

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(P)(1)(E)

07-10-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-812-07

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owners/Grantors

1. William Rubio
2. JOSEPH W. WAGNER III
3. Eloy Velasquez & Maria Guadalupe Perez
4. K & K CUSTOM HOMES, INC.
5. K & K CUSTOM HOMES, INC.
6. Property Real Estate Investments, Inc.
7. COMMUNITY EQUITY INVESTMENT GROUP, LLC
8. Ramiro Ramirez
9. Jirah Land Trust, Inc.
10. Frederick J. Wilson III & Elena del Rosal Wilson
11. Jose E. Balseiro & Magaly R. Balseiro
12. University of Miami
13. The School Board of Miami-Dade County, Florida
14. SOUTH FLORIDA JAIL MINISTRIES, INC.
15. KANOVA, LLC
16. Toco Homes, Inc.
17. FLOVAL OIL CORPORATION
18. KAZA 112 PROPERTY CORP.
19. ROMAN UNLIMITED CORP.



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: July 10, 2007

FROM: 
R.A. Caevas, Jr.
Acting County Attorney

SUBJECT: Agenda Item No. 8(P)(1)(E)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted, and the Director of the Public Works Department is authorized and directed to cause said instruments to be filed for record among the Public Records of Miami-Dade County, Florida; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Carlos A. Gimenez and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 10th day of July, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



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

HARVEY RUVIN, CLERK

KAY SULLIVAN

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "T. Goldstein", written over a horizontal line.

Thomas Goldstein

Date: **July 10, 2007**
 To: Honorable Chairman Bruno A. Barreiro
 and Members, Board of County Commissioners

Agenda Item No. 8(P)(1)(E)

From: 
 George M. Priggs
 County Manager

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

Recommendation

The attached instruments are being forwarded in one (1) Resolution for Commission acceptance.

Scope

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

Fiscal Impact/Funding Source

There is no fiscal impact to the County associated with this item.

Track Record/Monitor

Not Applicable.

Background

These right-of-way dedications are being obtained to fulfill various zoning and land development requirements. Each individual site is listed below outlining the specific requirement for each site.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	William Rubio	RWD*	A portion of SW 187 Avenue, from approximately 664 feet north of SW 264 Street, north for approximately 332 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 187 Avenue is paved.
2.	JOSEPH W. WAGNER III	RWD*	A 25-foot radius return at SW 139 Avenue and SW 160 Street. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. Both SW 139 Avenue and SW 160 Street are paved.

RWD* Right-of-Way Deed

IA** Improvement Agreement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
3.	Eloy Velasquez & Maria Guadalupe Perez	RWD*	A 25-foot radius return at SW 293 Street and SW 184 Avenue. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. Both SW 293 Street and SW 184 Avenue are paved.
4.	K&K CUSTOM HOMES, INC.	RWD*	A portion of SW 180 Street, beginning approximately 330 feet east of SW 104 Avenue, east for 85 feet. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated. SW 180 Street is paved.
5.	K&K CUSTOM HOMES, INC.	RWD*	A portion of SW 180 Street, beginning approximately 115 feet east of SW 104 Avenue, east for 50 feet. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated. SW 180 Street and SW 181 Street are paved.
6.	Property Real Estate Investments, Inc.	RWD*	A 25-foot radius return, at NE 143 Street and West Dixie Highway. (District 2)	Obtained in order to satisfy a zoning requirement that a building sites abut a dedicated right-of-way. West Dixie Highway and NE 143 Street are paved.
7.	COMMUNITY EQUITY INVESTMENT GROUP, LLC	RWD*	A portion of NW 50 Street and a portion of NW 51 Street, from approximately 458 feet east of NW 30 Avenue, east for 105 feet. (District 3)	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated. Both NW 50 Street and NW 51 Street are paved.
8.	Ramiro Ramirez	IA**	A portion of SW 354 Terrace, beginning approximately 158 feet west of SW 187 Avenue, west for 150 feet. (District 9)	Obtained to allow home owner to temporarily delay the road construction requirement and allow owner to get final inspection of home. SW 354 Terrace is not paved.
9.	Jirah Land Trust, Inc.	RWD*	A portion of SW 213 Avenue, starting approximately 341 feet south of SW 348 Street, south for approximately 158 feet . (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated. SW 213 Avenue is paved.

RWD* Right-of-Way Deed

IA** Improvement Agreement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
10.	Frederick J. Wilson III & Elena del Rosal Wilson