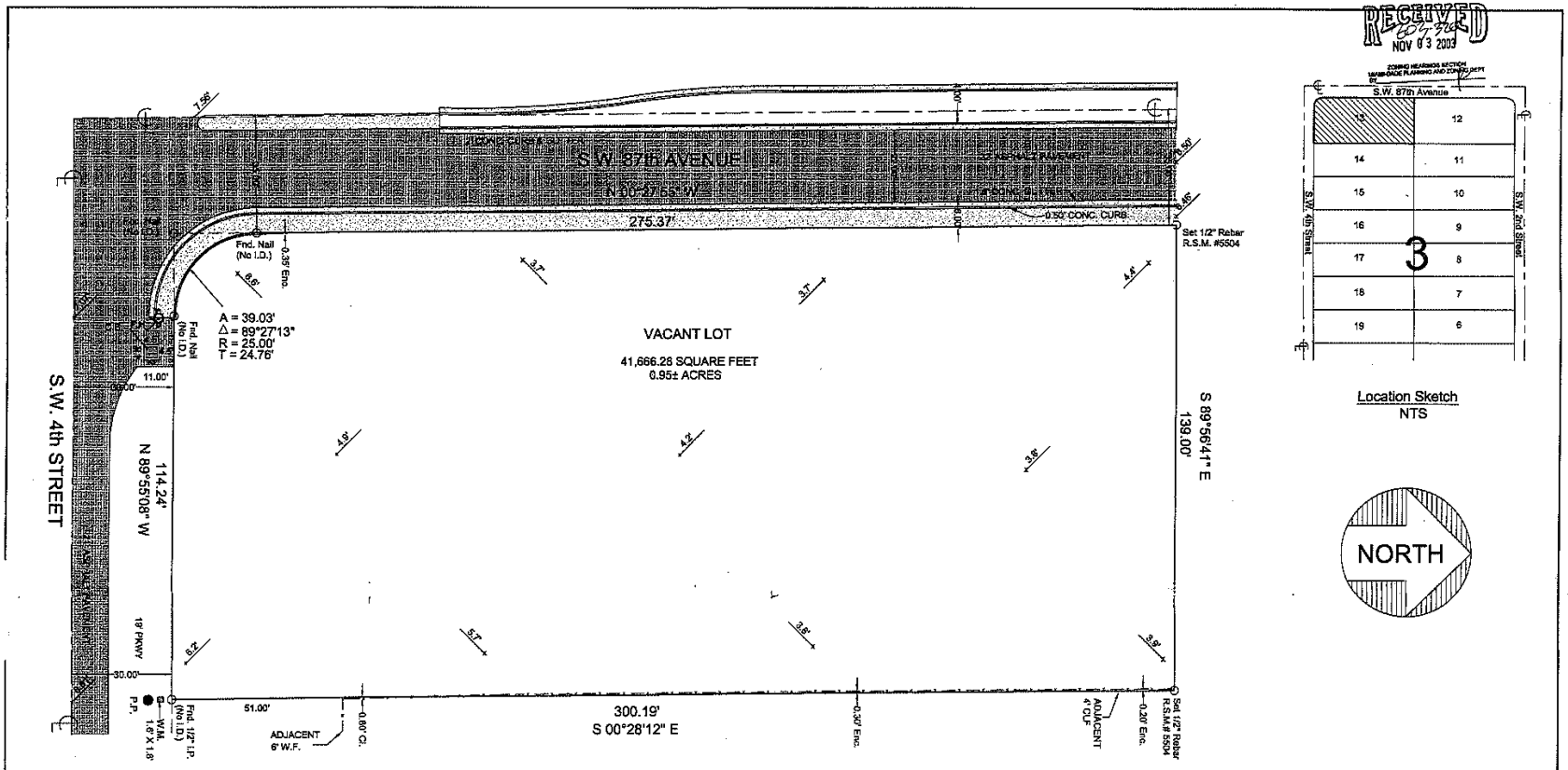
Plat of Subject Property

Photographs of the Appraised Property

Looking north along S.W. 87 Avenue. The subject property is at the right.

Looking north across S.W. 4 Street at the property. Note the numerous large Australian Pine trees.

Close-up view of some of the trees at the south end of the property.



Location Sketch
NTS

LEGAL DESCRIPTION:
Lot 13, Block 3, FLAGLER WATERWAY ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 41, of the Public Records of MIAMI-DADE County, Florida.

CERTIFIED TO: Neil Kadre; Ernesto Martinez, Jr., P.A.; Attorneys' Title Insurance Fund, Inc.

PREPARED FOR: Neil Kadre, 85XX S.W. 4 Street, Miami, FL 33144

Surveyor's Note:
- X____ Denotes Spot Elevation
- Elevations shown refer to National Geodetic Vertical Datum 1929.

Note:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of record.

LEGEND

Δ	= Central Angle	℄	= Center Line	F.H.	= Fire Hydrant	M	= Measured	OHS	= Offset	PL	= Planter	R.L.S.	= Registered Land Surveyor	T	= Tangent
A	= Arc	C.L.F.	= Chain Link Fence	F.P.	= Found 1/2" Iron Pipe	MAINT.	= Maintenance	O.U.L.	= Overhead Utility Lines	P.L.S.	= Professional Land Surveyor	R/W	= Range	Trans.	= Transformer
A/C	= Air Conditioner	C.L.	= Clear	F.R.	= Found 1/2" Iron Rebar	ME	= Maintenance Easement	P	= Plat	P.O.B.	= Point of Beginning	RR	= Railroad	TWP	= Township
ASPH	= asphalt	Conc.	= Concrete	FPL	= Florida Power & Light	MH	= Manhole	PB	= Plat Book	P.O.C.	= Point of Commencement	RSM	= Registered Surveyor & Mapper	Typ.	= Typical
BBQ	= Barbecue	D	= Deed	ID	= Identification	ML	= Monument Line	PC	= Point of Curvature	P.P.	= Power Pole	R/W	= Right-of-Way	U.E.	= Utility Easement
CB	= Catch Basin	Ø	= Diameter	I.P.	= Iron Pipe	Mon.	= Monument	PCP	= Permanent Control Point	PRC	= Point of Reverse Curvature	Sidwk	= Sidewalk	MTL	= Utility
CBS	= Concrete Block Structure	DH	= Drill Hole	L.B.	= Licensed Business	N/A	= Not Applicable	PG	= Page	PRM	= Point of Reference Monument	Sec.	= Section	W.F.	= Wood Fence
CH	= Chord	DME	= Drainage & Maintenance Easement	LME	= Lake Maintenance Easement	N/O	= Nail & Disc	P.I.	= Point of Intersection	PT	= Point of Tangency	SD	= Storm Drain	W.M.	= Water Meter
Chkbx.	= Chickaboches	Easmt.	= Easement	L.P.	= Light Pole	No.	= Number	PKWY	= Parkway	R	= Radius	SMH	= Sanitary Manhole	WME	= Well Maintenance Easement
		Enc.	= Encroachment	L.S.	= Land Surveyor	N.T.S.	= Not to Scale	℄	= Property Line	Res.	= Residence	SSMH	= Sanitary Sewer Manhole		

SURVEYOR'S SEAL
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."

REVISED: 03-18-03

BOUNDARY SURVEY
I HEREBY CERTIFY: That the attached survey was made under my responsible charge and substantially meets the minimum technical standards as set forth by the FLORIDA BOARD OF LAND SURVEYORS in Chapter #61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
12925 S.W. 132nd Avenue
Miami, Florida 33186 (305) 278-2494

FLOOD ZONE: X		BASE: N/A	
DATE: 09-05-01	SCALE: 1" = 20'	DWN. BY M.M.	JOB NO. 01-0938

19
19-2584

IV. DESCRIPTION OF THE PROPERTY

A. Ownership and History of the Property

The appraised property is currently held in the name of Neil Kadre. Mr. Kadre acquired title to the site from Eduardo and Elsa M. Rodriquez on September 7, 2001. The stamps on the warranty deed indicate the purchase price was $145,000.

Multiple Listing Service (MLS) records indicate the property was listed for sale in late 2016 at an asking price of $899,000. The asking price was reduced to $795,000 in November, 2017 and then to $729,000 ($18.13/S.F.). It is presently listed at an asking price of $770,000.

B. Location and Access

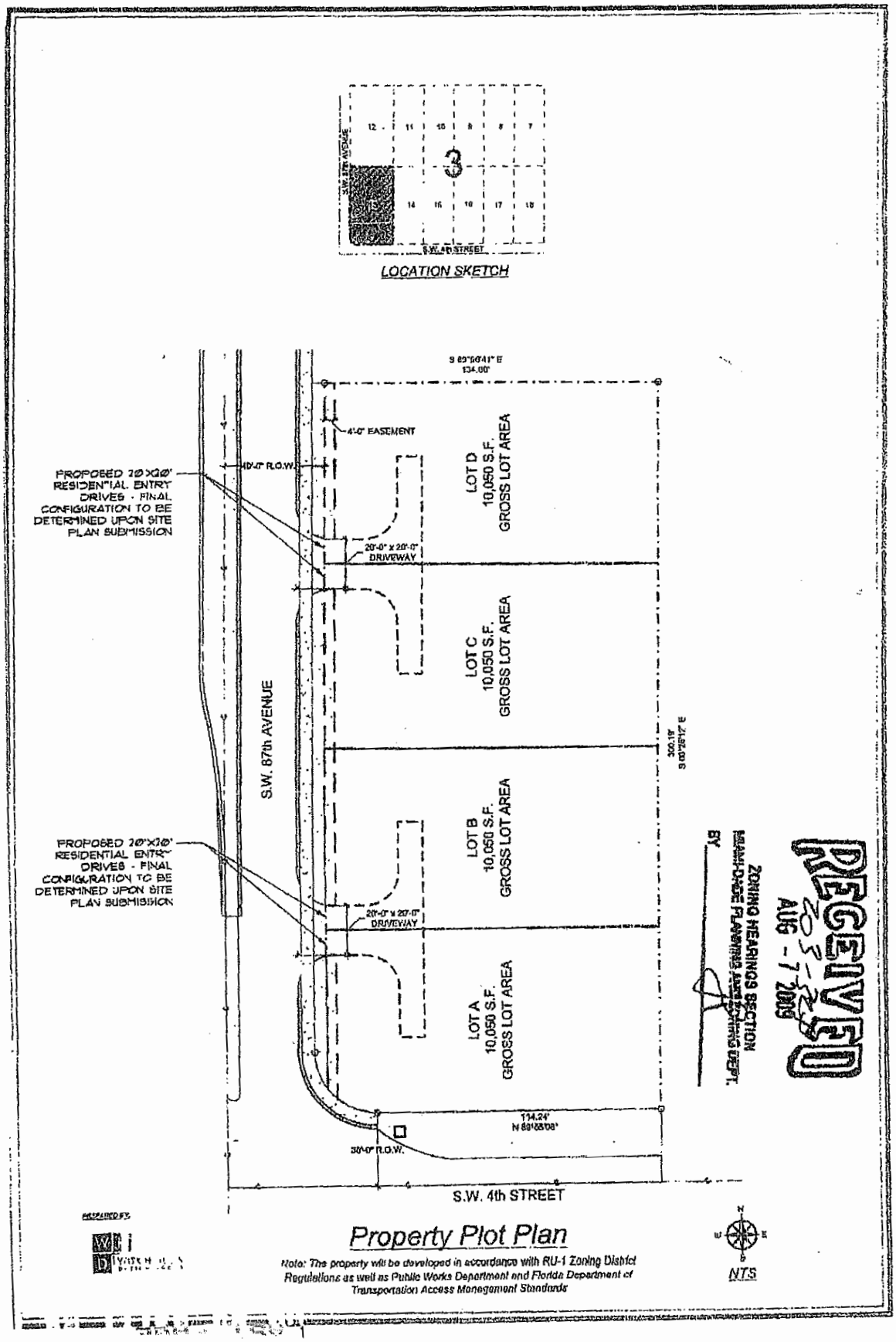
The appraised property is located at the northeast corner of S.W. 87 Avenue and S.W. 4 Street, in Unincorporated Miami-Dade County. This location is one mile west of the Palmetto Expressway which provides access to most of the limited access roadway in Miami-Dade County. Access to the expressway is available via West Flagler Street one-quarter mile to the north and S.W. 8 street one-quarter mile to the south.

Ingress and egress to the property is available from S.W. 87 Ave and S.W. 4 Street. As indicated on the "Property Plot Plan" on the following page, the four lots at the property will be accessible via two curb cuts and driveways off S.W. 87 Avenue.

C. Site Description

Except for the corner radius at the southwest corner of the site, this parcel measures 134.0 feet east to west and 300.19 north to south. This would indicate site size to be 40,225 square feet less the corner radius. However, the Miami-Dade County Property Appraiser's records indicate the parcel contains 41,839 square feet. The property's recorded plot plan indicates the parcel consists of four individual lots each containing 10,050 square feet, or a total of 40,200 square feet. As such there are three separate indications of the size of the subject property. In the valuation section of this appraisal sale prices of platted lots are considered to estimate the value of the subject property. Therefore, in order to compare "apples to apples" the plot plan size of the subject (40,200 S.F.) is utilized in this report.

The east approximate one-half of the site is generally level at about S.W. 4 Street road grade but the west half of the site slopes down and appears to be about one to two feet below S.W. 87 Avenue grade.


LOCATION SKETCH
S.W. 87th AVENUE
S.W. 4th STREET
S 89°56'41" E
134.00'
4'-0" EASEMENT
10'-0" R.O.W.
PROPOSED 20'X20' RESIDENTIAL ENTRY DRIVES - FINAL CONFIGURATION TO BE DETERMINED UPON SITE PLAN SUBMISSION
20'-0" x 20'-0" DRIVEWAY
LOT D
10,050 S.F.
GROSS LOT AREA
LOT C
10,050 S.F.
GROSS LOT AREA
LOT B
10,050 S.F.
GROSS LOT AREA
LOT A
10,050 S.F.
GROSS LOT AREA
S 00°28'57" E
300.17'
114.24'
N 89°58'08"
30'-0" R.O.W.
RECEIVED
AUG - 7 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
Property Plot Plan
Note: The property will be developed in accordance with RU-1 Zoning District Regulations as well as Public Works Department and Florida Department of Transportation Access Management Standards
NTS

The subject site does not have any structural improvements. However, there are about 30 large Australian Pine trees scattered throughout the site. Development of the property would require removal of these trees, some of which are 50-60 feet tall with trunks as wide as two feet or more.

There is a sidewalk and concrete curb and gutter along the property's frontage on S.W. 87 Avenue. These items are not in place along S.W. 4 Street.

All necessary municipal utilities are available to serve the property.

D. Improvements

None

E. Assessment and Taxes

The appraised property is assessed for 2019 under a single folio number by Miami-Dade County as follows:

Folio No.: 30-4003-006-0670

Market Value:	$493,893
Assessed Value:	$264,977
Proposed 2019 millage rate:	$17.2644 per $1,000 of assessed value

$$\text{Estimated 2019 tax burden:} \quad \frac{\$264{,}977 \times \$17.7054}{\$1{,}000} = \$4{,}691$$

F. Zoning and Land Use Plan

Like most of the land in the Flagler Waterway Estates plat the subject site was originally zoned EU-M, Estates (15,000 S.F. minimum lot size). However, the property owner was able to have the parcel rezoned to RU-1 as of October 14, 2009. The RU-1 zoning allows single family residential use with a minimum lot size of 7,500 square feet. At the time of rezoning a Declaration of Restrictions was approved by the County that will allow four single family residential lots, each containing 10,050 square feet. The lots will have ingress and egress via curb cuts on S.W. 87 Avenue. The reader is referred to the plot plan on a previous page.

The County's Comprehensive Development Master Plan (CDMP) designates the subject site "Low Density" which allows 2.5-6.0 units per acre. As such, the site's zoning and land use designation are consistent.

V. HIGHEST AND BEST USE

Highest and best use is a fundamental premise of real estate valuation and may be briefly defined as:

> Highest and best use is the reasonably probable and legal use of vacant land or improved property which is physically possible, appropriately supported, financially feasible, and results in the highest value.

The subject property is zoned for single family residential use which is the only legal use of the site. The RU-1 zoning allows lot sizes as small as 7,500 square feet. However, the property has apparently been approved for development of four lots each containing 10,050 square feet.

Physically, it would appear that the property could be developed for residential use as residential use is the predominant nearby land use. It would appear that numerous Australian Pine trees would have to be removed prior to housing construction.

The scope of this assignment does not include in-depth market and feasibility studies to determine the most appropriate number and size lots to be developed at the property. However, it is clear that residential use is the obvious highest and best use.

VI. ANALYSIS OF DATA AND CONCLUSIONS

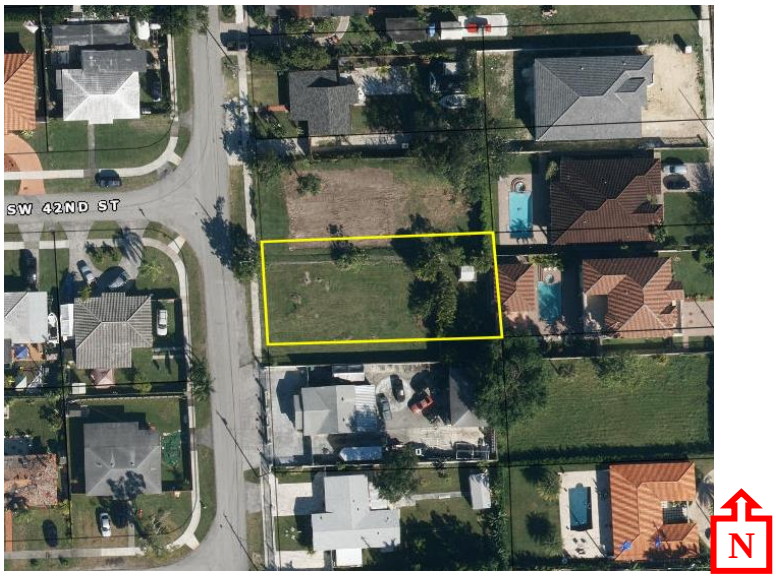
A. Methodology

Usual appraisal procedure involves an estimate of market value by three separate approaches: the cost approach, the sales comparison approach, and the income capitalization approach. From the indications of these analyses and the weight accorded to each, an opinion of market value is reached. In this instance, only land is being valued. As a result, only the sales comparison approach is relevant to estimating the market value of the property. However, the property has approximately 30 large Australian Pine trees that would have to be removed prior to housing construction. As such, the subject site is first valued as if cleared of these trees and then the estimated cost to remove the trees is deducted to derive an "as is" value.

B. Land Sales Data

A search was conducted to identify recent sales of single family lots in the general subject area. Because the immediate vicinity is nearly fully developed, it was necessary to expand the data search, to the south and west. Pertinent details relative to five sales and one listing considered in this appraisal are presented on the following pages. A location map, summary table, and analysis follow the sale write-ups.

Sale No. 1



Location:	4245 S.W. 85 Avenue, Miami-Dade County
Sale Date:	February 2, 2019
Grantor:	Benjie Sperling, Trustee
Grantee:	Rafael Raurell
Folio No.:	30-4022-006-0050
OR Book and Page:	O.R. Book 31326, Page 4489
Site Size:	9,702 square feet
Zoning:	RU-1, Single Family Residential
Land Use Designation:	Low Density Residential (2.5 – 6.0/acre)
Sale Price and Terms:	$240,000, cash to the seller
Price Per S.F.:	$24.74
Verification:	Rafael Raurell, grantee (786-256-2916) by Edward N. Parker, MAI on March 20, 2019

Comments:

This was a February, 2019 sale of a vacant site located about two blocks south of Bird Road (S.W. 40 Street) and two blocks east of S.W. 87 Avenue. It has 67 feet of frontage along S.W. 85 Avenue.

The purchaser is presently building a single family residence on the site. He indicated he may live in it himself or sell it.

Sale No. 2

Location:	Southwest corner of S.W. 28 Street and S.W. 105 Avenue, Miami-Dade County
Sale Date:	September 19, 2018
Grantor:	Jaime and Aleida Alvarez and Eduardo and Ada Valdes
Grantee:	LAA Investments, Inc
Folio No.:	30-4017-008-0331
OR Book and Page:	O.R. Book 31157, Page 751
Site Size:	11,399 square feet
Zoning:	RU-1, Single Family Residential
Land Use Designation:	Low Density Residential (2.5 – 6.0/acre)
Sale Price and Terms:	$270,000, cash to the seller
Price Per S.F.:	$23.69
Verification:	Ruben J. Padron, closing attorney (305-671-3236), by Edward N. Parker on March 19, 2019

Comments: This was a September, 2018 sale of a corner site fronting 154’ on S.W. 28 Street and 74’ on S.W. 105 Avenue. The property was vacant at time of sale but is presently being improved with a single-family residence.

Land Sale No. 3

Location:	2510 S.W. 114 Avenue, Miami-Dade County
Sale Date:	August 24, 2018
Grantor:	Francisco Reinaldo Mata
Grantee:	G & B Investment and Development Group, Corp.
Folio No.:	30-4018-001-0080
O.R. Book and Page:	31135/835
Site Size:	18,480 S.F.
Zoning:	RU-1, Single Family Residential
Land Use Designation:	Low Density Residential
Sale Price and Terms:	$295,000, cash to the seller
Price Per S.F.:	$15.96
Verification:	Sonia Esquenazi, listing agent (786-488-8334), by Edward N. Parker, MAI on December 12, 2018
Comments:	This is a vacant, long and narrow (60’ x 308’) residential lot located about one block south of Coral

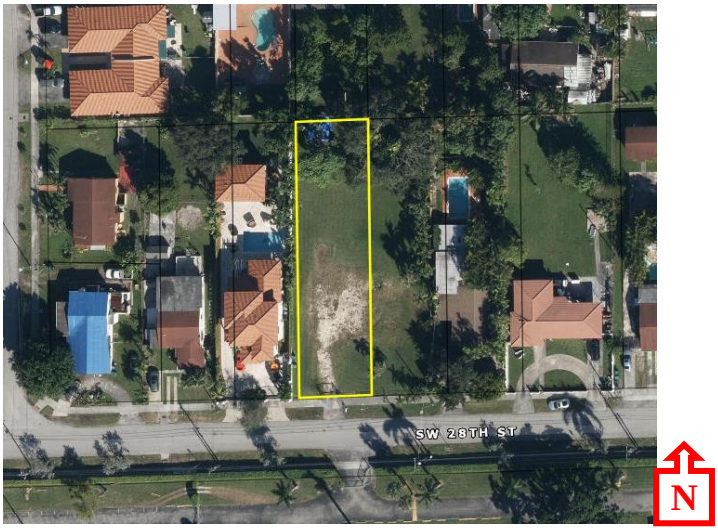
Way and the Youth Fair grounds. The site is cleared and level at about S.W. 114 Avenue road grade. It is enclosed by a chainlink fence. All necessary municipal utilities are available to serve this property but there is no sidewalk in front of the property. The west half of the site has recently been filled.

Sale No. 4

Location:	4120 S.W. 101 Avenue, Miami-Dade County
Sale Date:	August 24, 2018
Grantor:	Bruce A. Reach
Grantee:	Greco Trust, LLC
Folio No.:	30-4020-004-0580
OR Book and Page:	O.R. Book 31123, Page 3202
Site Size:	7,063 square feet
Zoning:	RU-1, Single Family Residential
Land Use Designation:	Low Density Residential (2.5 – 6.0/acre)
Sale Price and Terms:	$190,000, cash to the seller
Price Per S.F.:	$26.90
Verification:	Carlos de Cespedes, closing attorney (305-442-8883), by Edward N. Parker, MAI on March 20, 2019
Comments:	This was an August, 2018 sale of an irregular-shaped vacant lot about one block south of Bird Road (S.W.

40 Street). The site has several trees and is enclosed by a chainlink fence.

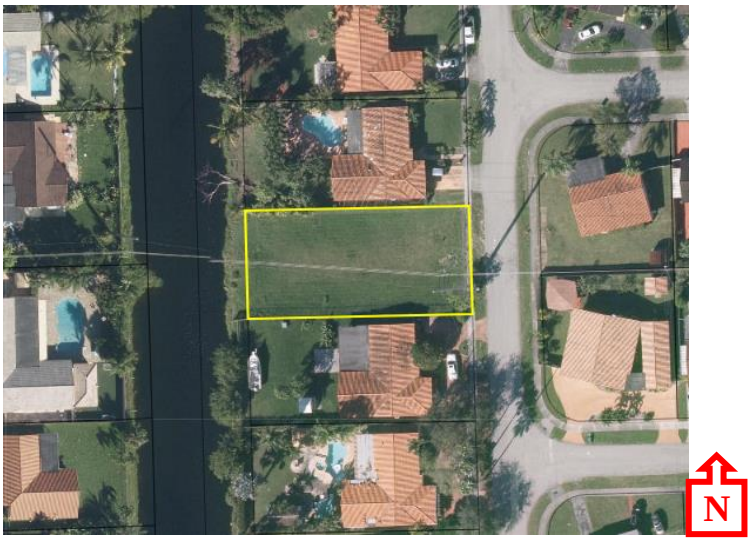
Sale No. 5



Location:	8871 S.W. 28 Street, Miami-Dade County
Sale Date:	January 5, 2018
Grantor:	Roberto Maseri and Radames Villalon
Grantee:	Daniel Valdespino
Folio No.:	30-4016-004-1551
OR Book and Page:	O.R. Book 30824, Page 860
Site Size:	10,094 square feet
Zoning:	RU-2, Residential Duplex
Land Use Designation:	Low Density Residential (2.5 – 6.0/acre)
Sale Price and Terms:	$235,000, cash to the seller
Price Per S.F.:	$23.28
Verification:	Daniel Valdespino, grantee (305-763-3949), by Edward N. Parker, MAI, on March 19, 2019.
Comments:	This is a long, narrow site located across S.W. 28 Street to the north of St. Brendan's Senior High School. It has 50 feet of frontage on S.W. 28 Street with a depth of about 202 feet.

This sale property and an adjoining parcel to the east were purchased in a short sale in 2017 for a price of $355,000. The purchaser razed an old house on the property and subdivided the site into two 50’ x 200’ parcels. The buyer of this sale property has constructed a two-story, two-unit structure that he calls a “twin home”. This is a duplex with each unit comprised of two stories and a garage. The adjoining parcel has more presently been developed with a similar structure by the seller of this sale property.

Listing A

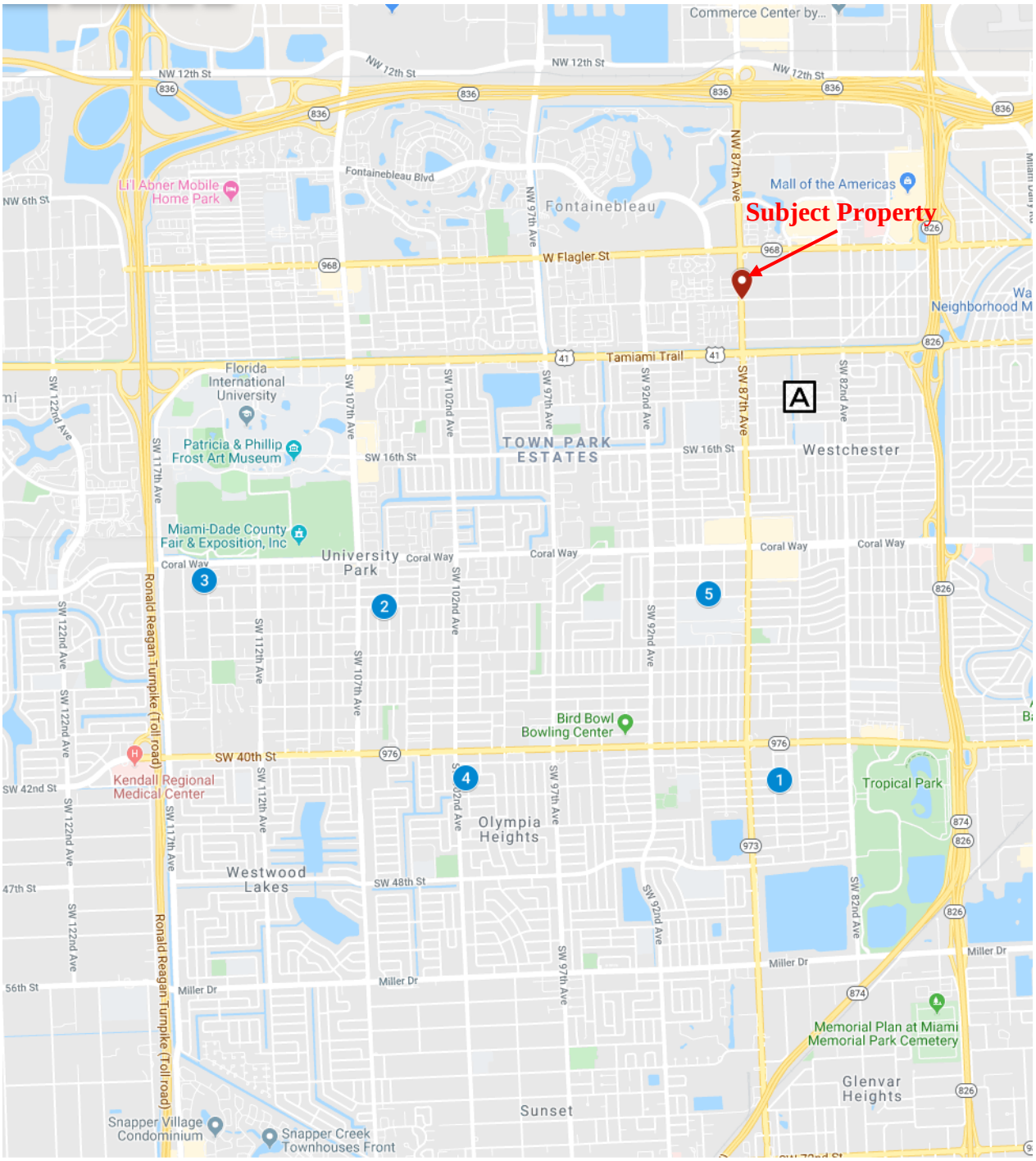


Location:	West side of S.W. 84 Avenue about 75 feet south of S.W. 11 Terrace, Miami-Dade County
Sale Date:	Current listing
Owner:	True Investor LLC, Trustee
Listing agent:	Jivini Suleman of Florida Bankers Realty, Inc
Folio No.:	30-4010-027-0090
Site Size:	11,475 square feet
Zoning:	RU-1, Single Family Residential
Land Use Designation:	Low Density Residential
Asking Price:	$229,000
Asking Price Per S.F.:	$19.96
Verification:	Jivini Suleman, listing agent (305-753-6006), by Edward N. Parker, MAI on December 10, 2019
Comments:	This is a current listing of a vacant residential lot about three blocks south of S.W. 8 Street. It backs up to a canal. There is a FPL transmission line that runs east to west above the site.

The property was initially listed at an asking price of $300,000 ($26.14/S.F.) but was recently reduced to the current price of $229,000. The listing agent reported that he has not received any offers to date (on market for four months).

SUMMARY OF LAND SALES

Sale No.	Location	Sale Date	Site Size (S.F.)	Zoning	Price/S.F.	Comments
1	4245 S.W. 85 Avenue	February, 2019	9,702	RU-1	$24.74	Smaller site now being improved with a single family residence
2	Southwest corner of S.W. 28 Street and S.W. 105 Avenue	September, 2018	11,399	RU-1	$23.69	Smaller site now being improved with a single family residence
3	2510 S.W. 114 Avenue	August, 2018	18,480	RU-1	$15.96	Long, narrow vacant lot
4	4120 S.W. 101 Avenue	August, 2018	7,063	RU-1	$26.90	Irregular shaped vacant lot
5	8871 S.W. 28 Street	January, 2018	10,094	RU-1	$23.28	Long, narrow site now improved with a two-story “twin home”
A	West side of S.W. 84 Avenue 75’ south of S.W. 11 Terrace.	Current offering	11,475	RU-1	Asking $19.96	Current listing of a vacant site encumbered by an FPL easement for a overhead transmission line.
Subject	Northeast corner of S.W. 87 Ave and S.W. 4 Street		40,200	RU-1	Asking $19.15	This is the subject property. It was previously listed for $17.91/S.F. Numerous Australian pine trees will have to be removed prior to development.



LAND SALES LOCATION MAP

C. Analysis of Data

As previously stated, the property will first be appraised as if the 30 Australian Pine trees have been removed from the site. The cost to remove the trees will then be deducted to derive an "as is" value of the property.

1. As If Cleared Analysis

The five land sales and one listing detailed herein are summarized on the previous page. As indicated, these sales reflect an overall unadjusted price range of $15.96 to $26.90 per square foot. The subject property is currently listed for sale at an asking price of $19.15 per square foot. The issues for which adjustment was considered are addressed next.

- Date of Sale/Market Conditions
  The prices of residential lots have generally been steadily increasing for the last several years throughout Miami-Dade County. Sale 1 was a 2019 transaction so it is not adjusted. Sales 2-5 all occurred during 2018 and are all adjusted upward. Listing A is reflective of an asking price so it is adjusted downward.

- Conditions of Sale
  The five sales were all arms-length transactions with no seller financing so they do not require adjustment. Listing A requires downward adjustment because this is a listing and an asking price rather than a closed sale.

- Location/Frontage
  The appraised property fronts heavily travelled four-lane S.W. 87 Avenue as well as S.W. 4 Street, a local two-lane road. The approved plot plan for the property calls for four single-family residential homes to be built with all of them fronting S.W. 87 Avenue. While this location offers better access than some of the sale properties, the frontage on such a heavily travelled road is considered a negative feature for families with young children. Also ingress to and egress from the homesites would be problematic due to the heavy traffic and the raised median in S.W. 87 Avenue. As such, all of the sales are adjusted downward for this issue.

- Zoning
  All of the sale and listed properties are zoned RU-1 like the subject so no adjustment is necessary.

- Size/Shape
  The subject site contains 40,200 square feet of land area. By contrast, the six surveyed sites range in size from 7,063 to 18,480 square feet and average 11,370 square feet. Each is a single-family lot while the subject comprises four single-family lots.

Sale Properties 3 and 5 are long, narrow sites while the configuration of the other four are more typical of single family homesites.

The five sales and the one listing all require downward adjustment for size/shape.

2. Summary and Value Indication As If Developable

The adjustments addressed above are summarized on the table on the following page. As indicated, Sales 3 ($15.96/S.F.) and 5 ($23.28/S.F.) do not require any overall adjustment while the other four ($19.96 - $26.90/S.F.) all require overall downward adjustment. It is noted that Sale 3, which sets the lower end of the price range, involved a 60' x 308' site that is the largest of the six sale and listed properties. Sale Property 5, the other sale that does not require any overall adjustment, is also a long narrow parcel. It is obvious that the sale data is somewhat inconsistent in this instance.

Sale 1 ($24.74/S.F.) was an early 2019 transaction involving a much smaller site with better locational characteristics. Overall downward adjustment is necessary.

Sale Property 2 ($23.69/S.F.) sold in 2018 but this site is also better located and much smaller in size than the subject. Overall downward adjustment is necessary.

Sale 3 ($15.96/S.F.) was also a 2018 sale but this site has a very long, narrow configuration (50' x 200') which limits it utility. This sale does not require any overall adjustment.

Sale Property 4 ($26.90/S.F.) is a small (7,063 S.F.) residential lot with better locational characteristics then the subject. Substantial downward adjustment is necessary.

Sale 5 ($23.28/ S.F.) was a 2018 sale of a 10,094-square foot homesite across S.W. 28 Street from St. Brendan's High School. It is a long, narrow parcel measuring 50' x 202'. This sale does not require any overall adjustment.

Listing A (asking $19.96/S.F.) is an offering of an 11,475-square foot homesite that backs up to a canal. Although this is a listing of a smaller property with better location/frontage characteristics, there is an FPL easement across the site for a high voltage transmission line. This is certainly a negative feature of this property. Overall, this sale requires downward adjustment.

LAND SALE ADJUSTMENT GRID

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Listing A
Sale Price		$240,000	$270,000	$295,000	$190,000	$235,000	Asking $229,000
Price Per S.F.		$24.74	$23.69	$15.96	$26.90	$23.28	Asking $19.96
Date of Sale		February 2019	September 2018	August 2018	August 2018	January 2018	
Location	Northeast corner of S.W. 87 Ave and S.W. 4 ST	4245 S.W. 85 Ave	Southwest corner of S.W. 28 ST and S.W. 105 Ave	2510 S.W. 114 Ave	4120 S.W. 101 Ave	8871 S.W. 28 ST	West side of S.W. 84 Ave, 75' south of S.W. 11 Terrace
Size (S.F.)	40,200	9,702	11,399	18,480	7,063	10,094	11,475
Zoning	RU-1	RU-1	RU-1	RU-1	RU-1	RU-1	RU-1
Adjustments							
Market Conditions		=	+	+	+	+	-
Conditions of Sale		=	=	=	=	=	-
Location/Frontage		-	-	-	-	-	-
Zoning		-	-	-	-	-	-
Size/Shape		-	-	-	-	-	-
Overall		-	-	=	-	=	-

The general location of the subject property is good with the immediate area east of S.W. 87 Avenue mostly improved with attractive residences. However, the property's direct frontage on heavily travelled S.W. 87 Avenue is not considered a positive feature. Families with small children typically do not want to front on major roadways. And the traffic noise is also considered a negative feature of the appraised property.

Giving consideration to the location and physical condition of the subject property, and the prices of the properties surveyed herein, the market value of the property, assuming it has been cleared of the 30 pine trees, is concluded to be $19.00 per square foot, or $764,000.

$40,200 S.F. x $19.00/S.F.	=	$763,800
	Rnd	$764,000

3. <u>As If Value Analysis</u>

The conclusion of market value above assumes the subject site is cleared. In fact, however, there are about 30 large Australian Pine trees on the property that would have to be removed prior to residential construction. The cost to remove these trees must be deducted from the "as cleared" value above to derive an "as is" value of this property.

Although a cost estimate to remove the 30 trees was not available for this appraisal, the client did provide an estimate to remove 37 Australian Pines from a different property in Miami-Dade County. This cost estimate is presented on the following two pages and includes removal costs for trees with diameters of six to 30 inches at "breast height" or approximately four to five feet above ground. Although the trees at the subject property were not individually measured, it would appear that the average diameter is <u>approximately</u> 14 inches. As indicated on the enclosed estimate, the cost to remove Australian Pines with a diameter ranging from 11 to 24 inches is $525 while trees ranging from 25 to 20 inches is $1,289.

Again, the individual trees at this property were not measured by the appraiser. However, several appeared to be larger than 24 inches in diameter. For the purposes of this appraisal the average cost to remove the approximate 30 Australian Pines at the property is estimated to be $600 per tree, or $18,000.

TREE DISPOSITION: 10101 W Hibiscus STreet

TREE NO.	BOTANICAL NAME	COMMON NAME	DIAMETER BREAST HEIGHT (DBH)	CANOPY DIAMETER (SPR)	OVERALL HEIGHT	SPECIES ORIGIN	CONDITION	RELOCATE	REMOVE	REMOVAL COST	COMMENTS
1	Casuarina	Australian Pine	8			Invasive	Poor		X	$ 125.00	
2	Casuarina	Australian Pine	10			Invasive	Poor		X	$ 125.00	
3	Casuarina	Australian Pine	10			Invasive	Poor		X	$ 125.00	
4	Casuarina	Australian Pine	8			Invasive	Poor		X	$ 125.00	
5	Casuarina	Australian Pine	8			Invasive	Poor		X	$ 125.00	
6	Casuarina	Australian Pine	9			Invasive	Poor		X	$ 125.00	
7	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
8	Casuarina	Australian Pine	10			Invasive	Poor		X	$ 125.00	
9	Casuarina	Australian Pine	15			Invasive	Poor		X	$ 525.00	
10	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
11	Casuarina	Australian Pine	17			Invasive	Poor		X	$ 525.00	
12	Casuarina	Australian Pine	10			Invasive	Poor		X	$ 125.00	
13	Casuarina	Australian Pine	9			Invasive	Poor		X	$ 125.00	
14	Casuarina	Australian Pine	8			Invasive	Poor		X	$ 125.00	
15	Casuarina	Australian Pine	8			Invasive	Poor		X	$ 125.00	
16	Casuarina	Australian Pine	14			Invasive	Poor		X	$ 525.00	
17	Casuarina	Australian Pine	9			Invasive	Poor		X	$ 125.00	
18	Casuarina	Australian Pine	9			Invasive	Poor		X	$ 125.00	
19	Casuarina	Australian Pine	9			Invasive	Poor		X	$ 125.00	
20	Casuarina	Australian Pine	11			Invasive	Poor		X	$ 525.00	
21	Casuarina	Australian Pine	24			Invasive	Poor		X	$ 525.00	
22	Casuarina	Australian Pine	18			Invasive	Poor		X	$ 525.00	
23	Casuarina	Australian Pine	18			Invasive	Poor		X	$ 525.00	
24	Casuarina	Australian Pine	14			Invasive	Poor		X	$ 525.00	
25	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
26	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
27	Casuarina	Australian Pine	30			Invasive	Poor		X	$ 1,289.00	
28	Casuarina	Australian Pine	6			Invasive	Poor		X	$ 125.00	
29	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
30	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
31	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
32	Casuarina	Australian Pine	20			Invasive	Poor		X	$ 525.00	

TREE DISPOSITION: 10101 W Hibiscus STreet

34	Casuarina	Australian Pine	20			Invasive	Poor		X	$ 525.00	
35	Casuarina	Australian Pine	25			Invasive	Poor		X	$ 1,289.00	
36	Casuarina	Australian Pine	25			Invasive	Poor		X	$ 1,289.00	
37	Casuarina	Australian Pine	12			Invasive	Poor		X	$ 525.00	
										$ 15,717.00	Removal Costs
										$ 1,100.19	Admin Fees
										$ 16,817.19	TOTAL

30 trees x $600/tree = $18,000

As stated previously, it is recommended that the County have a qualified professional prepare an estimate to remove these trees. If the cost differs substantially from the $18,000 estimate above the "as is" value conclusion below should be revised.

4. Conclusion Of Value – As Is

Deducting the cost to remove the trees from the value as if cleared is calculated below to be $686,000

Value as if cleared:	$764,000
Less cost to clear 30 trees:	$ 18,000
"As is" market value:	$746,000

VII. CERTIFICATION

I certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

5. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, and the requirements of the State of Florida for state-certified appraisers.

7. No one other than the undersigned provided significant assistance in the preparation of this appraisal report.

8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

9. As of the date of this report, the undersigned has completed the requirements of the continuing education program of the Appraisal Institute.

10. The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.

11. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

It is the opinion of the undersigned that the property described herein has the following market value as of December 10, 2019:

As if cleared: **$764,000**
As is: **$746,000**

_____
Edward N. Parker, MAI
State Certified General Appraiser
No. RZ144

QUALIFICATIONS

EDWARD N. PARKER, MAI
Investors Research Associates, Inc.
5730 S.W. 74 Street, Suite 100
South Miami, Florida 33143-5381
Phone No.: (305) 665-3407
Fax No.: (305) 665-4921

Academic

University of Alabama - B.S., Marketing
University of Miami - M.B.A.

Experience

Mr. Parker began his career as a real estate consultant in 1972 with the Reinhold P. Wolff Economic Research Company in Coral Gables, Florida. As a staff analyst, he was responsible for the preparation of market feasibility studies, retail studies, economic use analyses, and site location studies.

In 1974, Mr. Parker joined the Miami office of Real Estate Research Corporation (RERC), a wholly owned subsidiary of the First National Bank of Chicago. As a staff appraiser and analyst, Mr. Parker prepared appraisals of all types of income-producing properties located throughout the United States and the Caribbean. These valuations involved fee simple interest, leaseholds, partial interests, and going-concern valuations. He has also appraised a large number of special purpose properties including schools, marinas, resorts, and specialized manufacturing facilities. Mr. Parker's administrative responsibility at RERC included the coordination of the appraisal of the assets of two major Miami-based REITS during their orderly portfolio disposition. Mr. Parker also managed the annual ongoing portfolio appraisal of the properties comprising the First National Bank of Chicago commingled pension trust known as Fund F.

In June, 1981, Mr. Parker joined Investors Research Associates, Inc. as a principal. The firm specializes in income property appraisals, highest and best use and market studies, as well as consultation services for major lending institutions, insurance companies, real estate syndicators, developers, pension funds and governmental agencies. Discounted cash flow and sensitivity analyses, as well as absorption studies are some of the services provided to clients. The firm has successfully completed a number of very complex valuation assignments involving environmentally sensitive wetlands including offshore island properties for private and public clients. Agricultural properties including row crop land, groves, and tree nurseries are another specialty.

Mr. Parker’s experience includes condemnation appraisals for both public and private clients. The public client list includes the Florida Department of Transportation, South Florida Water Management District, National Park Service, U.S. Department of Justice, Dade County HUD, Dade County Department of Facilities Management, and Miami-Dade Water and Sewer Department. Property types appraised for condemnation purposes include office buildings, retail stores, restaurants, service stations, banks, churches, apartments, vacant sites, agricultural (crop land and tropical fruit groves), and environmentally sensitive wetlands.

Mr. Parker has qualified as an expert witness in Dade, Broward, Monroe and Duval County Circuit Courts, U.S. District Court, and U.S. Bankruptcy Court. He is also currently certified under the continuing education program conducted by the Appraisal Institute.

Affiliations

Member of the Appraisal Institute - MAI
Licensed Real Estate Broker - State of Florida
State Certified General Appraiser-0000144

APPRAISAL REPORT
OF
VACANT RESIDENTIAL LAND

LOCATED AT
NEC SW 87th Ave. & SW 4th St.
IN
UNINCORPORATED MIAMI-DADE COUNTY

EFFECTIVE DATE OF APPRAISAL
DECEMBER 16, 2019

PREPARED FOR
MS. JESSICA GUTIERREZ, REAL ESTATE OFFICER
MIAMI DADE COUNTY
INTERNAL SERVICES DEPARTMENT
REAL ESTATE DEVELOPMENT DIVISION
111 N.W. 1ST STREET, 21ST FLOOR
MIAMI, FLORIDA 33128

The URBAN Group
REAL ESTATE CONSULTANTS

December 19, 2019

Ms. Jessica Gutierrez
Real Estate officer
Miami Dade County
Real Estate Development Division
111 N.W. 1ST Street, 21ST Floor
Miami, Florida 33128

RE: RESOLUTION: R-585-99
LOCATION: Vacant land located at the NEC of SW 87th Ave. and SW 4th St., in Unincorporated Miami-Dade County
OWNER: Neil Kadre

Dear Ms. Gutierrez:

Per your request, I have reviewed the above-captioned property for the purpose of providing you with a current valuation on the above referenced property. This appraisal assignment involved the preparation of an appraisal report which summarizes the appraiser's analysis and rationale for the conclusions. The purpose of this appraisal is to form an opinion of the market value of the fee simple interest of the subject. The subject is located at 400 SW 87th Avenue in unincorporated Miami-Dade County. The property contains a total of 41,839 square feet of vacant land and the site is below grade of the adjoining properties and roadways.

Based on my review of the property and in consideration of the highest and best use, I have completed the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of December 16, 2019. I have completed an appraisal on this property for the same client in December of 2018.

Ms. Jessica Gutierrez
December 19, 2019
Page 2

Per your request, we have also estimated the market value based on the assumption that the property owner, will remove the trees located on the site. As a result, there are two market value estimates shown.

Based upon my inspection of the property and market data analysis, it is my opinion the market value of the subject property, described herein, as of December 16, 2019 and is as follows:

WITH TREES REMOVED
SEVEN HUNDRED FIFTY-THREE THOUSAND DOLLARS
($753,000)

WITHOUT TREES REMOVED
SEVEN HUNDRED THIRTY-TWO THOUSAND DOLLARS
($732,000)

Sincerely,

Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270300

CERTIFICATE OF VALUE

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment, with the exception of appraisal for the same client in December of 2018.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, or conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. John Zink provided professional assistance to the person signing this report with data collection and sales research.
9. I understand that this appraisal is to be used in connection with the acquisition of the property by Miami-Dade County.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies, and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of the Miami Dade County Real Estate Development Department and I will not do so until so authorized by the client, or until I am required by due process of law, or until I am released from this obligation by having Publicly testified as to such findings,
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts, and other exhibits collected or prepared under this agreement shall become the property of the client without restriction or limitation on their use.
13. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an Addenda to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of the 16th day of December 2019, is: SEVEN HUNDRED THIRTY-TWO THOUSAND DOLLARS ($732,000).

Market value should be allocated as follows:

LAND	$732,000	LAND AREA (S.F.)	41,839 SF
IMPROVEMENTS	$ 0		
NET DAMAGES &/OR COST TO CURE	$ 0	LAND USE CODE:	Vacant Residential
TOTAL	$732,000		

Assumption: If the trees are removed by the owner, the Market Value is:
SEVEN HUNDRED FIFTY-THREE THOUSAND DOLLARS ($753,000)

December 16, 2019
Date

Robert D. Miller, ASA
State Certified General Real Estate Appraiser License No. RZ1270

The URBAN Group
REAL ESTATE CONSULTANTS

Supplemental to the foregoing Certificate(s) of Value is the following certificate. I certify that, to the best of my knowledge and belief, except otherwise noted in this report:

- I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the American Society of Appraisers.
- The use of this report is subject to the requirements of the American Society of Appraisers and to review by its duly authorized representatives. In addition, the report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Board.
- Robert D. Miller, ASA, State Certified General Real Estate Appraiser RZ1270 (expires 11/30/2020)
- John Zink provided assistance in research and data compilation.

A list of the Qualifying and Limiting Conditions follows in the report and is made a part hereof by reference thereto.

COMPETENCY PROVISION

Appraisers

This appraisal assignment is being performed for the purpose of estimating a market value of the fee simple interest of the subject property, which is a vacant parcel of land. The appraiser has complied with the Competency Provision and has the knowledge and expertise necessary to complete the assignment competently. Mr. Miller has appraised similar land in Miami-Dade County over the past thirty (30) years. I certify that I have been appraising these types of properties for more than 36 years in the State of Florida.

December 16, 2019
Date

Robert D. Miller, ASA
State Certified General Real Estate Appraiser #RZ1270

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Land Sales Data Sheets-Lots in Neighborhood

Zoning

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Market & Area Description- Florida/Miami-Dade County/Neighborhood

Deed of Last Conveyance

Current MLS Listing Information for Subject

Qualifications of Appraisers

QUALIFYING AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct. The appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

All existing liens and encumbrances have been considered; however, the property is appraised as though free and clear, under responsible ownership and competent management.

The information, estimates and opinions identified in this report as being furnished to the appraiser by others is believed to be reliable; however, the appraiser assumes no responsibility for its accuracy.

I have not inspected or tested the soil or subsoil and I am therefore unable to report that any such part of the subject property is free from defect or in such condition as to render the subject property less valuable. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land any improvements are within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution, if any, of the total valuation in this report between land and any improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

QUALIFYING AND LIMITING CONDITIONS (Continued)

Possession of this report, or copy thereof, does not carry with it the right of Publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualifications and only in its entirety.

The appraiser herein by reason of the appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in questions unless arrangements have been previously made.

Neither all, nor part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the Public through advertising, Public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have not direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION:	The subject is located at the NEC of SW 87th Avenue and SW 4th Street, in an unincorporated area of Miami-Dade County.
OWNER'S NAME/ADDRESS:	Neil Kadre 30 Carver Terr PH Yonkers, NY 10710
INSPECTION DATE:	December 5, 2018 and December 16, 2019
NAMES OF PERSONS WHO ACCOMPANIED APPRAISER AT INSPECTION:	On December 5, 2018, the property was inspected by Mr. Miller who was unaccompanied on this inspection. A new inspection was completed on December 16, 2019
EXTENT OF INSPECTION:	Inspected the site and photographed the property.
FOLIO NUMBER:	30-4003-006-0670
TYPE OF PROPERTY:	Vacant land
PROPERTY SIZE:	41,839 Sq. Ft.
ZONING/FUTURE LAND USE:	The subject is zoned RU-1, Single-Family Residential District.
HIGHEST AND BEST USE:	Single-Family
CURRENT USE:	Vacant
DATE OF VALUE:	December 16, 2019

VALUE CONCLUSION:

Sales Comparison Approach:	**$732,000/$753,000**
Cost Approach:	**Not Applicable**
Income Approach:	**Not Appliable**
RECONCILIAITON:	**$732,000/$753,000**

Two value conclusions are based on the assumption that the owner will remove the trees on the site versus not removing the trees with the higher number based on owner removing trees.

TYPE OF REPORT FORMAT

The appraisal of the subject parcel is prepared in a Summary Appraisal Report in accordance with the Uniform Standards of Preferred Appraisal Practice. Certain discussions are brief and some information considered is not included in this report and is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of USPAP.

PURPOSE, INTENDED USE, INTENDED USER OF THE APPRAISAL

The purpose of this appraisal is to develop and report an opinion on market value of the fee simple estate. The intended use of the appraisal will be to facilitate a potential arm's length acquisition of the property. The intended user of the appraisal is the Miami Dade Real Estate Department and their respective legal, governmental and financial representatives.

DEFINITION OF MARKET VALUE

The following market value definition is found in Florida case law, (***Florida State Road Department vs. Stack, 231 So.2d 859 Fla., 1st DCA 1969***) and is the acceptable and preferred definition of market value:

"Value as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied." The willing buyer and willing seller test includes consideration of the following:

....1. A fair sale resulting from fair negotiations,
....2. Neither party acting under compulsion (this eliminates forced liquidation or sale at auction),
....3. Both parties have knowledge of all relevant facts,
....4. A sale without peculiar or special circumstances,
....5. A reasonable time to find a buyer.

PROPERTY RIGHTS (INTEREST) APPRAISED

Property Interest Appraised:	For the whole property, the property rights appraised are fee simple title ownership with due consideration given to any restrictions of use of the property. "Fee Simple Estate" is defined in *The Dictionary of Real Estate Appraisal*, Sixth Edition, Appraisal Institute, 2015, Page 78, as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."
ODA Billboards:	None
Interest Other than Owner Occupant:	Not applicable
Tenant Owned Improvements:	Not applicable
Real Property Interest Previously Conveyed:	I am not aware of any property interests, encumbrances or easements which negatively affects the market value other than the existing zoning and land use restrictions.
Encumbrances:	There are no known encumbrances on the property other than zoning that have an effect on the market value.
Non-Realty Items Appraised:	None

SCOPE (EXTENT OF PROCESS OF COLLECTING, CONFIRMING AND REPORTING DATA)

I have compiled all the necessary data in order to formulate an opinion of value. I have presented the applicable data in this Summary Appraisal Report format. Any additional supporting data can be found in my working file. The scope of the appraisal involved inspections of the subject property and surrounding area to develop a better understanding of the growth patterns, property types and economic uses of the subject neighborhood. In preparing my report, I have reviewed and relied upon the following data.

1. Sales and listings of similar type properties throughout the subject neighborhood over the past five years.
2. Review of Public records for all pertinent sales data including appraiser land records, deeds, etc. I retrieved sales data from CoStar, LoopNet, IRIS, MLS, news articles, the Property Appraiser's Office and local contacts. In addition, conversations were held with local real estate brokers and agents concerning local conditions and activity.
3. Review and considered the sales history of the subject property and neighborhood.
4. Review of Miami-Dade County and neighborhood trends.
5. Inspection of neighborhood and analysis of land use patterns and trends in Miami-Dade County.
6. Physical inspection of subject property and all comparable sales considered in this assignment. Furthermore, the data relied upon was confirmed through knowledgeable parties to the transactions. Copies of the sales sheets and deeds are included in the Addenda of the report. The data relied upon is believed to be accurate, but the appraiser assumes no responsibility for its accuracy. Analysis and review of the market revealed data considered to be reliable to arrive at an opinion of market value.

The subject property consists of a vacant unimproved parcel of land which is zoned RU-1, Single-Family Residential District, Minimum Lot 7,500 SF net.

This appraisal was prepared and includes the data relied upon together with the analysis and conclusions

APPRAISAL PROBLEM

The appraisal problem is to form an opinion of the market value of the subject property at the highest and best use. The property is being appraised to estimate the market value of the fee simple property in Unincorporated Miami-Dade County, Florida. The intent of the appraisal will be to facilitate a potential arm's length acquisition of the property, by Miami Dade Real Estate Department of Miami-Dade County, Florida, the client. The property is zoned RU-1 Single-Family Residential District, 7,500 Square Feet net. As part of the appraisal process consideration for the removal of the 20+ existing pine trees and the cost to fill the site to grade were reviewed.

PRESENTATION OF DATA

IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

Property I.D. 30-4003-006-0670

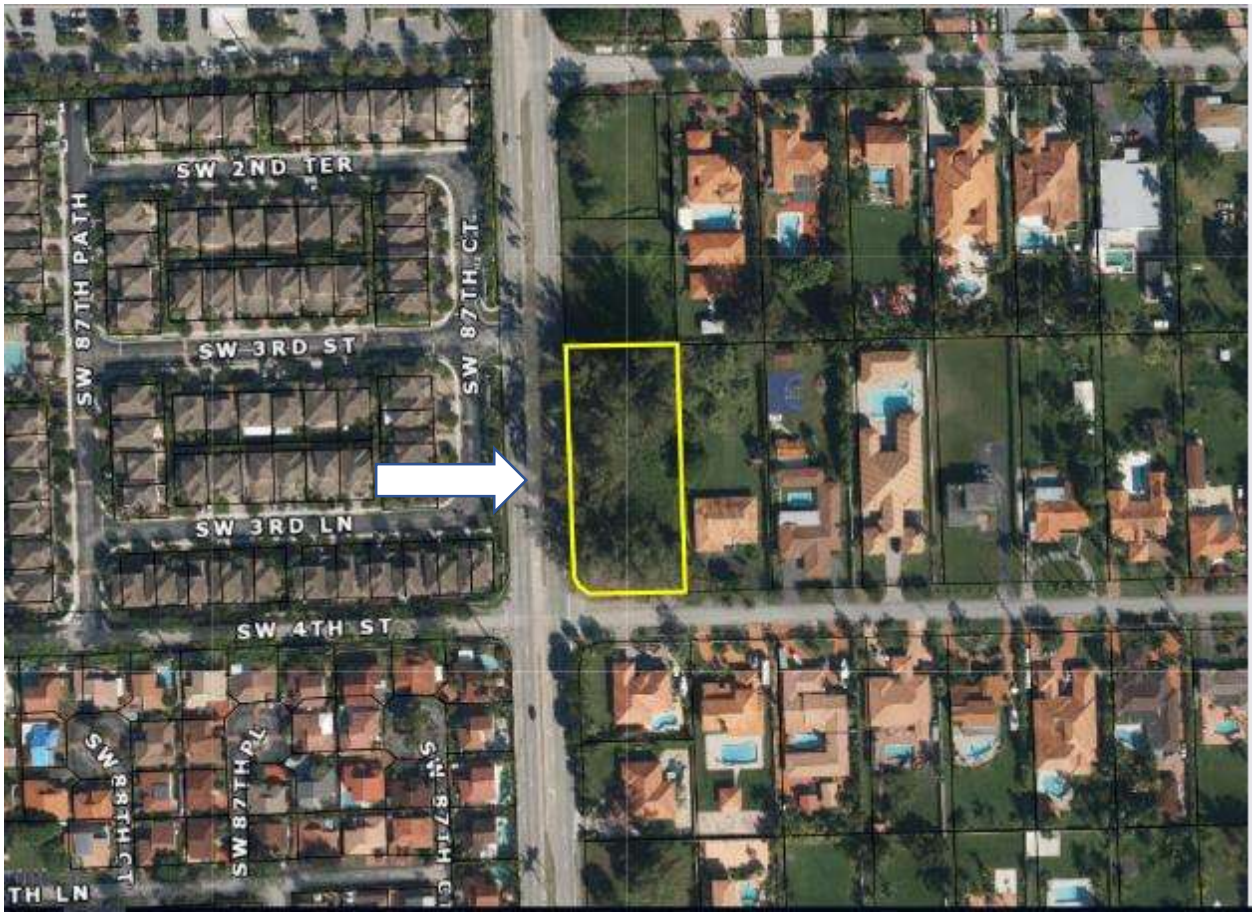
Whole Property Legal description taken from OR Book 19907/Page 1348

Lot 13, Block 3, pf Flagler Waterway Estates, according to the Plat thereof, as recorded in plate Book 44, Page 44, of the Public Records of Miami-Dade County, Florida.

DESCRIPTION OF AREA AND NEIGHBORHOOD

Please refer to the Addenda for Description of Area and Neighborhood as well as additional information regarding Florida's economy and market analysis.

PARCEL AERIAL



DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES

RECORDED:	OR Book 19907 Page 1348
FOLIO:	30-4003-006-0670
PROPERTY TYPE:	
EXISTING USE:	The subject parent tract consists of a RU-1 zoned site containing 41,839 Sq. Ft. with no permanent building structures.
PROPERTY LOCATION:	The subject is located at the NEC SW 87th Avenue & SW 4th Street in unincorporated Miami-Dade County, Florida.
LAND:	
SITE SIZE:	41,839 square feet
SHAPE:	Basically Rectangular
DIMENSIONS:	Rectangular shaped corner parcel with corner radius, refer to sketch contained further in this appraisal for the dimensions.
INGRESS/EGRESS:	Vehicular Access to the site is available from both SW 87th Avenue and SW 4th Street.
TOPOGRAPHY:	The property is generally level and below the grade with surrounding roadways and properties. Based upon visual inspection of the site as well as adjacent properties, the soil conditions are considered to have the potential for future development.
FLOOD ZONE:	Zone AH, Flood Insurance Rate Map Community Panel Number 12086C0289L dated September 11, 2009. (See map later in report)

DRAINAGE:	Based on inspection, the drainage appears adequate under normal observed typical conditions.
SOIL CHARACTERISTICS:	No soil samples were taken or analyzed by the appraiser as this is beyond the scope of the appraiser's duties.
UTILITIES:	All utilities are currently available to the site.
SITE IMPROVEMENTS:	None
EASEMENTS, ENCROACHMENTS OR RESTRICTIONS AND THEIR EFFECT OR LIMITATION:	No unusual easements, encroachments or restrictions are known.
BUILDING:	There are no permanent structures located on the site.
FIXTURES:	Not considered in this appraisal
ENVIRONMENTAL ISSUES:	None noted in our review.
OTHER:	Pine trees located on the site will need to be removed prior to development.

DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)

PHOTOGRAPHS OF SUBJECT PROPERTY

View of subject from SW 87th Avenue

View of property from SW 4th Street

Photos by R. Miller December 16, 2019

View of property northerly from SW 4th Street

View of property northeasterly on SW 87th Avenue
Photos by R. Miller December 16, 2019

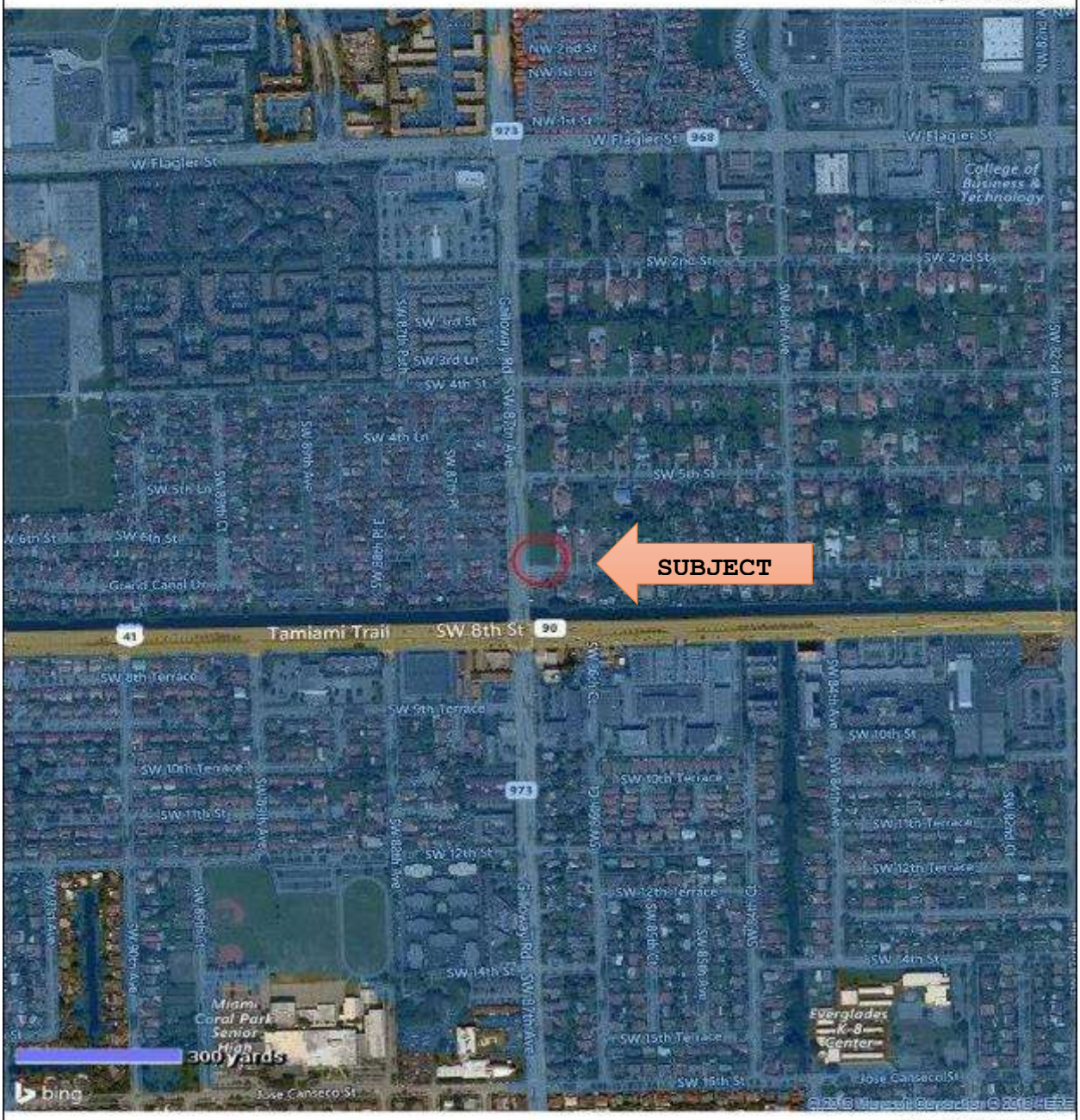
View easterly from SW 87th Avenue

View looking easterly from SW 87th Avenue
Photos by R. Miller December 16, 2019

FLOOD ZONE MAP

InterFlood by a la mode

Prepared for: The Urban Group, Inc.
400 SW 87th Avenue
Miami, FL 33174



MAP DATA

FEMA Special Flood Hazard Area: **Yes**
Map Number: **12086C0289L**
Zone: **AH**
Map Date: **September 11, 2009**
FIPS: **12086**

MAP LEGEND

Powered by CoreLogic©

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

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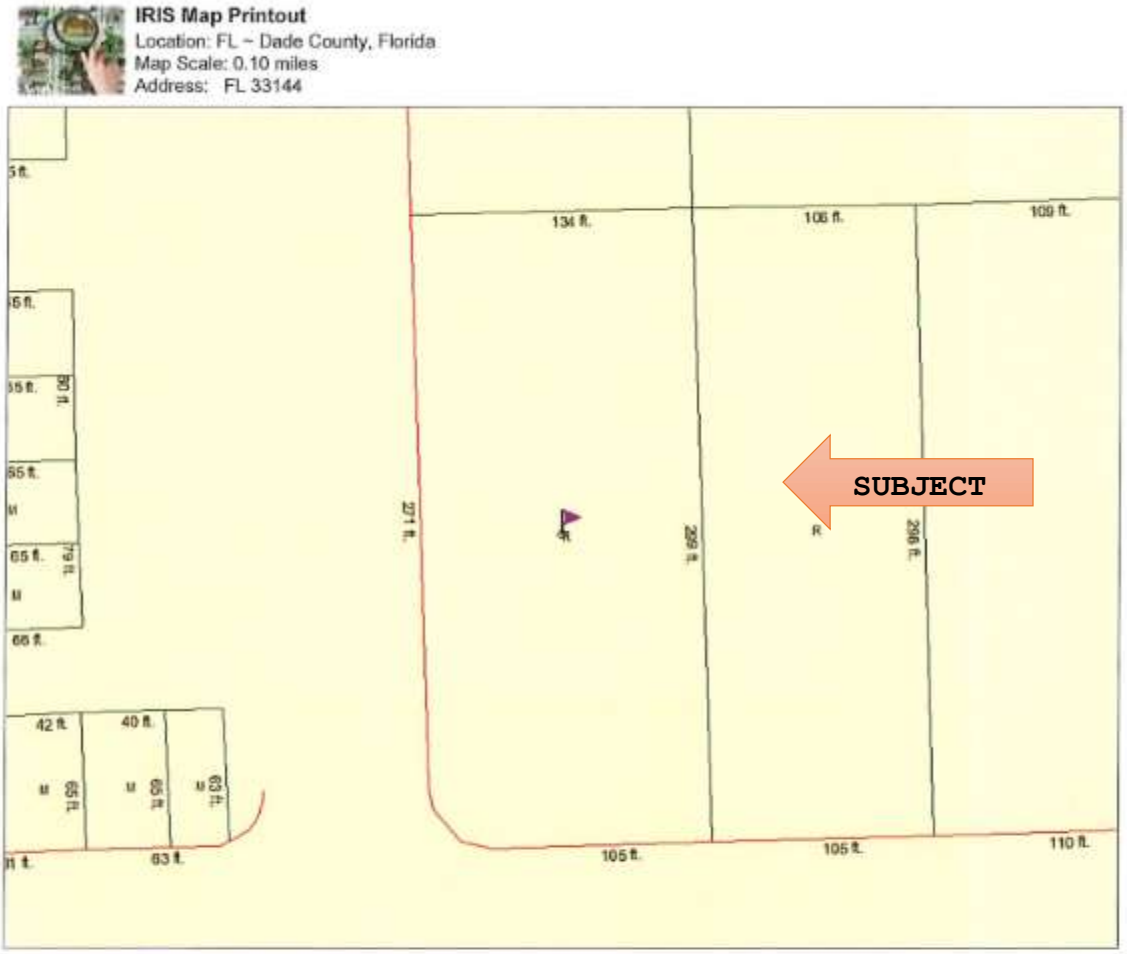
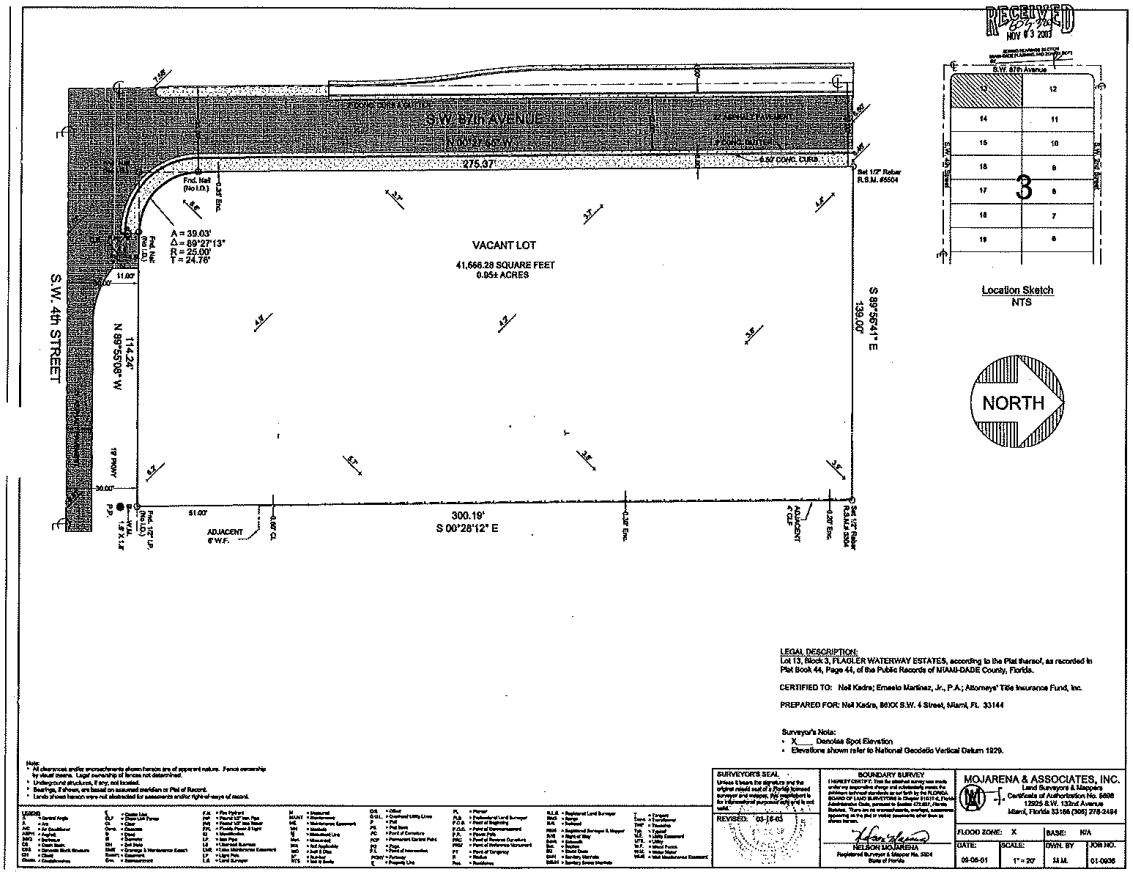
PARCEL SKETCH



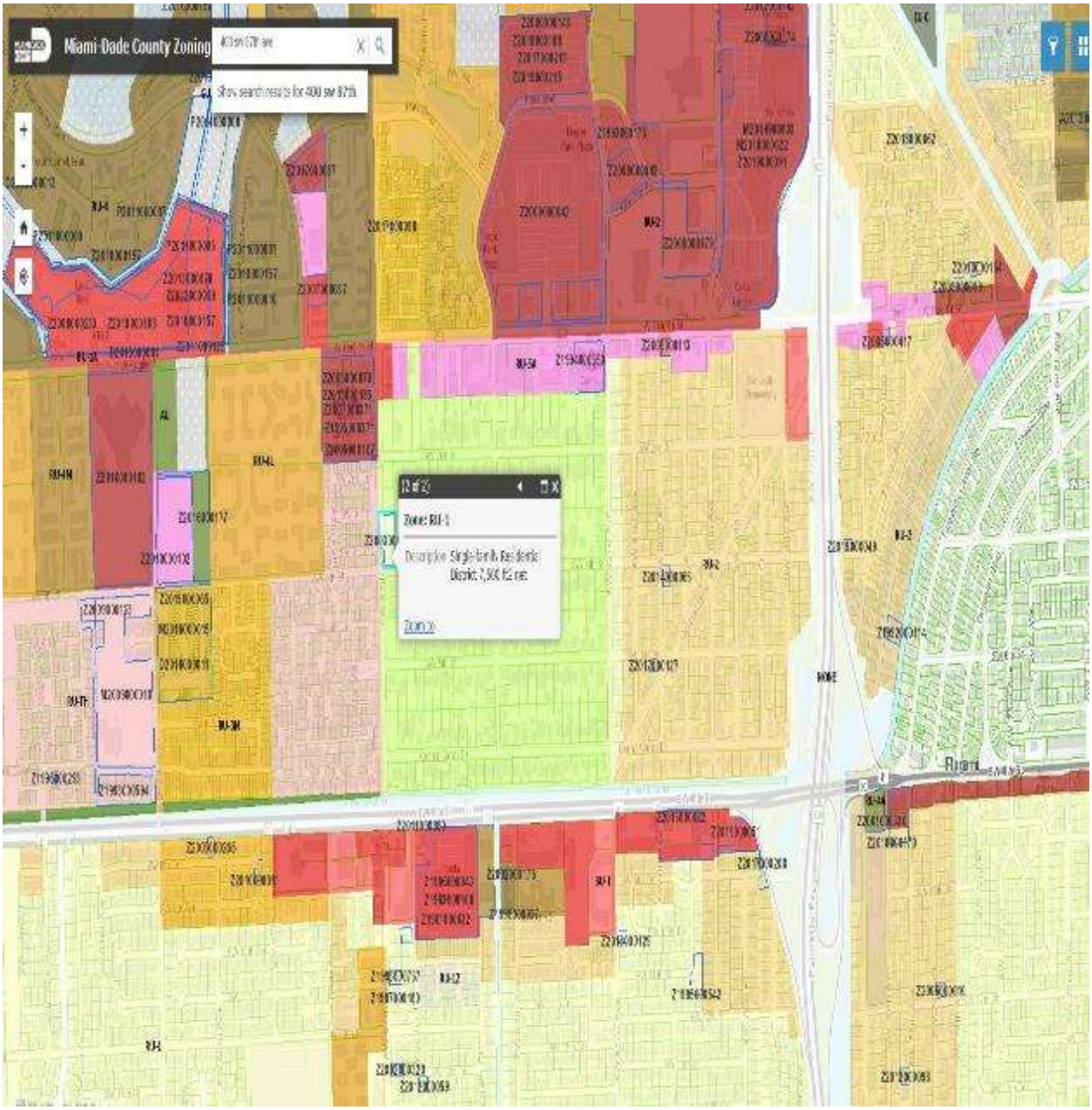
SITE SKETCH


S.W. 67th AVENUE
N 00°28'48" W
275.37'
VACANT LOT
41,666.28 SQUARE FEET
0.95± ACRES
S.W. 4th STREET
N 89°55'08" W
114.24'
S 89°56'41" E
139.00'
300.19'
S 00°28'12" E
A = 39.03'
Δ = 89°27'13"
R = 25.00'
T = 24.76'
Location Sketch
NTS
NORTH
LEGAL DESCRIPTION:
Lot 13, Block 3, FLAGLER WATERWAY ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 44, of the Public Records of MIAMI-DADE County, Florida.
CERTIFIED TO: Neil Kadra; Ernesto Martinez, Jr., P.A.; Attorneys' Title Insurance Fund, Inc.
PREPARED FOR: Neil Kadra, 8610X S.W. 4 Street, Miami, FL 33144
Surveyor's Notes:
X Denotes Spot Elevation
Elevations shown refer to National Geodetic Vertical Datum 1929.
SURVEYOR'S SEAL
BOUNDARY SURVEY
NELSON MOJARENA
Registered Surveyor & Mapper No. 3904
State of Florida
MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 5608
12925 S.W. 133rd Avenue
Miami, Florida 33186 (305) 278-3484
FLOOD ZONE: X
BASE: N/A
DATE: 05-06-01
SCALE: 1" = 20'
DWN. BY: M.M.
JOB NO.: 01-0036

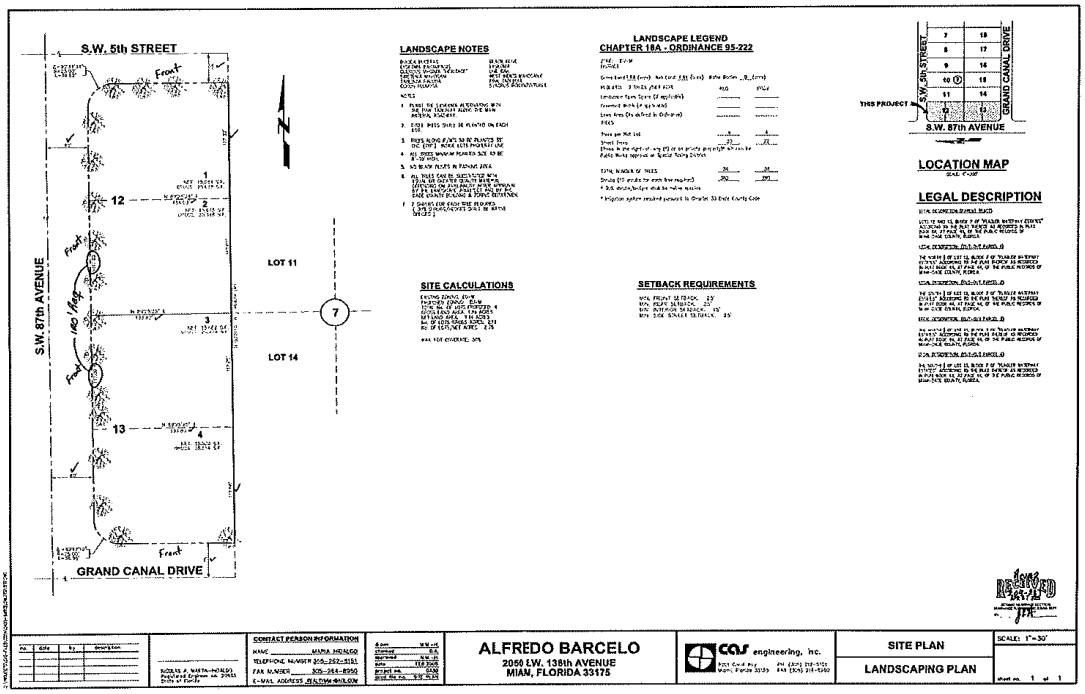
ZONING/LAND USE

The subject property is currently zoned "RU-1", Single-Family Residential, 7,500 Square Feet net. A copy of the zoning ordinance is contained in the addenda. The site received approval for development with four single-family lots in December of 2009.

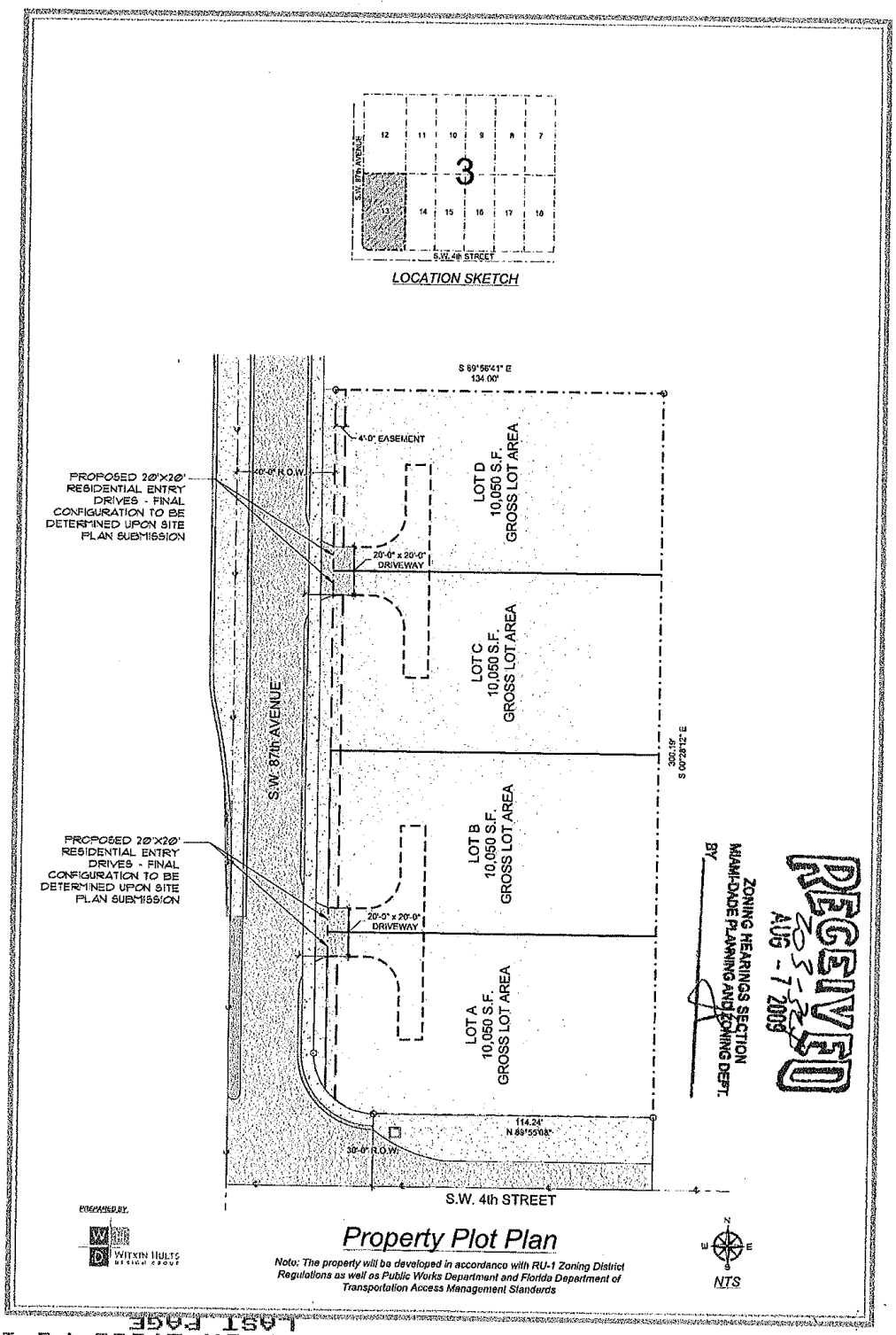
ZONING MAP: RU-1-Single-Family Residential District, 7,500 Square Feet Net



SITE PLAN


S.W. 5th STREET
S.W. 87th AVENUE
GRAND CANAL DRIVE
LOT 11
LOT 14
LANDSCAPE NOTES
LANDSCAPE LEGEND
CHAPTER 18A - ORDINANCE 95-222
SITE CALCULATIONS
SETBACK REQUIREMENTS
LOCATION MAP
LEGAL DESCRIPTION
ALFREDO BARCELO
2050 S.W. 138th AVENUE
MIAMI, FLORIDA 33175
SITE PLAN
LANDSCAPING PLAN
SCALE: 1"=30'

PROPERTY PLOT PLAN



OR BK 27111 PG 1140
LAST PAGE

ASSESSED VALUE, TAXES AND SPECIAL ASSESSMENTS

The subject is assessed by the Miami-Dade County Property Appraiser's Office and assessments are established each year as of January 1st each year at 100% of the "Just Value". The County establishes milage rates which are used to compute the taxes due. Mileage rates (tax rate) are the amount paid to each taxing body for every $1,000 of assessed value. Taxes are collected yearly and payable with a 4% discount if paid in November and are considered delinquent April 1st.

Taxing Authority: Miami-Dade County
Owners: Neil Kadre

Folio Number	Market Value Assessment	2019 Total Assessed Value	2019 Real Estate Taxes
30-4003-006-0670	$493,893	$264,977	$6,074.72
The subject property taxes for 2019 were paid on 12/9/2019.			

HISTORY OF PROPERTY

Based on my research, the subject property is currently listed for sale for $770,000,(See MLS Listing in addendum). The subject is owned by Neil Kadre, a single man and was purchased from Eduardo Rodriguez, Jr. and Elsa M. Rodriguez, husband and wife, by Warranty Deed, September 4th, 2001. No sales of the property occurred in the previous 10 years.

EXPOSURE TIME

Exposure Time may be defined as follows:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Source: ***The Dictionary of Real Estate Appraisal****, 6th Edition, Appraisal Institute.*

Based on the type of property, it is my opinion that there is no normal or typical exposure time for this type of property. Basically, the subject property is an undeveloped parcel that consists of 4 Single-Family residential lots with 10,050 Square Feet each.

PUBLIC AND PRIVATE RESTRICTIONS

I have not been provided with a title report and I did not find any unusual Public or private restrictions that would adversely affect or limit the use of the subject property.

ANALYSIS OF DATA AND CONCLUSIONS

HIGHEST AND BEST USE ANALYSES

The highest and best use of the property is for single-family residential development. The future development would be Single-Family residential development.

DEFINITION OF HIGHEST AND BEST USE

Highest and Best Use may be defined as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Source: ***The Dictionary of Real Estate Appraisal****, 6th Edition, Appraisal Institute, 2015, page 93.*

Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual owners.

Also implied is that the determination of the highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from the analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of probable selling price (Market Value), another appropriate term to reflect highest and best use would be "most probable use". In the context of investment value, an alternative term would be "most profitable use".

Physically Possible Uses

The subject parent tract contains 41,839 Sq. Ft. of land area and is a rectangular shaped corner lot. The site has vehicular access from SW 87th Avenue and SW 4th Street. Physically the site could be developed with residential, industrial or commercial uses.

Legally Permissible Uses

The subject property is located in an area and zoned to allow for a residential development. The site as currently configured is a legally developable site for 4 single-family residences, zoned RU-1, Miami-Dade County zoning.

Please refer to the zoning code in the Addenda section under Zoning/land use for further details regarding permitted uses.

Financially Feasible Uses

There has been an active market for buildable residential lots in the neighborhood and values have increased since the 2006-2008 down turn in the market.

After considering the physically possible, legally permissible uses and the financially feasible, the highest and best use of the subject is estimated to be for future development with a single-family residential use.

Maximally Productive Use

The maximally productive use is the use which is financially feasible and produces the highest rate of return to the land. The maximally productive use of the site, given the physical and legal constraints and financial criteria, is for future single-family residential development.

HIGHEST AND BEST USE CONCLUSION

Land as Single-Family Residential Development

In conclusion, based on the four criteria for the estimation of the highest and best use, it is my opinion that the subject property would have a highest and best use for Single-Family residential use.

APPROACHES TO VALUE USED AND EXCLUDED

In order to arrive at the market value for the property, special attention must be given to the typical purchaser who might have an interest in a particular property. Market Value is the most probable sales price, which a property will bring and this price depends upon the typical purchaser's reaction to the various supply and demand factors that affect the market value. The Appraisal Process is basically an economic analysis consisting of a review of the factors that affect market value.

There are three approaches to value to be considered in any appraisal, The Cost, Income and Sales Comparison Approaches. The following is a brief discussion of each approach and its application.

The Sales Comparison Approach relies heavily upon the principle of substitution. A comparative analysis between the subject and similar properties that have sold can often provide an indication of market behavior and response to the subject. The sales are compared to the subject and adjustments for differences in location, time, terms of sale, or physical characteristics can be made using the subject as the standard of comparison. Most types of properties, which are bought and sold, can be analyzed using "common denominators" such as sale price per unit of size.

The reliability of the Sales Comparison Approach depends to a large extent upon the degree of comparability between the sales and the subject. The major strengths of this approach include the reflection of actual market transactions and the fact that the normal "common denominators" tend to be fairly easily determined. The potential weaknesses of this approach arise from the fact that the data is historical and "ideal" comparable sales are usually very difficult to obtain.

The Sales Comparison Approach to Value was considered as the most applicable method of valuation for the subject property as the Cost and Income Approaches are generally not utilized in the valuation of vacant land. I will submit sales of land sales located in the general vicinity of the subject property and estimate a market value for the subject site, as part of our analysis.

LAND VALUATION

Parent Tract

The sales comparison approach to appraising is based upon the premise that the market value of the subject property can be estimated by analyzing sales of similar properties. The principle of substitution is basic in this approach as it implies that a prudent person will not pay more for a property than would be required for an acceptable alternative available in the market.

In applying the sales comparison approach, the following methodology is used:

1. Research the market to obtain information on sales transactions, listings, and offerings to purchase properties similar to the subject property.

2. Verify the information by confirming that the data obtained are factually accurate and the transactions reflect arm's length market considerations.

3. Utilizing a unit sale price that allows us the opportunity to compare the subject parcel to the sales data and arrive at a market value conclusion for the land.

I have reviewed vacant land sales within the subject neighborhood. The individual data sheets and location map are located in the Addenda of this report. Each of the sales were verified with the broker or participant to the transaction. The price per square foot of land area is analyzed, as it is the unit of comparison typically used by buyers and sellers in the market for Single-Family lots.

THE SALES ADJUSTMENT GRID

Comparable Sales	Sale No. 1	Sale No. 2	Sale No. 3	Sale No. 4	Sale No. 5
Date of Sale	2/15/2018	10/24/2019	5/13/2019	8/24/2018	4/30/2018
Grantor	Imagine DFC, LLC	Lalia Nancy Demetrio	Millenium Investment Townhouses, LLC	Francisco Reinaldo Mata	Pedro & Miguel Angel Martinez-Saenz
Grantee	Park Estates, LLC	Etion Investment Group, LLC	DE&JL Group, Inc.	G&B Investment & Development Group	Luis H. Fernandez
Location	SEC SW 156th Ave. & SW 20th Lane	13520 SW 36th St.	NWQ SW 65th Terr. & SW 139th St.	2510 SW 114th Ave.	3020 SW 101st Court
Unadj. Sale Price	$1,086,100	$334,000	$300,000	$295,000	$290,000
Unadj. Price/SF	$19.03	$18.70	$18.81	$15.96	$22.64
Land Size (SF)	57,067	17,859	15,948	18,480	12,807
Zoning	RU-1M(a)	RU-1	RU-4L	RU-1	RU-1
Land Use	Residential	Residential	Residential	Residential	Residential
ADJUSTMENTS					
Property Rights	0	0	0	0	0
Financing Terms	0	0	0	0	0
Conditions of Sale	0	0	0	0	0
Time	1.90	0.00	0.00	1.60	2.26
Adjusted Price/SF	$20.93	$18.70	$18.81	$17.56	$24.90
COMPARISONS					
Location	Similar	Similar	Similar	Similar	Similar
Size/Shape	Similar	Similar	Similar	Similar	-2.45
Zoning	Similar	Similar	-1.88	Similar	Similar
Site Development	-1.00/-1.50	-1.00/-1.50	-1.00/-1.50	-1.00/-1.50	-1.00/-1.50
Adj Price/SF	**$19.93/$19.43**	**$17.70/$17.20**	**$17.81/$17.31**	**$16.56/$16.06**	**$21.45/$20.95**

Subject	**NEC SW 87th Ave & SW 4th St.**	**RU-1**	**41,839 sf**
	Address	**Zoning**	**Site Size**

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LAND VALUATION

ADJUSTMENTS PROCESS

In forming an opinion of market value for the subject property, consideration was given for potential adjustments for conditions of sale, market conditions, location, size/physical characteristics and zoning. A review of the sales did indicate a range of values for the subject property. The following is a synopsis of the sales data considered in my analysis.

DISCUSSION OF ADJUSTMENTS

Financing

All of the sale properties were for all cash or were financed at market rates for a normal period of time.

Conditions of Sale

All of the property sales were considered arm's length transactions, and therefore, no adjustments are necessary for conditions of sale.

Market Conditions

While no specific adjustment is derived from the sales for time, the sales are all within 22 months of the date of value and all occurred after the downturn of the real estate market in a rebounding market over the past few years. The sales occurred in the time frame of February of 2018 and October of 2019 with a date of value for this assignment of December 16, 2019. Two of the sales occurred in 2019. It was noted that Sale 4 previously sold in 2014 and the resale indicated a 1.54% per month increase in market value over that time frame. On review of this and other paired sales resulted in a time adjustment of 10% to the 2018 Sales Data. No adjustment was deemed applicable for the 2019 sales.

Location

All of the sales are located within 7 +/- miles of the subject property. A review of matched pairs did not reflect any market-based adjustments and although no adjustment for location was applicable, we did consider the different locations in our overall analysis.

LAND VALUATION (Continued)

Size

The subject's land size is 41,839 Sq. Ft. of land area. The site sizes ranged from 12,807 square feet to 57,067 square feet. All but sale 5 were large enough to develop with multiple homes and thus were considered similar in size. Sale 5 was much smaller and would only be able to develop with a single homesite. In considering of the size difference, it was our opinion that a 10% reduction for the small size was applicable to sale 5 only. No other size or shape adjustments were considered applicable based on our overall review of the sales data.

Zoning

The subject is zoned RU-1 with a Single-Family Residential district 7,500 Square Foot net. Adjustments for zoning of comparable properties was taken into consideration in the analysis for this report and adjustments were made accordingly to Sale 4, which had a higher density residential multifamily zoning. A 10% negative adjustment for Sale 3 was deemed applicable and the only adjustment considered applicable for the differences in zoning.

Site Development Costs

As noted earlier in the report, the subject property needs some fill and will need to remove the 20+/- pine trees on the site. We reviewed the cost of removing pine trees with the County forester and a general contractor and noted that this would cost in the range of $800 and $1,000 per tree. In addition, to this cost, the site is low and will need some fill to develop the sites. Generally, the building pad will need to be filled to grade at slightly above the crown of the road, or SW 87th Avenue. The review of the sales indicated all of the sales were at or near the grade of the road and although some site development is required on all sites, the site development on the subject would be greater than on the comparable sales. The review of the cost of fill, together with the cost of the pine tree removal, lead us to concludes that a development cost of $1.50 per square foot of land area would be applicable to all of the sales. Therefore, a deduction of $1.50 per square foot of land area would be applicable to each of the sales. However, the discussions with the owner indicated that the owner may remove the trees and we estimated that overall expense to be roughly $0.50 per square foot or $20,920, which equates to a little more than $1,000 per tree. The balance of $1.00 per square foot would be for site development and fill.

CONCLUSION OF LAND VALUATION

The comparable sites range in unadjusted price per square foot of land from $15.96 per square foot to $22.64 per square foot of land area with the lowest sale ($15.96/SF), occurring in August of 2018. The highest sales amount ($22.64/SF) sold in April of 2018 and this was the smallest site reviewed and reflective of a single family homesite. The oldest sale occurred in February of 2018 and sold for $19.03 per square foot of land area.

After considering the adjustments noted above, the adjusted unit sale price range was from a low of $16.06 to a high of $20.95 per square foot of land area for the smallest overall site. This range is based on the trees being on the site and the buyer would have to pay for the removal. The value range assuming the owner will remove the trees would be $0.50 per square foot higher. Based on my review, a market value in the range of $17.50 and $18.50 per square foot was considered applicable and within the range of the comparable sales. Based on our review, we estimated the market value at $18.00 per square foot, assuming the owner has removed the trees and at $17.50 per square foot for site as it currently exists.

Therefore, I concluded that my opinion of the market value of typical residential site at this location as of December 16, 2019 is as follows:

WITH TREES REMOVED

41,839 Sq. Ft.	X $18.00/SF	=	$753,102	say $753,000

WITHOUT TREES REMOVED

41,839 Sq. Ft.	X $17.50/SF	=	$732,183	say $732,000

RECONCILIATION OF VALUE INDICATIONS AND FINAL VALUE OPINION

The three approaches to value indicated the following:

Cost Approach	**N/A**
Sales Comparison Approach	**$732,000/$753,000**
Income Approach	**N/A**

The sales comparison approach was developed using sales of vacant residential properties in the Southwest area of Miami-Dade County. The comparable sales varied in size, location, condition, use, etc. however, the overall review of each sale and all of the sales led us to my conclusion of the market value for a developable residential site. The Income and Cost Approaches were not considered applicable on this appraisal assignment as the subject parcel is a vacant parcel of land.

In my final analysis, I considered the value indicated by the Sales Approach to be reflective of the marketplace for this type of property. We adjusted for the site development needed on the property and also took into consideration the assumption that the owner would remover the existing trees on the site. As a result of my review, I am of the opinion that the subject property would have a market value of $732,000 as of a current date in an "as is" condition and $753,000, if the owner removes the trees at their expense.

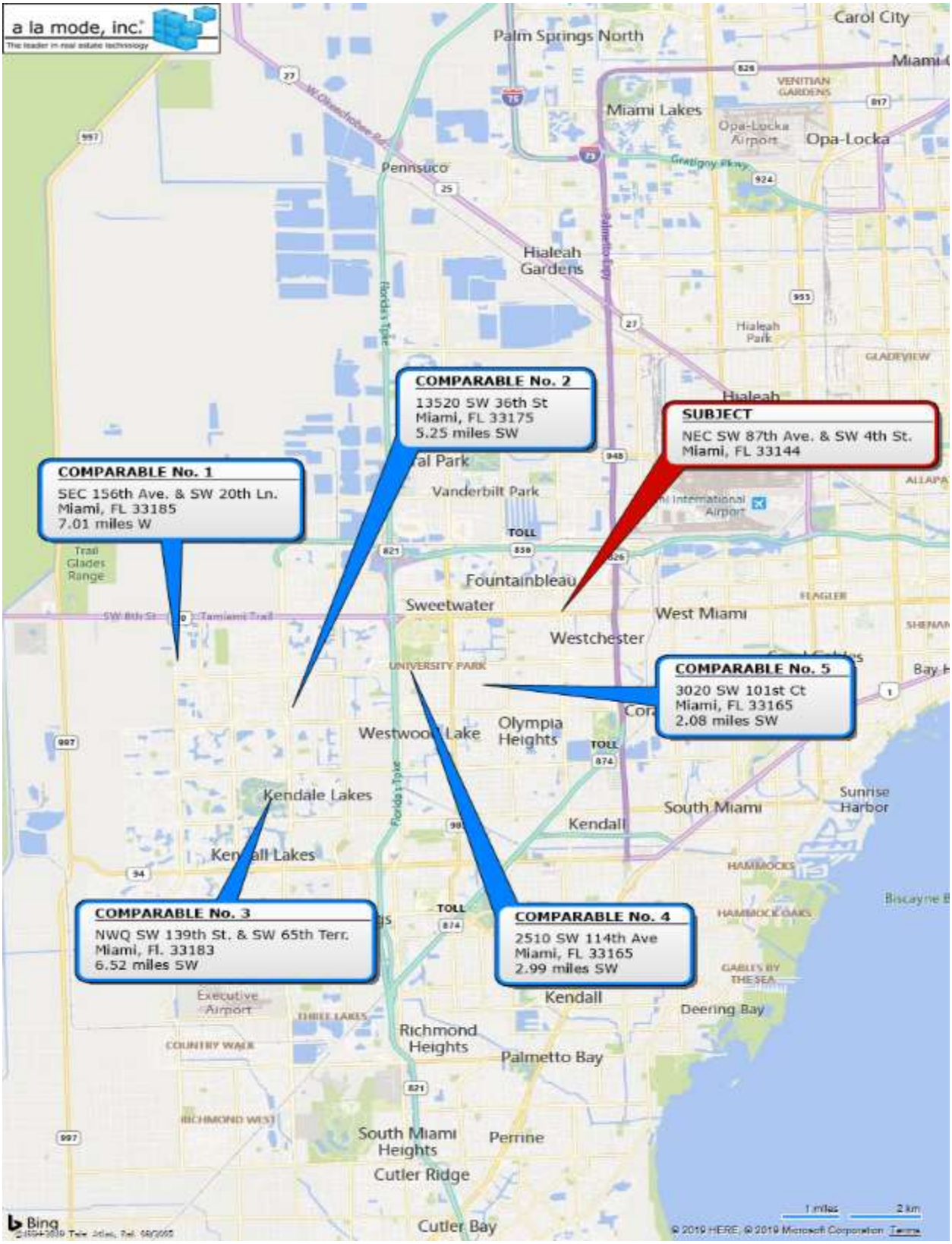
Therefore, in my opinion the market value of the subject property as of December 16, 2019 would be:

WITH TREES REMOVED
SEVEN HUNDRED FIFTY-THREE THOUSAND DOLLARS
($753,000)

WITHOUT TREES REMOVED
SEVEN HUNDRED THIRTY-TWO THOUSAND DOLLARS
($732,000)

ADDENDA

LAND SALES MAP



LAND SALES DATA SHEETS

COMPARABLE VACANT LAND SALE NUMBER 1

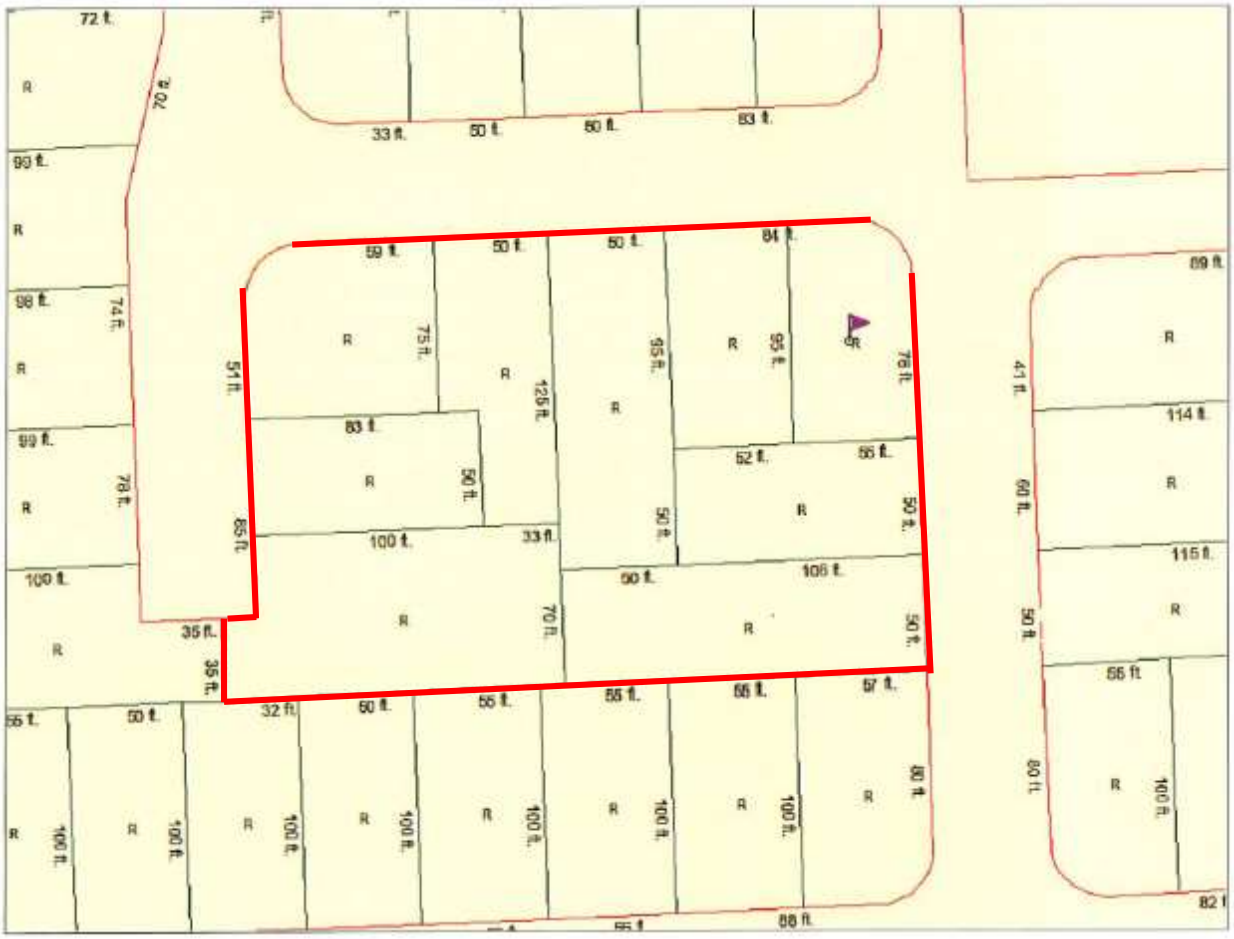
RECORDED:	OR BOOK 30877 PAGE 2350
FOLIO NO:	30-4909-000-3100
DATE OF SALE:	February 15, 2018
GRANTOR:	Imagine DFC, LLC
GRANTEE:	Park Estates, LLC
CONSIDERATION:	$1,086,100
FINANCING:	Cash to seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple
ZONING:	RU-1M(a), Modified Single-Family Residential District 5,000 sf net

COMPARABLE VACANT LAND SALE NUMBER 1 (CONTINUED)

LAND USE:	Single-Family Residential
CURRENT USE:	Vacant
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	SEC of SW 156th Avenue and SW 20th Lane Miami, Florida 33185
LAND SIZE:	57,067 square feet of land, nine (9) lots
HIGHEST AND BEST USE:	Single-Family Residential
LEGAL DESCRIPTION:	Lots 1 through 9, inclusive, Flock 1 of Carrizo Estates, according to the Plat thereof, as recorded in Plat Book 167, Page 57, of Public Records of Miami-Dade County, Florida.
SALE PRICE PER SQ FT:	$19.03 per Square Foot of Land.
COMMENTS:	The site was an irregular shaped corner parcel on the SEC of SW 156th Avenue and SW 20th Lane, zoned RU-1M(a), Modified Single-Family Residential District 5,000 sf net.

RK ESTATES
ts Available
D. $400's
07.4454

SITE SKETCH


72 ft.
74 ft.
33 ft.
50 ft.
50 ft.
83 ft.
99 ft.
98 ft.
74 ft.
99 ft.
78 ft.
100 ft.
35 ft.
35 ft.
51 ft.
65 ft.
59 ft.
50 ft.
50 ft.
84 ft.
75 ft.
125 ft.
95 ft.
95 ft.
78 ft.
83 ft.
50 ft.
52 ft.
55 ft.
50 ft.
50 ft.
100 ft.
33 ft.
50 ft.
106 ft.
70 ft.
50 ft.
32 ft.
50 ft.
55 ft.
55 ft.
55 ft.
57 ft.
50 ft.
100 ft.
89 ft.
41 ft.
114 ft.
60 ft.
115 ft.
50 ft.
66 ft
80 ft.
100 ft.
88 ft.

CFN 2018R0117722
OR BK 30877 Pg 2350 (1Pgs)
RECORDED 02/28/2018 09:46:39
DEED DOC TAX $6,516.60
SURTAX $4,887.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by and return to:
Isis Valle, Esq.
Isis Valle, P.A.
3625 NW 82 Avenue, Suite 405
Miami, Florida 33166

Property Appraiser's Parcel Identification No.:
30-4909-018-0010
30-4909-018-0020
30-4909-018-0030
30-4909-018-0040
30-4909-018-0050
30-4909-018-0060
30-4909-018-0070
30-4909-018-0080
30-4909-018-0090

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 15 day of February, 2018, between **Imagine DFC LLC, a Florida limited liability company**, whose post office address is 20507 NE 9th Place, Miami, Florida 33179, hereinafter called the grantor, and **Park Estates, LLC, a Florida limited liability company**, whose post office address is 216 Catalonia Avenue, Unit 107, Coral Gables, Florida 33134, hereinafter called the grantee.

WITNESSETH:

THAT the grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said grantee, their heirs and assigns forever, all that certain land situate in Miami-Dade County, Florida, legally described as follows:

Lots 1 through 9, inclusive, Block 1 of CARRIZO ESTATES, according to the Plat therefor as recorded in Plat Book 167, Page(s) 57, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO conditions, restrictions, easements, limitations and zoning ordinances of record, if any, not intending to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the grantor has hereto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

IMAGINE DFC, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____

Juan Carlos Delaney, Managing Member

Print Name: Ted Ruth

Print Name: Jaclyn Vega

STATE OF FLORIDA)
) SS:

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 15 day of February, 2018, **Juan Carlos Delaney,** as **Managing Member** of **Imagine DFC LLC, a Florida limited liability company,** who is personally known to me or has produced _____ as identification and did (did not) take an oath.

ISIS VALLE
Notary Public - State of Florida
Commission # FF 210798
My Comm. Expires Aug 6, 2019
Bonded through National Notary Assn.

NOTARY PUBLIC, State of Florida at Large
Print Name: _____
Commission Number: _____
NOTARY SEAL
My Commission Expires:

Book30877/Page2350 CFN#20180117722 Page 1 of 1

FLAT BOOK: 161, PAGE 2
SHEET: 1 OF 3

CARRIZO ESTATES

A SUBDIVISION LYING IN THE W½ OF THE W½ OF THE S.W. 1/4
SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 107, MIAMI, FLORIDA 33144
JULY, 2007

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED BY ANOTHER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

KNOW ALL MEN BY THESE PRESENTS:
THAT MASONE DPC, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "CARRIZO ESTATES", THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:
THE SOUTH 210 FEET OF NORTH 1065 FEET OF THE EAST ½ OF THE WEST ½ OF THE WEST ½ OF THE S.W. ¼ IN SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:
THAT THE LANE AND AVENUES, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND PINE HYDRANTS THEREON AND HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT NO TRUCK, WILL BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR DRIVING POOL & SPRINKLER SYSTEMS MINOR AS CONSIDERED.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WHICH THIS SUBDIVISION IS NOT APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE LIMITED ACCESS RIGHT OF WAY LINE, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ARTERIAL ROAD.

OWNERS PLAT RESTRICTION:
THAT THE UTILITY EASEMENTS, AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:
THE SAID, "MASONE DPC, L.L.C.", A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED BY ITS MEMBER CARLOS CARRIZO IN THE PRESENCE OF THESE TWO WITNESSES. THIS 31st DAY OF JULY, A.D. 2007.

MASONE D.P.C., L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
BY: CARLOS CARRIZO, MEMBER

BY: _____ MEMBER
CARLOS CARRIZO

WITNESS: _____
PRINT NAME: ARGOTS CONSUEGRO

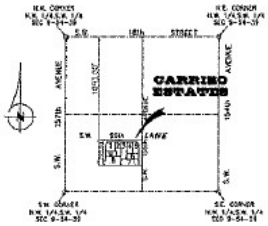
WITNESS: _____
PRINT NAME: NELSON LIRIANO

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS.

I HEREBY CERTIFY:
THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, CARLOS CARRIZO, MEMBER OF MASONE D.P.C., L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE OH OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF JULY A.D. 2007.

MY COMMISSION EXPIRES: AUGUST 28 2009 BY: _____
COMMISSION NUMBER: DD 422417
JUAN R. MARTINEZ
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "CARRIZO ESTATES", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE SURVEY DATA, AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 2, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR No. 2180
STATE OF FLORIDA
JUAN R. MARTINEZ & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. L.B. 1130

LOCATION MAP:
THE W ½ S.W. ¼
SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST
1 Inch = 300 feet

MORTGAGEE:
KNOW ALL MEN BY THESE PRESENTS:
THAT TONISA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED March 14, 2007 AND RECORDED ON MARCH 16, 2007, IN OFFICIAL RECORDS BOOK 26696, AT PAGE 2866 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:
THAT TONISA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MEMBER AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED AND ATTESTED IN THE PRESENCE OF THESE TWO WITNESSES. THIS 1 DAY OF AUGUST, A.D. 2007.

TONISA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: ARGOTS CONSUEGRO — PRINT NAME: ISAAC MENASCE
TITLE: MANAGER MEMBER
WITNESS: _____
PRINT NAME: CARLOS CARRIZO

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS.

I HEREBY CERTIFY:
THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ISAAC MENASCE, MEMBER OF TONISA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND OFFICIAL SEAL THIS 1st DAY OF August A.D. 2007.

MY COMMISSION EXPIRES: Nov 27, 2011 BY: _____
COMMISSION NUMBER: CC 102
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MIAMI-DADE COUNTY APPROVAL:
THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF PLANNING AND ZONING THIS 25 DAY OF September A.D. 2008 THE SIZE OF THE LOTS, AND OTHER FEATURES AND SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE.

BY: _____
DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, PUBLIC WORKS DEPARTMENT THIS 5 DAY OF March A.D. 2008 THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

BY: _____
DIRECTOR

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G, CODE OF MIAMI-DADE COUNTY, SUBJECT TO ALL THE CONDITIONS OF THE CONCURRENCY REVIEW AGENDAS AND SAT CHAPTER 342. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. R-205-08 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA THIS 6th DAY OF March A.D. 2008.

BOARD OF COUNTY COMMISSIONERS

ATTEST:
CLERK OF THE CIRCUIT COURT
BY: _____ SIGNED _____
DEPUTY CLERK — MAYOR
CARLOS ALVAREZ

RECORDING STATEMENT:
FILED FOR RECORD THIS 7 DAY OF April A.D. 2008 AT 2:44 p.m.
IN BOOK 161 OF PLATS, AT PAGES 2-3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

CLERK OF CIRCUIT COURT, Harvey Ruvin
BY: Aileen Gutierrez
DEPUTY CLERK

PLAT BOOK: 167 PAGE 51
SHEET: 2 OF 2

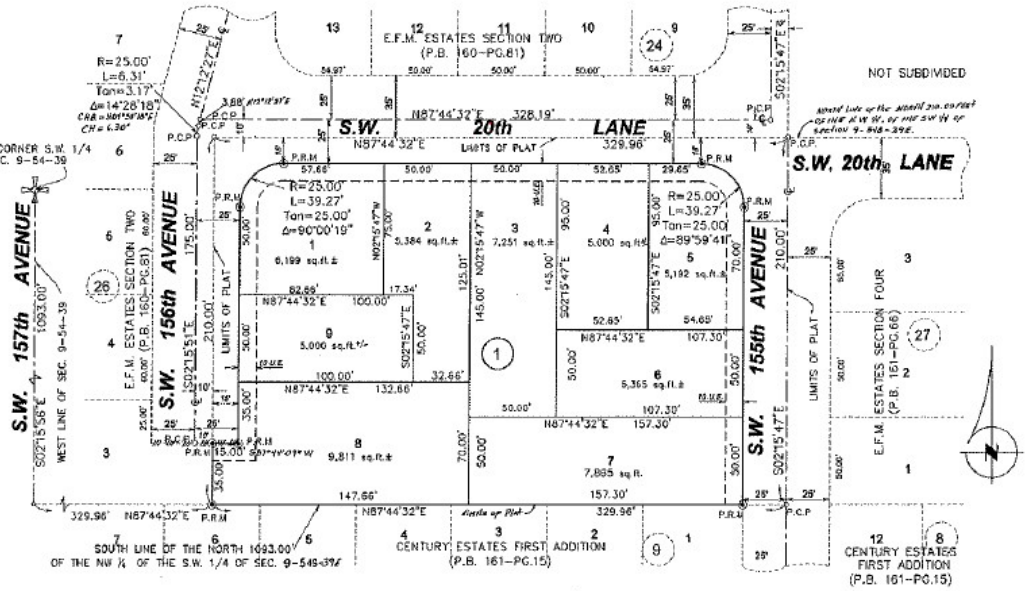
CARRIZO ESTATES

A SUBDIVISION LYING IN THE W½ OF THE W½ OF THE S.W. 1/4
SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GRAPHIC SCALE:
1 inch = 20 ft.

PREPARED BY:
JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 107, MIAMI, FLORIDA 33144
JULY, 2007



SURVEYOR'S NOTES:
SEC.: DENOTES SECTION.
+/-: DENOTES MORE OR LESS.
CL.: DENOTES CHORD.
CHB.: DENOTES CHORD BEARING.
P.R.M.: DENOTES PERMANENT REFERENCE MONUMENT
P.B.: DENOTES PLAT BOOK
PG.: DENOTES PAGE
P.C.P.: DENOTES PERMANENT CONTROL POINT
Δ: DENOTES DELTA
TAN: DENOTES TANGENT
R: DENOTES RADIUS
L: DENOTES ARC LENGTH
SQ.FT.: DENOTES SQUARE FEET
℄: DENOTES CENTERLINE
: DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE
: DENOTES 20' UTILITY EASEMENT

THIS PLAT IS SUBMITTED TO THE REQUIREMENTS OF THE OFFICIAL DESCRIPTION REQUIRED BY SECTION 177.073 (4) F.S. RECORDED IN O.R. 10931, PAGE 1101 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 20TH LANE, WHICH IS N87°44'32"E.
THE SUBJECT PROPERTY IS LOCATED WITHIN TWO MILES OF A ROCK MINING OPERATION WHEN BLASTING IS PERMITTED.

RECORDING STATEMENT:
FILED FOR RECORD THIS 7 DAY OF April A.D., 2008 AT 2:44 p.m., IN BOOK 167 OF PLATS, AT PAGES 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY.
CLERK OF CIRCUIT COURT, Harvey Ruvin
BY: Rubby Gutierrez DEPUTY CLERK
2008 0282909

COMPARABLE VACANT LAND SALE NUMBER 2

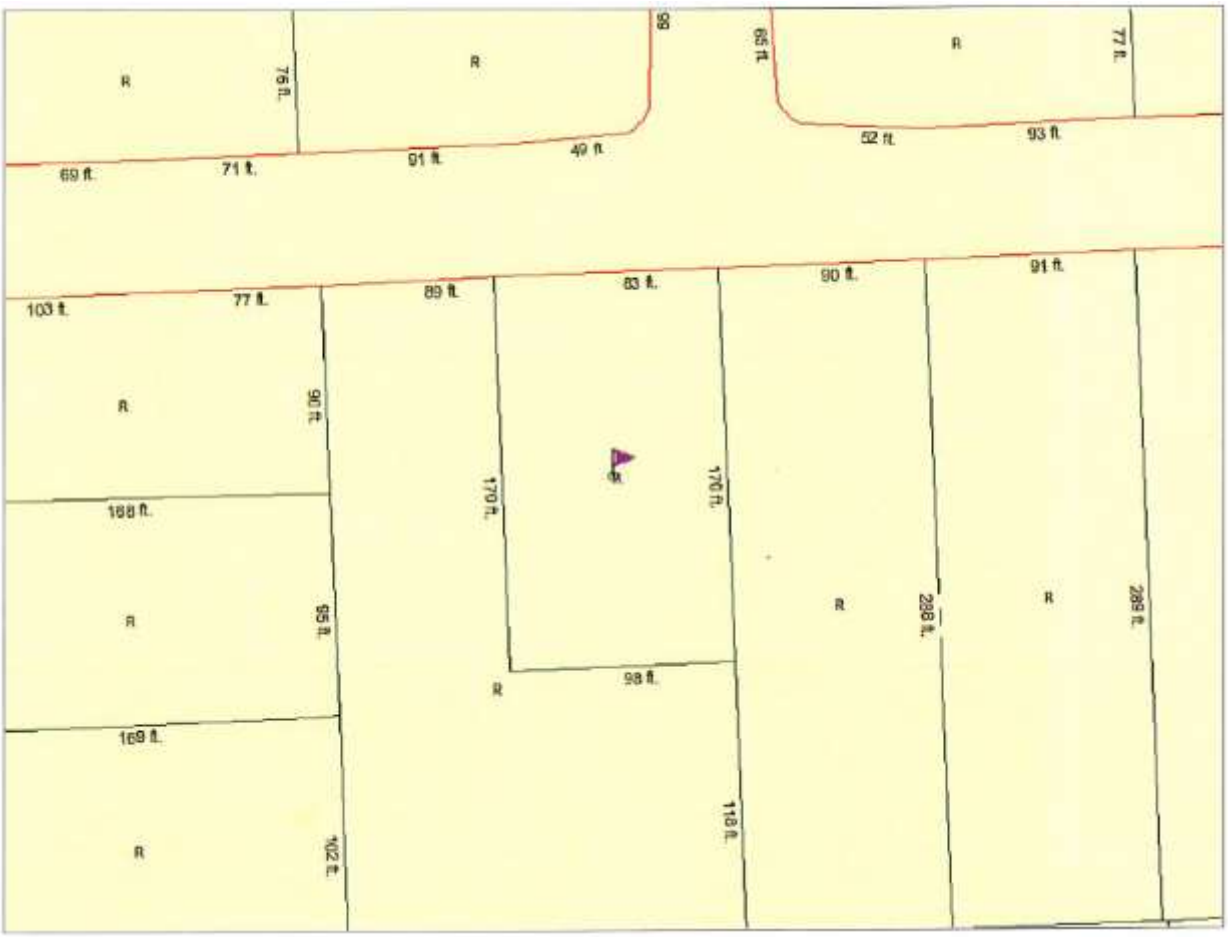
RECORDED:	OR BOOK 31675 PAGE 1013
FOLIO NO:	30-4914-002-0391
DATE OF SALE:	October 24,2019
GRANTOR:	Lalia Nancy Demetrio
GRANTEE:	Evolution Investment Group, LLC
CONSIDERATION:	$334,000
FINANCING:	Cash to seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE VACANT LAND SALE NUMBER 2 (CONTINUED)

ZONING:	RU-1, Single-Family Residential District 7,500sf net
LAND USE:	Single-Family Residential
CURRENT USE:	Vacant
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	13520 SW 36th St Miami, Florida 33175
LAND SIZE:	17,859 square feet of land
HIGHEST AND BEST USE:	Single-Family Residential
LEGAL DESCRIPTION:	Lengthy legal description see deed attached.
SALE PRICE PER SQ FT:	$18.70 per Square Foot of Land.
COMMENTS:	The site was a rectangular shaped interior lot on SW 101st Court, zoned RU-1 Single-Family Residential 7,500sf net and adjacent to FPL easement.

evolution

SITE SKETCH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289 ft.
168 ft.
R
95 ft.
169 ft.
R
102 ft.
118 ft.

CFN: 20190690408 BOOK 31675 PAGE 1013
DATE:11/04/2019 10:37:44 AM
DEED DOC 2,004.00
SURTAX 1,503 00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by and return to:
Robert M. Chisholm, Esq.
Attorney at Law
Robert M. Chisholm, P.A.
7378 SW 48th Street, Suite B
Miami, FL 33155
305-667-4261
File Number: **19-147600**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of **October, 2019** between **Lalia Nancy Demetrio, a single woman** whose post office address is **1207 Thomas Jefferson Way, Missouri City, TX 77459**, grantor, and **Evolution Investment Group, LLC, a Delaware limited liability company** whose post office address is **10545 SW 60 Street, Miami, FL 33173**, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

> **The North 170 feet of the East 105.60 feet of the West 180.60 feet of the East 2197.20 feet of Tract 15, of J. G. HEAD'S FARMS, of Section 14, Township 54 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 46, at Page 44, Less the North 25 feet for Right of Way, of the Public Records of Miami-Dade County, Florida.**
>
> **Parcel Identification Number: 30-4914-002-0391**
>
> **Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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Signed, sealed and delivered in our presence:

Witness Name: Luis Carrillo

Witness Name: Manuel Carrillo

(Seal)
Lalia Nancy Demetrio

State of Texas
County of Fort Bend

The foregoing instrument was acknowledged before me this 21st day of October, 2019 by Lalia Nancy Demetrio, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BRENDA HERNANDEZ
Notary Public, State of Texas
Comm. Expires 11-17-2020
Notary ID 128966191

Notary Public

Printed Name: Brenda Hernandez

My Commission Expires: 11-17-2020

DoubleTime®

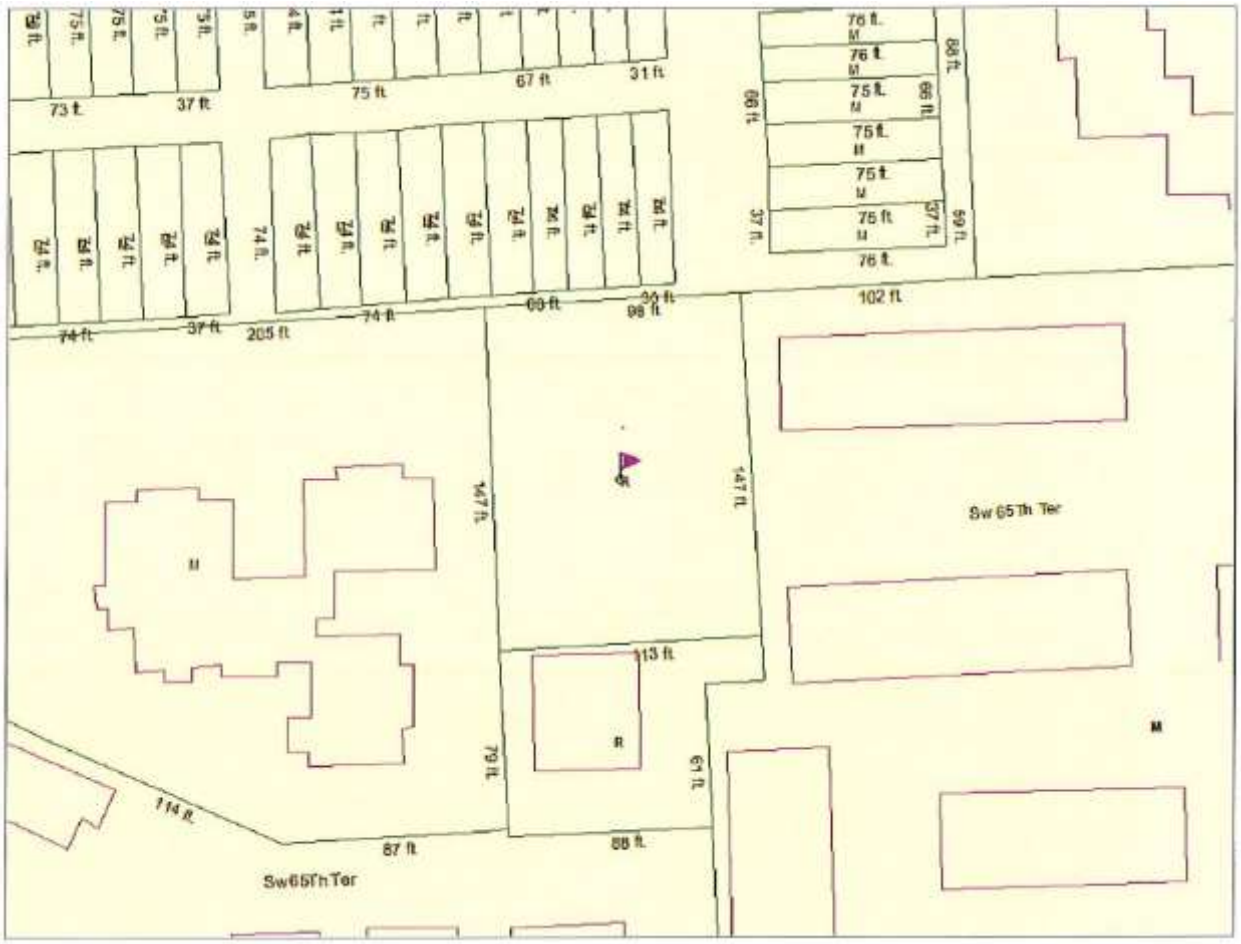
COMPARABLE VACANT LAND SALE NUMBER 3

RECORDED:	OR BOOK 31503 PAGE 4452-4454
FOLIO NO:	30-4927-042-0010
DATE OF SALE:	May 13, 2019
GRANTOR:	Millenium Investment Townhouses, LLC
GRANTEE:	DE&JL Group, LLC.
CONSIDERATION:	$300,000
FINANCING:	Cash to seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE VACANT LAND SALE NUMBER 3 (CONTINUED)

ZONING:	RU-4L, Multi-Family Residential District, Maximum Density @ 23.0/units per acre.
LAND USE:	Multi-Family Residential
CURRENT USE:	Vacant
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	NWQ of intersection of SW 65th Terrace and SW 139th Palace Miami, Florida 33183
LAND SIZE:	15,948 square feet of land
HIGHEST AND BEST USE:	Multi-Family Residential
LEGAL DESCRIPTION:	Lengthy legal description see Deed attached.
SALE PRICE PER SQ FT:	$18.18 per Square Foot of Land.
COMMENTS:	The site was a rectangular shaped interior lot zoned RU-4L, Multi-Family Residential District, Maximum Density @ 23.0/units per acre. Superior zoning in Multi-Family area.

SITE SKETCH


Sw 65th Ter
Sw65Th Ter
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66 ft
59 ft
76 ft
75 ft
74 ft

CFN: 20190405078 BOOK 31503 PAGE 4452
DATE:07/01/2019 09:54:48 AM
DEED DOC 1,800.00
SURTAX 1,350.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:
Gary Silberman, Esq.
Gary Silberman, P.A.
2665 S. Bayshore Drive, #725
Coconut Grove, FL 33133
305-285-0377
File Number: 18-500
Return to:
Marin, Eljaiek, Lopez & Martinez, P.L.
Santiago Eljaiek III, Esq.
2601 S. Bayshore Drive, 18th Floor
Coconut Grove, FL 33133

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of May, 2019 between **MILLENIUM INVESTMENT TOWNHOMES LLC n/k/a MILLENNIUM INVESTMENT TOWNHOMES LLC, a Florida limited liability company** and **Wilson Morales, a married man** whose post office address is **9100 S. Dadeland Blvd., Suite 912, Miami, FL 33156**, grantor, and **DE&JL GROUP LLC, a Florida limited liability company**, whose post office address is **2423 SW 147 Avenue, Suite #B-179, Miami, FL 33185**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

SEE ATTACHED "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

P.A. 6500 S.W. 139 Place, Miami, FL

FOLIO NO.: 30-4927-042-0010

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 12060 SW 129 Ct, Miami, FL 33186

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2018.

Signatures intentionally on next page

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Sandra Lopez

Witness Name: Amy Silberman

MILLENIUM INVESTMENT TOWNHOMES LLC,
a Florida limited liability company n/k/a
MILLENNIUM INVESTMENT TOWNHOMES LLC,
a Florida limited liability company

By: Wilson Morales, Managing Member

By: Henry Petit, Managing Member

Wilson Morales, Individually

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of April 2019 by Wilson Morales and Henry Petit, as Managing Members of Millenium Investment Townhomes LLC, n/k/a Millennium Investment Townhomes LLC, a Florida limited liability company on behalf of said companies and Wilson Morales, Individually, on behalf of said companies, who [_] is personally known or [X] have produced their driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

SANDRA CAROLINA LOPEZ
Notary Public - State of Florida
Commission # GG 284791
My Comm. Expires Apr 6, 2022
Bonded through National Notary Assn.

EXHIBIT "A"

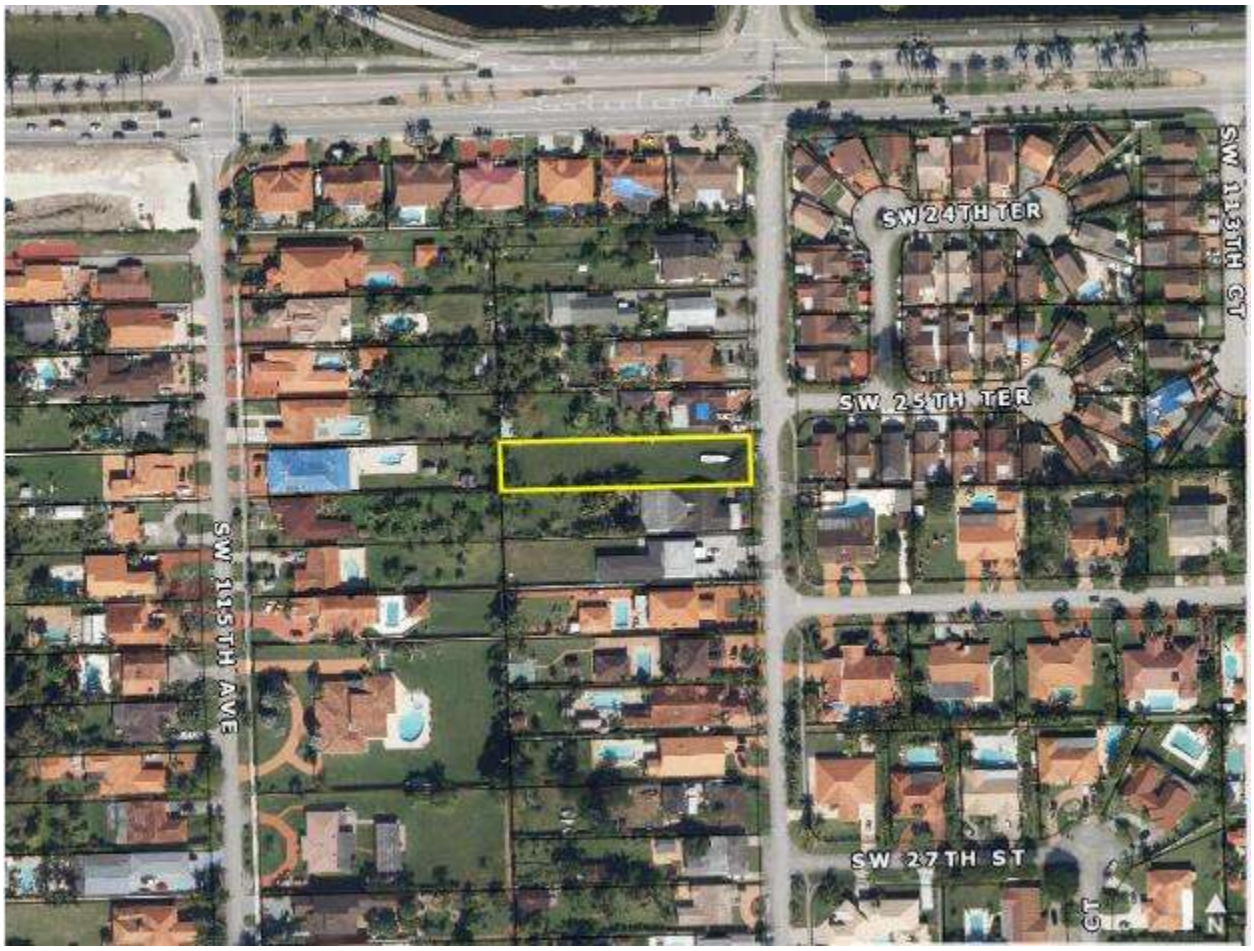
LEGAL DESCRIPTION

A portion of Tract A of HALCON SUBDIVISION, according to the plat thereof as recorded in Plat Book 131, Page 85, of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Commence at the most Westerly corner of said Tract A; thence run North 87°42'29" East for a distance of 45.00 feet; thence run South 65°18'07" East for a distance of 130.00 feet; thence run North 87°42'29" East for a distance of 100.98 feet; thence run North 02°17'31" West for a distance of 78.33 feet to the Point of Beginning of the parcel of land to be described; thence continue North 02°17'31" West for a distance of 147.67 feet to a point on the most Northerly line of said Tract A; thence run North 87°42'29" East along the Northerly line of said Tract A for a distance of 108.00 feet to the Northeast corner of said Tract A; thence run South 02°17'31" East along the most Easterly boundary of said Tract A for a distance of 147.67 feet; thence run South 87°42'29" West for a distance of 108.00 feet to the Point of Beginning.

[2474309/1]

COMPARABLE VACANT LAND SALE NUMBER 4



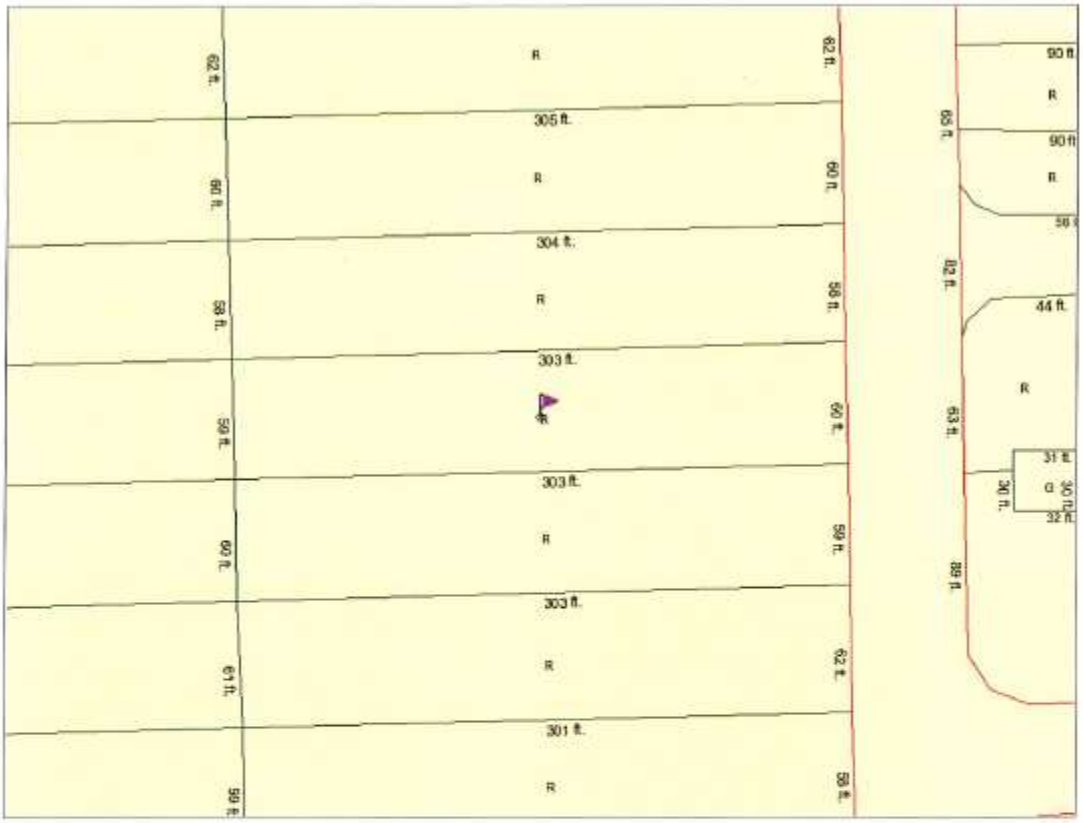
RECORDED:	OR BOOK 31135 PAGE 0835
FOLIO NO:	30-4018-001-0090
DATE OF SALE:	August 24, 2018
GRANTOR:	Francisco Reinaldo Mata
GRANTEE:	G & B Investment & Development Group, Corporation
CONSIDERATION:	$295,000
FINANCING:	Cash to Seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE VACANT LAND SALE NUMBER 4 (CONTINUED)

ZONING:	RU-1, Single-Family Residential 7,500sf net
LAND USE:	Single-Family Residential
CURRENT USE:	Vacant
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	2510 SW 114th Avenue Miami, Florida 33165
LAND SIZE:	18,480 Square Feet of land
HIGHEST AND BEST USE:	Single-Family Residential
LEGAL DESCRIPTION:	Lot 9, In Block 1, of Coral Way Estates, according to the Plate thereof as recorded in Plat Book 46 at Page 19 of the Public Records of Miami-Dade County, Florida.
SALE PRICE PER SQ FT:	$15.96 per Square foot of land
COMMENTS:	Property is zoned RU-1 Single-Family Residential, 7,500sf Net. Long and deep lot filled to grade.

Site Sketch

IRIS Map Printout
Location: FL – Dade County, Florida
Map Scale: 0.10 miles
Address: FL 33165



© PropertyKey, 2003 *Information Deemed Reliable But Not Guaranteed.*

Printed 12/16/19 at 02:24 PM Page 1

CFN: 20180551545 BOOK 31135 PAGE 835
DATE:09/11/2018 02:26:00 PM
DEED DOC 1,770.00
SURTAX 1,327.50
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This Document Prepared By & Return To:
Ulysses Felder, Esquire
c/o Excellence Title Agency, Inc.
2475 NW 95 Ave., #5, Doral, FL 33172
Tel: 305-455-4780

Parcel ID Number: 30-4018-001-0080

Warranty Deed

This Indenture, Made this 24th day of August, 2018 A.D., **Between**
FRANCISCO REINALDO MATA, a married man

of the County of Miami-Dade, State of Florida, **grantor,** and
G & B INVESTMENT & DEVELOPMENT GROUP, CORP, a corporation existing under the laws of the State of Florida
whose address is: 1421 SW 153 ROAD PATH, Miami, FL 33194

of the County of Miami-Dade, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade State of Florida to wit:

LOT 9, IN BLOCK 1, OF CORAL WAY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 14441 SW 43 TERRACE, MIAMI, FL 33175.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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Warranty Deed - Page 2

CFN: 20180551545 BOOK 31135 PAGE 836

Parcel ID Number: 30-4018-001-0080

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: MARIA ALFARO
Witness

Printed Name: BARBARA C. DITTY
Witness

FRANCISCO REINALDO MATA (Seal)
P.O. Address: 14441 SW 43 TERRACE, Miami, FL 33175

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 24th day of August, 2018 by FRANCISCO REINALDO MATA, a married man

who is personally known to me or who has produced his Florida driver's license as identification.

Printed Name: MARIA G. ALFARO
Notary Public
My Commission Expires:

MARIA G. ALFARO
MY COMMISSION # GG 234824
EXPIRES: August 5, 2022
Bonded Thru Notary Public Underwriters

ATA - SD

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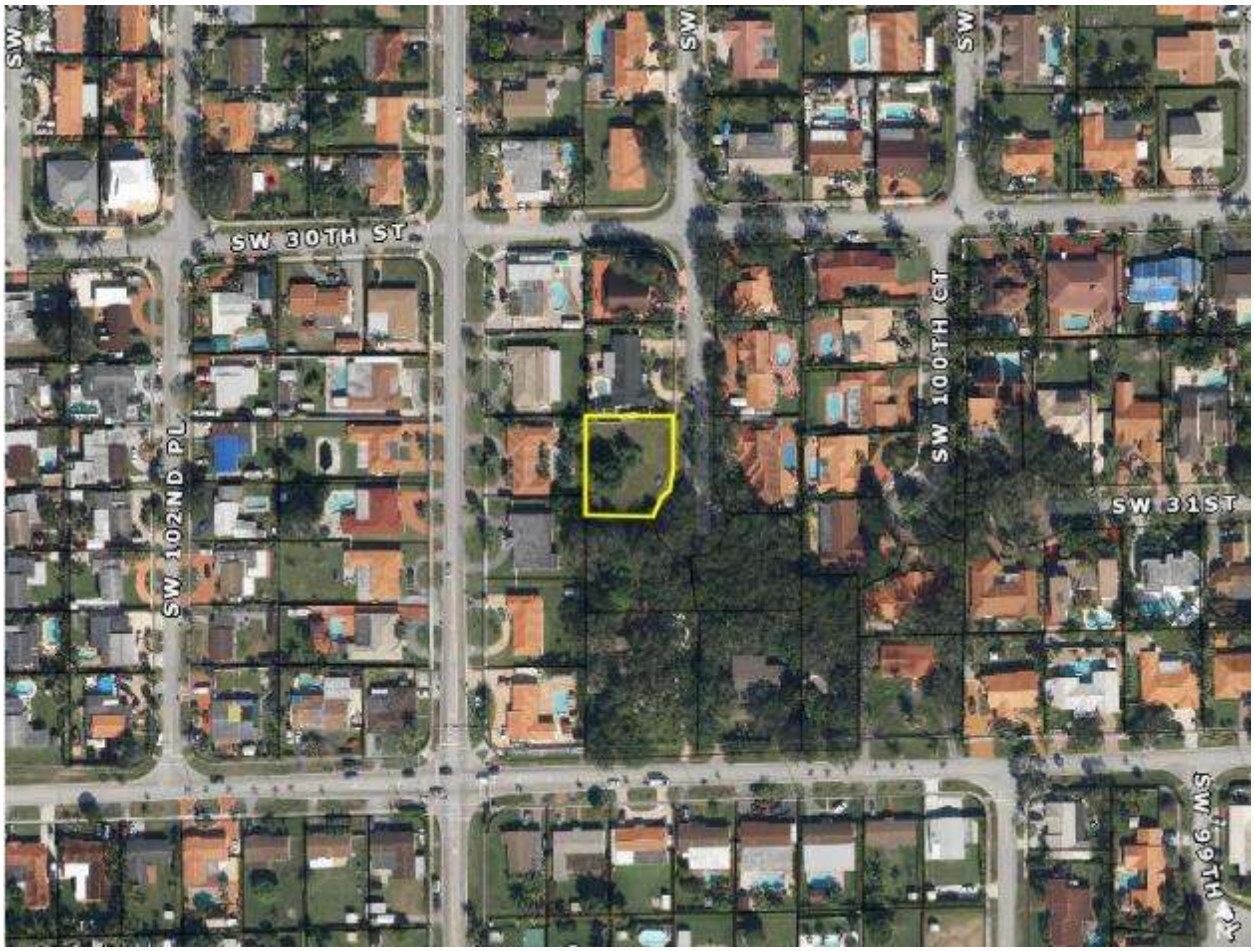
COMPARABLE VACANT LAND SALE NUMBER 5



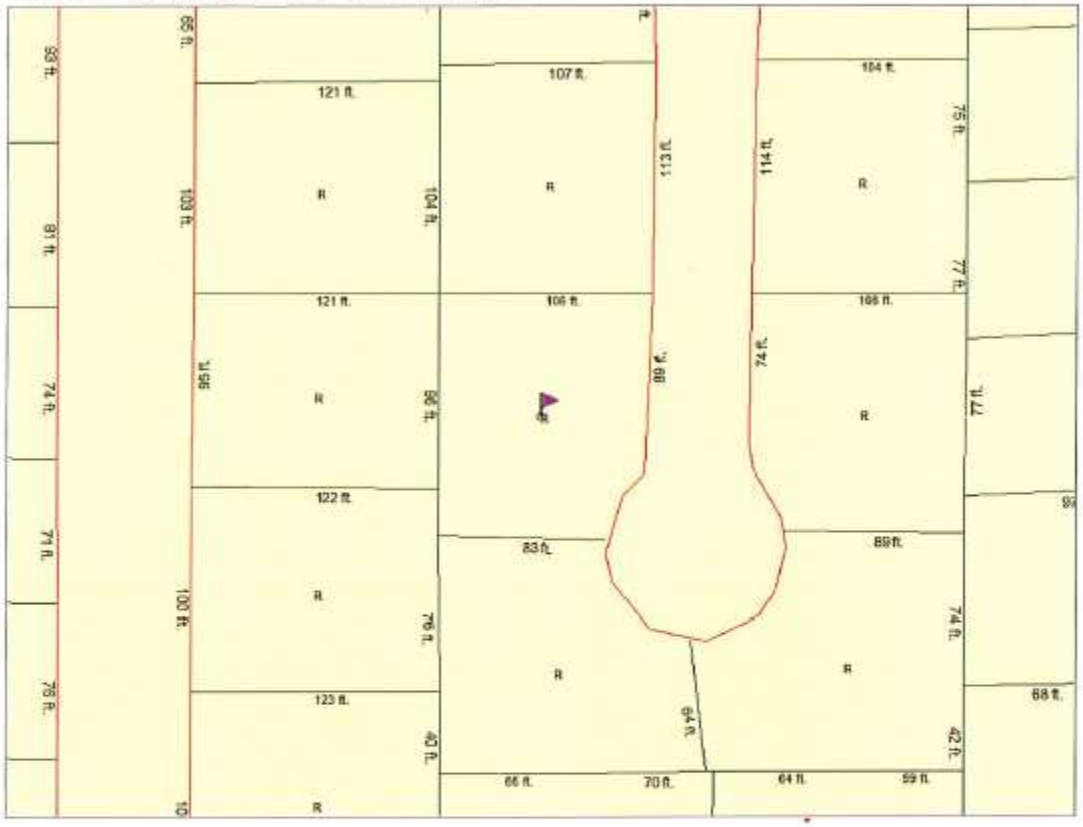
RECORDED:	OR BOOK 30963 PAGE 0767
FOLIO NO:	30-4017-084-0060
DATE OF SALE:	April 30, 2018
GRANTOR:	Pedro Luis Martinez-Saenz & Miguel Angel Martinez-Saenz
GRANTEE:	Luis H Fernandez
CONSIDERATION:	$290,000
FINANCING:	Cash to seller
EFFECT ON SALES PRICE:	None
CONDITION OF SALE:	Arm's-length
PROPERTY RIGHTS CONVEYED:	Fee Simple

COMPARABLE VACANT LAND SALE NUMBER 5 (CONTINUED)

ZONING:	RU-1, Single-Family Residential District 7,500sf net
LAND USE:	Single-Family Residential
CURRENT USE:	Vacant
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
EFFECT ON PURCHASE PRICE:	None
PHYSICAL CHARACTERISTICS:	
LOCATION:	3020 SW 101st Court Miami, Florida 33165
LAND SIZE:	12,807 square feet of land
HIGHEST AND BEST USE:	Single-Family Residential
LEGAL DESCRIPTION:	Lot 6, Block 1, Grenet Subdivision, according to the Plat thereof, as recorded in the Plat Book 107, Page 34, of Public Records of Miami-Dade County, Florida.
SALE PRICE PER SQ FT:	$22.64 per Square Foot of Land.
COMMENTS:	The site was an irregular shaped interior lot on SW 101st Court, zoned RU-1 Single-Family Residential 7,500sf net. Cul-de-sac lot filled to grade.

Site Sketch

IRIS Map Printout
Location: FL ~ Dade County, Florida
Map Scale: 0.10 miles
Address: 3020 SW 101ST CT MIAMI FL 33165



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Printed 12/16/19 at 02:16 PM Page 1

CFN 2018R0264280
OR BK 30963 Pgs 767-769 (3Pgs)
RECORDED 05/02/2018 15:20:43
DEED DOC TAX $1,740.00
SURTAX $1,305.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:
Gustavo M. Deribeaux, Esq.
4904 SW 72 Avenue
Miami, FL 33155

And return to:
Marlene Leon- Rubido, Esq.
6780 Coral Way
Miami, FL 33155

Parcel Identification No. **30-4017-084-0060**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **30th** day of **April, 2018** between **Pedro Luis Martinez-Saenz, a married man, and Miguel Angel Martinez-Saenz, a married man** whose post office address is **8245 SW 46th Street, Miami, FL 33155** of the County of **Miami-Dade**, State of **Florida**, grantor*, and **Luis H. Fernandez, a single man** whose post office address is **9985 SW 31st Terrace, Miami, FL 33165** of the County of **Miami-Dade**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

> **Lot 6, Block 1, Grenet Subdivision, according to the Plat thereof, as recorded in Plat Book 107, Page 34, of the Public Records of Miami-Dade County, Florida.**
>
> **Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**
>
> **Subject to zoning restrictions imposed by governmental authority, and restrictions and matters appearing on the plat, or otherwise common to the subdivision.**
>
> **Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Richard R. Grasso

(Seal)

Miguel Angel Martinez-Saenz

Witness Name: Dennis J. McDermott

State of New York

County of Kings

The foregoing instrument was acknowledged before me this 25th day of April, 2018 by Miguel Angel Martinez-Saenz, who [_] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: DONNA DESIENA

My Commission Expires: 9-21-22

Signed, sealed and delivered in our presence:

Witness Name: Ariel Finley

Witness Name: Parys Goldbloom

(Seal)
Pedro Luis Martinez-Saenz

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 26 day of April, 2018 by Pedro Luis Martinez-Saenz, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

ARIEL I. FINLEY
MY COMMISSION EXPIRES JANUARY 15, 2022
#GG 175362
Bonded thru Troy Fain Insurance
NOTARY PUBLIC STATE OF FLORIDA

Notary Public

Printed Name: Ariel I. Finley

My Commission Expires: 1-15-22

MIAMI-DADE ZONING

Miami-Dade County Zoning

Zoning Districts

The following are the types of Zoning Districts, Urban Center Districts, and Rapid Transit Zones in Miami-Dade County.

Zoning Districts

- GU *(http://www.miamidade.gov/zoning/district-gu-interim.asp)* - Interim District-Uses depend on character of neighborhood, otherwise EU-2 standards apply
- AU *(http://www.miamidade.gov/zoning/district-au-agricultural.asp)* - Agricultural/Residential 5 Acres gross
- EU-2 *(http://www.miamidade.gov/zoning/district-eu-2-st-five-acre.asp)* - Estates, Single-Family, 5 Acres gross
- EU-1C *(http://www.miamidade.gov/zoning/district-eu-1c-st-two-one-half-acre-estate.asp)* - Estates, Single-Family, 21/2 acres or more in area
- EU-1 *(http://www.miamidade.gov/zoning/district-eu-1-st-one-acre-estate.asp)* - Estates, Single-Family, 1 acre or more in area
- EU-S *(http://www.miamidade.gov/zoning/district-eu-s-estate-use.asp)* - Estate use, suburban Single-family 25,000 ft2 gross
- EU-M *(http://www.miamidade.gov/zoning/district-eu-m-st-modified.asp)* - Estates modified, single-family, minimum lot area 15,000ft2 net
- RU-1 *(http://www.miamidade.gov/zoning/district-ru-1-st-residential.asp)* - Single-family Residential District 7,500 ft2 net
- RU-1Z *(http://www.miamidade.gov/zoning/district-ru-1z-single-family-zero-lot.asp)** - Single-Family Residential, Zero Lot Line 4,500 ft2 net
- RU-1(M)(a) *(http://www.miamidade.gov/zoning/district-ru-1ma-modified-single-family-residential.asp)* - Modified Single Family Residential District 6,000 ft2 net
- RU-1(M)(b) *(http://www.miamidade.gov/zoning/district-ru-1mb-modified-single-family.asp)* - Modified Single-Family Residential District 6,000 ft2 net
- RU-2 *(http://www.miamidade.gov/zoning/district-ru-2-two-family-residential.asp)* - Two-family Residential District, 7,500 ft2 net
- RU-TH *(http://www.miamidade.gov/zoning/district-ru-th-townhouse.asp)* - Townhouse District, 8.5 units/net acre
- RU-3 *(http://www.miamidade.gov/zoning/district-ru-3-four-unit-apartment.asp)* - Four-unit Apartment District, 7,500 ft2 net
- RU-3M *(http://www.miamidade.gov/zoning/district-ru-3m-minimum-apartment.asp)* - Minimum Apartment House 12.9 units/net acre
- RU-3B *(http://www.municode.com/library/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXVIIIBUCOD)* - Bungalow Court District, 10,000 ft2 net
- RU-4L *(http://www.miamidade.gov/zoning/district-ru-4l-limited-apartment.asp)* - Limited Apartment House District, 35.9 units/net acre
- RU-4M *(http://www.miamidade.gov/zoning/district-ru-4m-modified-apartment-house.asp)* - Modified Apartment House District, 35.9 units/net acre
- RU-4 *(http://www.miamidade.gov/zoning/district-ru-4-high-density-apartment.asp)* - High Density Apartment House District, 50 units/net acre
- RU-4A *(http://www.miamidade.gov/zoning/district-ru-4a-motel-hotel.asp)* - RU 4 or Hotel/Motel District, 23 units/net acre
- RU-5 *(http://www.miamidade.gov/zoning/district-ru-5-semi-professional-office-apartment.asp)* - Semi-professional Office District and Apartments District
- RU-5A *(http://www.miamidade.gov/zoning/district-ru-5a-semi-professional-office.asp)* - Semi-professional Office District, 10,000 ft2 net
- OPD *(https://www.municode.com/library/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXIIIEOPADICP)* - Office Park District, 20 acres minimum. Mixed residential and convenience retail services. Density depends on Master Plan, neighborhood studies and neighborhood development.

- TND (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIIITRNEDI_TND) - Traditional Neighborhood Development District, 40 acres gross minimum. Mixed uses.
- BU-1 (http://www.miamidade.gov/zoning/district-bu-1-neighborhood.asp) - Business Districts, neighborhood
- BU-1A (/zoning/district-bu-1a-limited-business.asp) - Business Districts, limited
- BU-2 (http://www.miamidade.gov/zoning/district-bu-2-general-business.asp) - Business Districts, special
- BU-3 (http://www.miamidade.gov/zoning/district-bu-3-liberal-business.asp) - Business Districts, liberal (wholesale); includes mechanical garage and used car lots.
- IU-1 (http://www.miamidade.gov/zoning/district-iu-1-industrial.asp) - Industrial Districts, light manufacturing
- IU-2 (http://www.miamidade.gov/zoning/district-iu-2-industrial-heavy-manufacturing.asp) - Industrial Districts, heavy manufacturing
- IU-3 (http://www.miamidade.gov/zoning/district-iu-3-industrial-unlimited-manufacturing.asp) - Industrial Districts, unlimited manufacturing
- IU-C (http://www.miamidade.gov/zoning/district-iu-c-industrial-conditional.asp) - Industrial District, conditional

Special Zoning Districts

- PAD (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIIIDPLARDEDIPA) - Planned Area Development. 20 acres minimum. Mixed residential and convenience retail services. Density depends on Master Plan, neighborhood studies and neighborhood development.
- OPD (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIIIOFPADIOP) - Office Park District. 20 acres minimum. Mixed residential and convenience retail services. Density depends on Master Plan, neighborhood studies and neighborhood development.
- TND (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIIITRNEDI_TND) - Traditional Neighborhood Development District. 40 acres gross minimum. Mixed uses.
- ECPAD (https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIID_EMCEPLARDEDIEC) - Employment Center Planned Area Development. Implementing the CDMP's business and office land use category's employment centers. Requires a minimum of 10 gross acres, designated business and office on the CDMP's land use plan map, located inside the UDB and with direct access to a major roadway.
- REDPAD (https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIID_2RCENDIPLARDEDIRE) - Retail Entertainment District Planned Area Development. Zoning district designed to accommodate large regional retail and entertainment venues. Requires a minimum of 50 gross acres, designated business and office on the CDMP's land use plan map, located inside the UDB and with direct access to a major roadway.
- CD (https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXLIVCODICD) - Corridor District. Zoning district designed to address the conversion of former rail or transportation corridors into a mix of development and trail/recreation areas.

Urban Centers Districts and Areas

Standard Urban Center District Regulations

This article provides common regulations for Urban Center and Urban Area districts within the county.

- Regulations and Illustrations (/zoning/library/reports/standard-urban.pdf) (4.7 MB)
- Code reference: ARTICLE XXXIIIK1 (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIII_K_STURCEDIRE)

Adopted Urban Center Districts and Areas

In addition to the Standard Urban Center Regulations, please refer to the Urban Center/Area regulations listed below to obtain the regulating standards for each area. Some PDF maps in the documents may not be updated. For more current and detailed information on a specific property, use the GIS map application map on the right side of this page.

Bird Road Corridor Urban Area District

- Regulations and Maps: BRCUAD (http://www.miamidade.gov/zoning/library/reports/bird-road-corridor-district-regulations.pdf)
- BRCUAD Code reference: ARTICLE XXXIII(U) (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_U_BIROCOURARDIBR)

Bird Road Design and Industrial District

- Regulations and Maps: BRDI (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIIIABIRODEINDI)
- Code reference: ARTICLE XXXIIIA (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIIIABIRODEINDI)

Country Club Urban Center District

- Regulations and Maps: CCUAD (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_V_COCLURARDICC)
- Code reference: ARTICLE XXXIII(V) (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_V_COCLURARDICC)

Cutler Ridge Metropolitan Urban Center District

- Regulations and Maps: CRMUC (http://www.miamidade.gov/zoning/library/reports/cutler-ridge-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(P) (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_P_CURIMEORCEDICR)

Downtown Kendall Urban Center District

- Regulations and Maps: DKUC (http://www.miamidade.gov/zoning/library/reports/downtown-kendall-district.pdf)
- Code reference: ARTICLE XXXIII(I) (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_I_DOKEURCEDI)

Goulds Community Urban Center District

- Regulations and Maps: GCUC (http://www.miamidade.gov/zoning/library/reports/goulds-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(L) (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_L_GOCOURCEDI)

Leisure City Community Urban Center District

- Regulations and Maps: LCUC (http://www.miamidade.gov/zoning/library/reports/leisure-city-community-urban.pdf)

- Code reference: ARTICLE XXXIII(Q)
  (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_Q_LECOURCEDILC)

Model City Urban Center District

- Regulations and Maps: MCUCD (http://www.miamidade.gov/zoning/library/reports/model-city-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(R)
  (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_R_MOURCEDIMC)

Naranja Community Urban Center District

- Regulations and Maps: NCUC (http://www.miamidade.gov/zoning/library/reports/naranja-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(J)
  (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_J_NACOURCEDI)

North Central Urban Area District

- Regulations and Maps: NCUAD (http://www.miamidade.gov/zoning/library/reports/north-central-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(S)
  (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_NOCEURARDINC)

Ojus Urban Area District

- Regulations and Maps: OUAD (http://www.miamidade.gov/zoning/library/reports/ojus-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(O)
  (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_O_OJURARDI)

Palmer Lake Metropolitan Urban Center District

- Regulations and Maps: PLMUC (http://www.miamidade.gov/zoning/library/reports/palmer-lake-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(T)
  (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_T_PALAMEURCEDIPL)

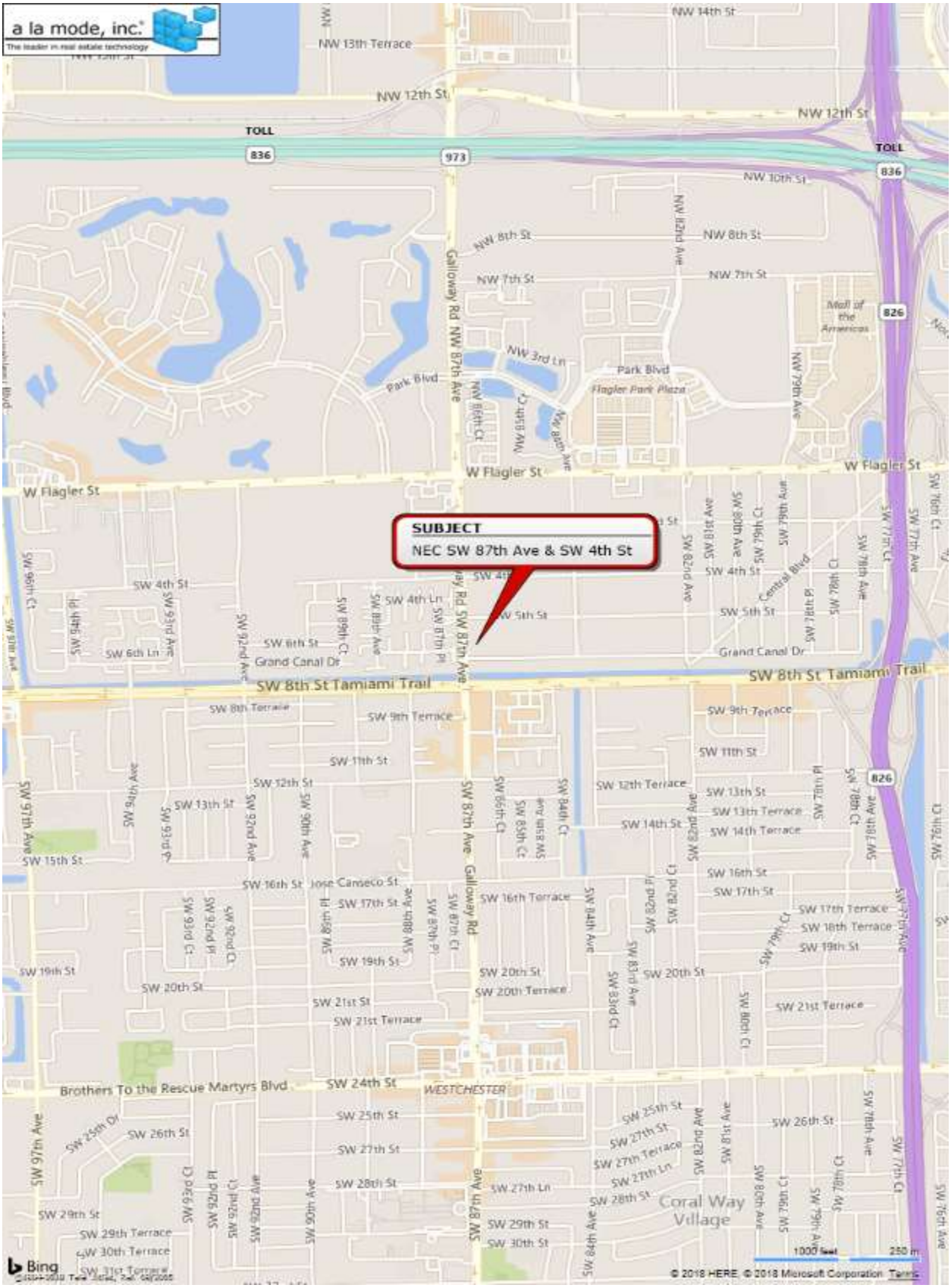
Princeton Community Urban Center District

- Regulations and Maps: PCUC (http://www.miamidade.gov/zoning/library/reports/princeton-district-regulations.pdf)
- Code reference: ARTICLE XXXIII(M)
  (https://www.municode.com/library/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH33ZO_ARTXXXIII_M_PRCOURCEDI)

Perrine Community Urban Center District

- Regulations and Maps: PECUC (http://www.miamidade.gov/zoning/library/reports/perrine-district-regulations.pdf)

AREA MAP


a la mode, inc.
The leader in real estate technology
SUBJECT
NEC SW 87th Ave & SW 4th St
NW 14th St
NW 13th Terrace
NW 12th St
TOLL
836
973
NW 10th St
NW 8th St
NW 7th St
Mall of the Americas
826
NW 3rd Ln
Park Blvd
Flagler Park Plaza
Galloway Rd
NW 87th Ave
W Flagler St
SW 4th St
SW 4th Ln
SW 5th St
SW 6th St
SW 6th Ln
Grand Canal Dr
SW 8th St Tamiami Trail
SW 8th Terrace
SW 9th Terrace
SW 11th St
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SW 18th Terrace
SW 19th St
SW 20th St
SW 20th Terrace
SW 21st St
SW 21st Terrace
Brothers To the Rescue Martyrs Blvd
SW 24th St
WESTCHESTER
SW 25th St
SW 26th St
SW 27th St
SW 27th Terrace
SW 27th Ln
SW 28th St
SW 29th St
SW 29th Terrace
SW 30th St
Coral Way Village
SW 97th Ave
SW 87th Ave
1000 feet
250 m
Bing
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MARKET AND AREA DESCRIPTION OF FLORIDA, MIAMI-DADE COUNTY

The value of a particular property is significantly affected by the various influences of the surrounding area. To address the characteristics of the area and its influences on the subject, an analysis of the surrounding general area is made. Various general and even global political divisions influence the subject. However, the more specific political divisions, such as county, and city or township, offer more specific information as to the competitive influences that impact the subject.

The influences affecting real estate are generally categorized as "Social, Economic, Governmental, or Environmental" forces. Relevant characteristics of the community that impact the subject are recognized in this section.

The following information was obtained from the *Florida & Metro Forecast 2014-2017*, published by The University of Central Florida, *The Tampa Bay Business Journal*, Florida Research and Economic Database, and UF-Bureau of Economic and Business Research as well as the Wikipedia website. First, I will present information relative to the State of Florida followed by information on Miami-Dade County and the Miami-Fort Lauderdale-Pompano Beach MSA followed by the subject neighborhood area.

Gross State Product

Florida's economy continues to improve after a recession between 2007 and 2010. The national recession officially started in December 2007; Florida's real Gross State Product (GSP) growth turned negative in that quarter as well but stagnation had already afflicted the state to the extent that the 4th quarter decline in real GSP essentially wiped away the paltry growth that had taken place in the first three quarters of the year.

The Florida economy contracted throughout 2008, even though the national economy expanded in the first half of that year. 2009 was the most difficult year of the recession. Real Gross State Product (RGSP) growth in Florida turned barely positive in 2010 as the economy finally and meekly emerged from recession. The 0.3% year-over-year growth in 2010 stayed lackluster in 2011 when the economy expanded by only 0.9%. Average growth over the 3 years leading into the recession was 5.1%. The peak year for growth during that span was 2005 as the economy grew 6.2% fueled by the speculative bubble in the housing sector. After 2011, the pace of growth improved with 2012 and 2013 representing a significant improvement over 2010 and 2011, but it hardly qualified as robust growth. The economy expanded at 2.6% in 2012, 2.7% in 2013 and 2.9% in 2014.

In 2018, improving consumer confidence, a housing market recovery making significant progress, and the ongoing improvement in labor market recovery helped bolster the foundation for economic growth in the State. These improvements in such critical areas of the state's economy will accelerate faster growth in 2016, 2017 and 2018 when Real GSP is expected to grow at 6.6%, 4.9% and 5%, respectively.

Nominal Gross State Product is expected to reach nearly $1 trillion mark for in 2018, as Florida has crossed the trillion-dollar threshold for nominal GSP in 2018. According to the Florida & Metro Forecast, despite the herbicide of federal economic policy uncertainty, Florida's budding economic recovery should be in full bloom during the next few years.

Personal Income, Retail Sales & Auto Sales

Personal income growth increased 0.8% to $61,937 between 2017 and 2018. Personal income growth bottomed out in 2009-2010. Year-over-year growth has been increasing every year since 2013 but the year-to-year increase from 2017 is smaller than the prior three years. Previously, increases ranged between 1.8% and 3.3% annually. State of Florida's personal income growth for the 2018 calendar year, Florida's personal income growth slowed to 3.7%; however, this was still above the national average of 2.6%.

For 2017, Florida's growth increased to 5.0% over the prior year, compared to national growth of 4.4%. Looking forward, momentum in personal income growth will return in 2014 and growth will accelerate through the end of 2017. Personal income growth during 2014-2017 will average 5.5%. Personal income will reach in excess of $1 trillion in 2017, a year that will see personal income grow $58.4 billion. Personal income growth in Florida will average 3.1 percent through 2022, starting with 3 percent growth in 2019, rising to 3.6 percent in 2020 and slowing to 3.3 percent in 2021 and 2.6 percent in 2022.

In 2019, disposable personal income decreased $12.6 billion -0.1% in the long-term, the United States Disposable Personal Income is projected to trend around 16891.12 USD Billion in 2020, according to our econometric models. The average growth during 2014-2017 however was more robust 4.1%.

The housing market in Florida has not recovered as rapidly as the financial markets have but housing prices are rising now at a double-digit pace. The $3.2 trillion dollars in home equity still lost nationwide in the 2007 to 2010-time frame could take many years to recover.

In Florida, this wealth effect will continue to weigh upon consumer spending through the end of 2017. However, continued home price appreciation is working to ease the balance sheet burden on Florida's consumers, again provided that this price appreciation will be sustained as institutional investors continue their exit from Florida's housing market.

Florida's unemployment rate holds steady and was down slightly from a year ago, according to numbers released by the state Department of Economic Opportunity. Florida's unemployment rate in August 2018 was 3.4 percent. This should have a positive effect on housing wealth on consumer spending in Florida. As the labor market in Florida continues to show private sector job creation accelerating, this will boost both consumer confidence and spending. The labor market, as it accelerates it will become more of a driver of consumer spending than a source of resistance.

Retail 2018 sales in Florida grew to 5.0% over the prior year. Florida's growth rates for the state are expected to straddle 4.0%. Florida's growth increased to 3.8% over the prior year roughly. Part of that growth was due to higher gasoline prices but is also reflected the ongoing release of pent-up demand by Florida's consumers as well as domestic and international tourists. As the labor market recovery builds momentum and home equity is recouped, with the result of growing retail spending and the recovery across a broad array of sectors in the economy.

The average year-over-year growth rate of retail sales will be over 4.4% during 2016-2019. In 2018, year-over-year growth should end up just over 4.7%. Florida's continued economic recovery will boost sales tax revenues and provide more budgetary options in Tallahassee. If this growing revenue is plowed back into the state with higher levels of support for Public investment in infrastructure (roads, ports, etc.) and education, this will deliver an economic return for the state in future years.

When the economy first stabilized and began to recover, replacement needs, and pent up demand drove light vehicle sales higher. This replacement demand has been reflected in national sales data as stability in the economy, even with a slow-paced recovery, which has powered consumer's light vehicle demand. In 2017, Florida's new passenger car and truck registrations will reach more than 1.28 million. In 2018, Florida's new passenger car and truck registrations arrived at 1.3 million representing an increase near 600,000 registrations from the 2009 bottom (707 thousand), but still below the 2005 peak level of registrations during the height of the economic boom of 1.45 million, despite the fact that Florida's population in 2018 will be more than 3.53 million higher than it was in 2005.

Employment

Florida's labor market, although facing significant resistance from the national economic and policy environment, continues to outpace the recovery in the national job market. In 2018, Florida has experienced a drop-in unemployment since December 2010. Florida's unemployment rate dropped to 3.5 percent, the lowest since February 2007, and decreased by 7.3 percentage points since December 2010; this drop is faster than the national decline of 5.6 percentage points.

In 2019, the labor market will see its expansion accelerate with job growth of 2.8%. Labor productivity is projected to accelerate slightly from the previous decade to an annual rate of 1.8 percent, higher than the previous decade's annual rate of 1.6 percent.

Payroll job growth will reach 2.8% in 2019 in Florida, according to the forecast. Florida will continue to outpace national job growth over the entire forecast horizon by an average of 1.5% point over 2018-2021. The construction sector was devastated by the housing market implosion and suffered job losses over 5 straight years at an average annual rate of -12.9%. Job growth returned again in 2012 and will continue to build momentum over the next couple years before hitting double-digits in 2015 and 2016.

Construction job growth Florida leads nation in job growth, new data from the U.S. Department of Labor showed Florida added the most employees of any state in February, the latest month for which state-level data were available. Businesses in Florida added 25,200 jobs to state payrolls in February, growing its total workforce by 2.4 percent above year-ago levels. That helped nudge the unemployment rate to 3.3 percent in the Miami metro area and 3.5 percent statewide. Low local unemployment and strong job growth are among the best indicators of a strong economy as well as the fuel for housing market expansion. Across all 50 states, job growth averaged just 1.7 percent.

In the construction sector specifically, Florida was among the minority of states where employment figures increased in February. Builders in the state grew payrolls by 4.2 percent in February, well above the U.S. average of 3.1 percent. In the Miami metro area alone, construction employment grew at an annual rate of 4.2 percent. These figures include both residential and nonresidential building, but still point to good things ahead for the housing market coming off a protracted labor shortage.

With March employment figures out April 5, Florida is expected to show impressive job growth yet again on the heels of strong national figures. The Labor Department reported total payrolls increased by 196,000 in March, far above February's national total of just 33,000 new jobs. The national unemployment rate still sat near record lows, at 3.8 percent as of the latest reading.

Construction hiring is expected to surge to 9.1% in 2014, 12.7% in 2015 and 11.4% in 2016, before easing back to 6.9% in 2017. In 2018 contractors added 70,700 workers to their Florida payrolls, a 14.8 percent growth rate, in the 12 months ending in September, the Associated General Contractors of America reported. Construction jobs grew 8.8 percent in Broward County, 8.6 percent in Palm Beach County, and 13.1 percent in Miami-Dade County, over June 2017

Average annual job growth during 2014-2017 was 10.0%. The double-digit pace of employment growth is calculated from a dramatically depleted base of employment in the sector. The construction sector shed 359,000 jobs as the housing market collapsed. In the fourth quarter of 2017, employment in this sector should be back to a number of jobs near April 2008 levels.

The Professional and Business Services sector will be the state's second fastest growing sector on average through 2019, behind Construction. Job growth in this sector is expected to be healthy, averaging 4.5% during 2016-2019. Job gains here in the first four years of Florida's recovery averaged 2.5%, but the next four years will see much improved growth. After three years of more modest growth, job growth will accelerate and reach 4.0% in 2014 and 6.0% in 2015, before easing to 3.6% in 2016 and 3.5% in 2017. This sector will recover quickly and will get back to pre-recession peak levels of employment near the end of 2014.

The Information sector will finally see year-over-year job growth in 2019, employment in the information sector remained essentially unchanged in 2018 (+6,000). The industry is still working through persistent and disruptive structural changes as the gathering and delivery of information are rapidly evolving. The traditional print industry will be stagnant, and the news industry continues to evolve under tremendous pressure from digital channels of information dissemination. Other sources of growth within this sector, such as software development, data processing, and telecommunications, will help overcome the loss of jobs in legacy subsectors. After 2.1% growth in 2014, job growth will ease to 0.5% in 2015 and then rise to 2.7% in 2016, averaging growth of 1.8% during 2014-2017. Mild job growth of 0.6% year-over-year returned to the Information sector in 2024, the first year of job growth in this sector in seven years.

The Education and Health sector grew throughout the recession and continued to grow through the recovery to date and is the only sector of Florida's economy that has performed this recession-defying feat and it is expected to continue to grow through the end of 2020. During 2018-2021, employment in this sector is expected to expand at an average rate of 2.7%. Employment growth in the education side of the sector will be boosted as school districts enjoy higher revenues as a result of rising housing prices and property tax-based revenue that fund Florida's school districts. Uncertainty regarding the Affordable Care Act's ultimate impact on healthcare in the nation continues to mount with each delay in the law's mandates and growing concern about the feasibility of the law itself. The exchanges are a cornerstone of implementing federal healthcare reform and sign-ups are well behind predictions. The mix of persons signing up seems to be skewed. Expanded coverage as a result of the law and coupled with the aging of an older than average population, the demand for health services in Florida should remain strong. This demand will continue to drive growth in the Health and Education Sector.

Manufacturing employment Manufacturing employment increased by 63,795 jobs (+20.7 percent) from 2010 to 2018. The weakening of economic expansions along with a series of, for now, minor crises in emerging economies and growing concern over China and ongoing struggles in Europe may drive down job growth in the manufacturing sector as exports falter and the sector contracts at -0.1%.

The estimated number of Production employed in Florida in 2018 was 335,556. It is projected that in 2026 there will be 349,957. This represents an annual average growth rate of 0.53%. The estimated number of Protective Service employed in Florida in 2018 was 248,617.

Unemployment

The unemployment rate in Florida continues to fall and stands at 3.3% as of December 2018. Unemployment has fallen substantially from its peak and after spending many years above the national rate of unemployment, Florida's unemployment rate is 0.6 points lower than that of the nation as a whole. These declines in the unemployment rate during this recovery have been in large part driven by a shrinking labor force participation rate that has stood at 63.2% since November 2019.

The unemployment rate is expected to continue a very gradual, drawn-out decline that will push it down to 5.4% by the end of 2017. This will represent a decline in the average unemployment rate of just 0.6% during 2014-2017. Contrast that fall to the previous four years when fueled by a much smaller labor force the unemployment rate declined by 4.2%. In 2019, the last of the baby boomers will reach age 55 and transition into age groups with much lower labor force participation rates. Due in large part to an aging population, the labor force participation rate for all workers (age 16 and over) is projected to decline to 61.0 percent in 2026.

There is a underemployment problem- those who are working part-time but not by their choice, and workers marginally attached to the labor force- those who are neither working nor currently looking for work, but indicate that they want and are available for a job, and have looked for work sometime in the past twelve months- is still daunting. When adding these workers to the top-level unemployment figure, this shows a labor market still profoundly damaged, this rate averaged 12.5% for 2017 down from 14.3% in 2013. The current rate paints a brighter picture of the state of the labor market in Florida with the current headline unemployment rate of 3.2%.

Outlook for Florida 2020-2023

2019 was predicted as Florida's crossover year in earlier forecasts. The state's recovery moved from lagging behind the national recovery to leading it. This transition has taken place. Whether looking at the unemployment rate, the pace of payroll job creation or overall growth in economic activity, Florida is now ahead of the U.S. as a whole.

This has been no small accomplishment. Florida began shedding payroll jobs in the first quarter of 2007 while the national economy and saw job losses begin in 2008. Unemployment in Florida surged above the peak levels of national unemployment, and for three years (2009-2011) average unemployment rates remained in double-digits. Real GDP growth was negative nationally and in Florida during 2008 and 2009, but the U.S. recession ended in June of 2009, and in 2010 real GDP expanded at a 2.5% rate. Florida's real GDP also started to grow in 2010, but at a much more anemic pace of just 0.3%. Job creation also lagged behind the nation as the pace of Florida's economic growth simply didn't justify growth in business payrolls.

The state economy, as measured by Real Gross State Product, will expand by 3.5 percent this year and 4.3 percent in 2019 before easing to 2.9 percent in 2020 and then 2.4 percent in 2021. Labor force growth in Florida will average 1.5 percent from 2018 to 2021, according to the forecast.

Neighborhood

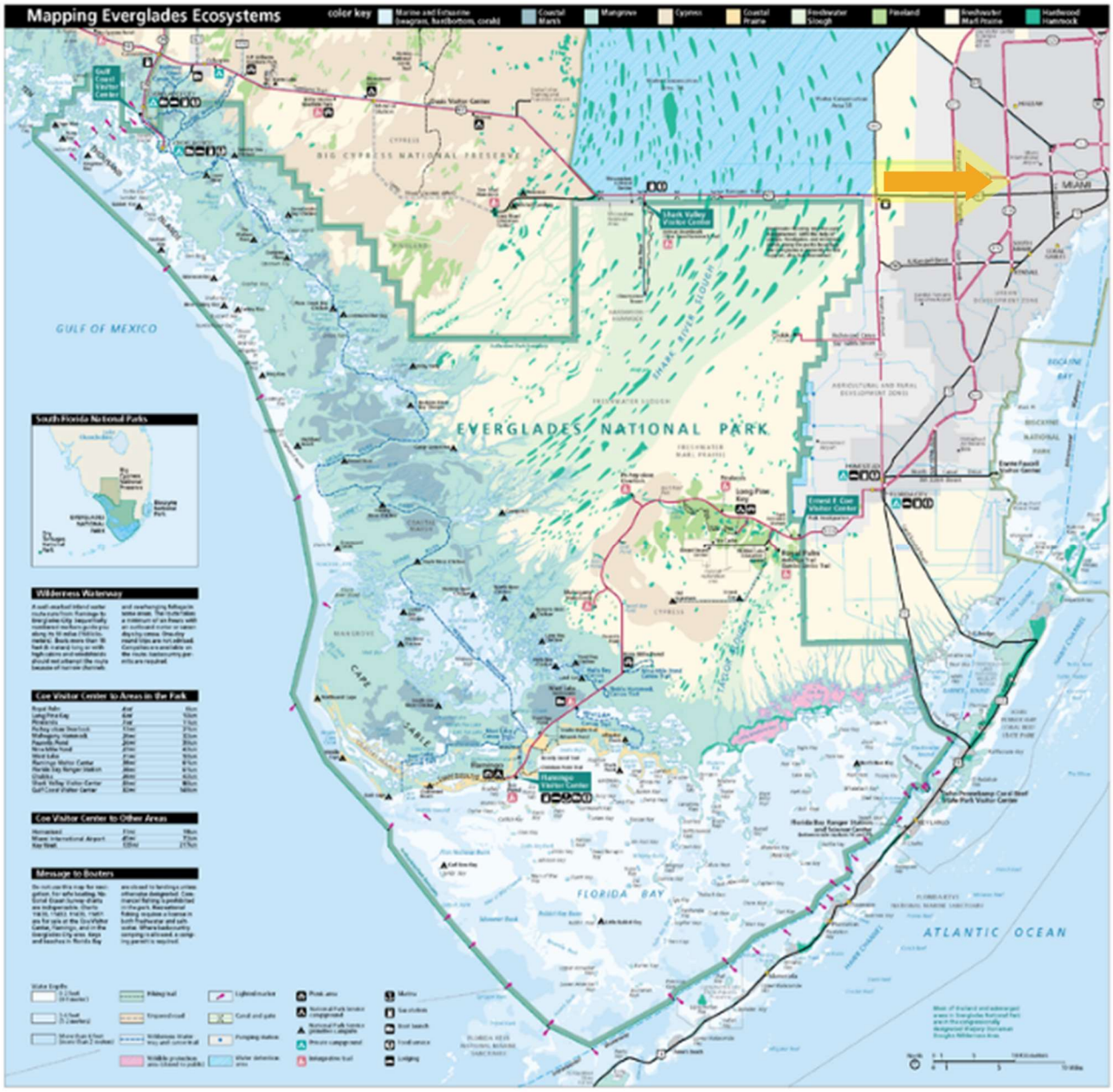
A neighborhood is defined by The Appraisal of Real Estate, Thirteenth Edition, as "a group of complementary land uses." The uses may be in a variety of forms, but when combined, they function as a unit. Residential neighborhoods usually contain a mix of single-family homes, villas, townhomes, condominiums and apartments, as well as amenities, services and commercial and retail businesses to support the neighborhood.

Boundaries of neighborhoods may coincide with changes in prevailing land use, occupant characteristics or physical characteristics such as structures, street patterns, terrain, vegetation or lot sizes. Features such as transportation arteries -i.e. highways or major streets, bodies of water and changes in elevation often constitute neighborhood boundaries.

The Port of Miami is known as the "Cruise Capital of the World", for more than twenty years has been the number one cruise passenger port in the world and is currently the busiest in both passenger traffic and number of cruise lines it services. Miami-Dade County is also home to the National Hurricane Center and the headquarters of the United States Southern Command, in charge of military operations in Central and South America. Western Miami-Dade County is also an industrial center, especially for stone quarrying and warehousing.

The Miami International Airport is the hub of a fast-growing area comprised of new commercial development including hotels and offices supporting the commercial and corporate focus of the area. The airport is about 5 miles to the east of the subject property and is easily accessible by the 836 Expressway. The FDOT and MDX have made major road improvements to provide better overall access to the western and southwestern areas of Miami-Dade County. These improvements include the extension of the 836 Expressway to 137th Avenue, the Krome Avenue widening project, modifications to the 826 and 836 interchange and numerous improvements to the 836 expressway. The subject neighborhood is approximately 15 miles from Downtown Miami area which is the financial, commercial and historic/cultural center of South Florida.

The subject neighborhood is mainly a residential suburban community of the metropolitan Miami-Dade County community. The subject neighborhood has easy access to all commercial uses with some major malls in close proximity. Access to the port and airport is convenient for area residents along the 836 corridors. Access to other parts of South Florida are also available via the Florida turnpike, 826 and I-95. The continued growth prospects for the subject neighborhood area good.



Taken from Wikipedia website

DEED OF LAST CONVEYANCE

OFF. REC BK.

19907PG1348

This Document Prepared By and Return to:
Ernesto Martinez, Jr., P.A.
301 Almeria Avenue, Ste. 105
Coral Gables, FL 33134

01R512467 2001 SEP 19 10:18

Parcel ID Number: 30-4003-006-0670

DOCSTPDEE 870.00 SURTX 652.50
HARVEY RUVIN, CLERK DADE COUNTY, FL

Warranty Deed

This Indenture, Made this 7th day of September, 2001 A.D., **Between** EDUARDO RODRIGUEZ, JR. and ELSA M. RODRIGUEZ, husband and wife

of the County of Miami-Dade, State of Florida, **grantors,** and NEIL KADRE, a single man

whose address is: 1503 Alberca Street, Coral Gables, FL 33134

of the County of Miami-Dade, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Dade State of Florida to wit:

Lot 13, Block 3, of FLAGLER WATERWAY ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 44, of the Public Records of Miami-Dade County, Florida.

Subject to current taxes, easements and restrictions of record.

RECORDED IN OFFICIAL RECORDS MAP OF DADE COUNTY, FLORIDA. RECORD VERIFIED HARVEY RUVIN CLERK CIRCUIT COURT

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Witness — EDUARDO RODRIGUEZ, JR. (Seal)
P.O. Address: 715 S.W. 73 Avenue, Miami, FL 33144

Printed Name: EDUARDO Witness — ELSA M. RODRIGUEZ (Seal)
P.O. Address: 715 S.W. 73 Avenue, Miami, FL 33144

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 7th day of September, 2001 by EDUARDO RODRIGUEZ, JR. and ELSA M. RODRIGUEZ, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

ERNESTO MARTINEZ JR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC737189
MY COMMISSION EXP. APR 26 2003

Printed Name: Ernesto Martinez Jr.
Notary Public
My Commission Expires:

21199

Laser Generated by O Display Systems, Inc., 2000 (863) 763-5355 Form FLWD-1

CURRENT MLS LISTING INFORMATION FOR SUBJECT PROPERTY

Residential Land/Boat Docks
400 SW 87 Ave
MIAMI, FL 33144-0000

ML#:	A10380237	**List Price:**	$770,000
Rng Price:			
LLP:		**Status:**	Active
Short Sale:	No	**REO:**	No
Listing Brkr:	SSGR01 /Sea Grove Realty		
County:	Miami-Dade County		
Area:	40	**Auction:**	No
Geo Area:			
Legal:	×FLAGLER WATERWAY ESTATES PB 44-44 LOT 13 BLK 3 LOT SIZ		
Virtual Tour:	Click Here		

Location Information

Folio#:	×3040030060670	**Parcel #:**	0670		
2nd Folio:		**Lot/Track #:**			
Municipal Code:	30	**Town/Range:**	40	**Section:**	6
Subdivision #:	6	**Map Coord:**		**Zoning:**	
Subdivision:	×FLAGLER WATERWAY ESTATES	**Dvelpmnt Nm:**			

General Information

Type of Usage:	Other Usage	**Co Lnd Code:**			
Front Exposure:	South	**Acres:**	0.9500		
Appr Lot Size:	41,839	**Lot SF:**	×41,839	**For Lse:**	
# Parcels:	1	**Min SF Liv Rst:**		**Lse MLS#:**	
Style:	Zoned Residential			**SS Addend:**	
Building Incl:	None	**Development:**	Recorded Plat		
Rail Type:		**Land Fill:**			
Location:					
Road Surface:					
Road:					
Trees:	No Trees				
Elevation:		**Ground Cover:**			
Lot Desc:					
Waterfront:	No				
Water Access:					
Water Frontage:		**Water View:**			
Boat Services:					

Remarks

Remarks: Westchester land development opportunity on the corner of 87th Avenue and SW 4 Street. This 1 acre property has been subdivided into four 10,000 sqft lots. Westchester residents are in close proximity to Miami's key business hubs including, Brickell, Downtown Miami, Coconut Grove, Coral Gables and Miami International Airport. Miami's main arterial streets of SW 8th Street, 87th Avenue and the Palmetto Expressway allow for accessibility by car. Public transportation is also convenient with a plethora of Miami-Dade bus routes running through the area throughout the day.

Driving Directions:

Broker Remarks: Use Showassist to schedule appointment. Text or call Derek at 305-726-5818 with any questions.

Additional Information

Terms Avail:			
Subd Info:			
Boat Dock:			
Dock Length:			
Misc/Improve:	Other		
Docs Available:			
Deed Restrict:			
Soil Type:			
Utils Available:			
Utils on Site:			
Water:		**Sewer:**	
Equestrian:			
Storm Protect:			
ADA Compliant:			

Financial Information

Assumable:		**$/SOH Value:**		**Assessed $:**	
Total Mortg:		**Terms:**	All Cash, Conventional		

Monthly Maint Fee:				**Flood Zone:**	nAll
Fee Description:					
Tax Amount:	$4,853	**Tax Year:**	2017	**Owner Agent:**	No
Special Info:					
Possession Info:	Funding				
Contingencies:					
Bonus:		**Spec Assess:**		**Mult Offers :**	
Hardship Pkg:		**PACE:**			

Agent/Office Information

Office:	SSGR01 /Sea Grove Realty			**Agent Ph:**	305-726-5818
Agent:	3245277 /Derek Varona			**Agent Fax:**	
Ofc Addr:	2980 McFarlane Rd Coconut Grove, FL 33133			**Agt Ph 2:**	305-726-5818
		Agent Email:	dvarona@sea-grove.com		
Board:	A-Miami Association of REALTORS	**Agent License:**	3245277		
Office Ph:	305-726-5818				
CoOffice:	SSGR01 /Sea Grove Realty			**CoOfc Ph:**	305-726-5818
CoAgent:	3265059 /Federico Moreno			**CoAgt Ph:**	305-726-8580
CoAgt Fax:				**CoAgent Lic:**	3265059
CoAgt Email:	fmoreno@sea-grove.com				
Owner Name:				**Own Phone:**	
Buy Agt Comp:	3.0%	**Trans Brk Comp:**	3.0%	**NonRep Cmp:**	3.0%
VAR Dual Rt:	Yes	**AVM:**	Yes	**Blogging:**	Yes
Addrs on Inet:	Yes				
Photo Instr:	Realtor to Upload Images 1-35			**Joint Agcy:**	
List Type:	Exclusive Right to Sell/Rent			**Occupancy:**	
Show Instr:	Call Listing Agent, Go Directly				
List Date:		**Stat Change Dt:**	11/30/2017	**Prev LP:**	$750,000
Expire Date:				**Orig LP:**	$899,000
Pending Dt:		**DOM:**	748	**Internet:**	Yes
Closing Dt:		**Expct Clse Dt:**		**Withdrn Dt:**	
Intrnt URL:					
Intrnt Rmrks:	Westchester land development opportunity on the corner of 87 Avenue and SW 4 St. This 1 acre property has been subdivided into four 10,000 sqft lots.				

Prepared By: Howard Steinholz

Date Printed: 12/18/2019 05:52 PM

RLD/
A10380237 - Active

400 SW 87 ave
Miami, FL 33144-0000

L - $770,000

MLS#: A10380271 — 400 SW 87 Ave — Land-Commercial/Business/Agricultural/Industrial

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
$770,000	INCR	$750,000 -> $770,000	11/13/2019	3245277	SSGR01	713
$750,000	INCR	$675,000 -> $750,000	05/04/2019	3245277	SSGR01	520
$675,000	DECR	$699,000 -> $675,000	05/04/2019	3245277	SSGR01	520
$699,000	DECR	$729,000 -> $699,000	01/07/2019	3245277	SSGR01	403
$729,000	DECR	$795,000 -> $729,000	08/15/2018	3245277	SSGR01	258
$795,000	DECR	$799,000 -> $795,000	07/19/2018	3245277	SSGR01	231
$799,000	DECR	$870,000 -> $799,000	05/15/2018	3245277	SSGR01	166
$870,000	DECR	$899,000 -> $870,000	03/01/2018	3245277	SSGR01	91
$899,000	NEW	ACTV -> $899,000	11/30/2017	3245277	SSGR01	

MLS#: A10380237 — 400 SW 87 Ave — Residential Land/Boat Docks

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
$770,000	INCR	$750,000 -> $770,000	11/13/2019	3245277	SSGR01	713
$750,000	INCR	$675,000 -> $750,000	05/04/2019	3245277	SSGR01	520
$675,000	DECR	$699,000 -> $675,000	05/04/2019	3245277	SSGR01	520
$699,000	DECR	$729,000 -> $699,000	01/07/2019	3245277	SSGR01	403
$729,000	DECR	$795,000 -> $729,000	08/15/2018	3245277	SSGR01	258
$795,000	DECR	$799,000 -> $795,000	07/19/2018	3245277	SSGR01	231
$799,000	DECR	$870,000 -> $799,000	05/15/2018	3245277	SSGR01	166
$870,000	DECR	$899,000 -> $870,000	03/01/2018	3245277	SSGR01	91
$899,000	NEW	ACTV -> $899,000	11/30/2017	3245277	SSGR01	

A10380237 — 400 SW 87 Ave Miami, FL 33144 — $770,000

Information Is Believed To Be Accurate But Not Guaranteed. **Copyright SouthEast Florida MLS. © 2019**

QUALIFICATIONS OF APPRAISER

ROBERT D. MILLER, ASA

EDUCATION:

Appraisal Institute Courses
SSP Standards of Professional Practice
I-A Fundamentals of Real Estate Appraisal
I-B Capitalization Theory and Techniques
8 Appraising a Single-Family Residence
Case Studies in Real Estate Valuation
Report Writing
Business Valuation Seminar
Litigation Valuation
Other Appraisal Courses
Mass Appraisal of Residential Properties
Florida State Law and USPAP
Factory Built Housing
Automated Valuation Models

PROFESSIONAL AFFILIATION:

Senior Member of American Society of Appraisers-
South Florida Chapter No. 82 – Accredited Senior Appraiser (ASA) Real Property Urban

LICENSED:

Certified General Real Estate Appraiser RZ1270- State of Florida

EXPERIENCE:

1995-Present	The Urban Group-Sub Consultant
1993-1995	Vice President-The Urban Group, Inc.
1978-1993	Real Property Analysts, Inc., Fort Lauderdale, Florida, Executive Vice President
1987	Involved in United States Senate Study Right-of-Way Acquisition Procedures

QUALIFIED AS EXPERT WITNESS FOR:

Condemnation proceeding in Lake, Kankakee, Cook and DuPage Counties, Illinois and Broward, Dade, Monroe, Palm Beach and Duval Counties, Florida. Testified in Bankruptcy Court in Florida and Texas and Federal Court in Miami, Florida

HAS COMPLETED:

Appraisal Assignments	Counseling
Commercial, vacant and improved	Acquisition projects
Condemnation projects	Income tax analysis
Industrial, vacant and improved	Investment analysis
Multi-family residential,	Tax assessments
Mobile Home Parks	ROW Cost Analysis
Office, vacant and improved	Special assessments
Special purpose properties	Review Services

VARIOUS CLIENTS OVER THE PAST TEN YEARS

GOVERNMENT

BROWARD COUNTY
BROWARD COUNTY AVIATION DEPARTMENT
BROWARD COUNTY SCHOOL BOARD
CHARLOTTE COUNTY
CITY OF BOYNTON BEACH
CITY OF CORAL SPRINGS
CITY OF DELRAY BEACH
CITY OF FORT LAUDERDALE
CITY OF FORT MYERS
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF LAUDERDALE LAKES
CITY OF KEY WEST
CITY OF MARGATE
CITY OF MIAMI SPRINGS
CITY OF NORTH LAUDERDALE
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SUNRISE
CITY OF WEST PALM BEACH
FEDERAL AVIATION ADMINISTRATION
FLORIDA DEPARTMENT OF TRANSPORTATION
PALM BEACH COUNTY
PALM BEACH COUNTY SCHOOL BOARD
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

PRIVATE

ALTMAN DEVELOPMENT CORPORATION
BELLSOUTH MOBILITY
CLEAR CHANNEL OUTDOOR
CLEVELAND CLINIC
LENNAR HOMES
THE TAUBMAN COMPANY
SBA TOWERS INC.
UNITED HOMES
WAL-MART CORPORATION

ATTORNEY

ACKERMAN SENTERFITT
BECKER & POLIAKOFF
TOBY BRIGHAM-
BRUSCHI LP
COKER AND FEINER
BRIAN PATCHEN PA
HOLLAND & KNIGHT
GREENSPOON MARDER
TEW CARDENAS
GOREN CHEROF DOODY & EZROL PA
WEISS-SEROTA-HELFMAN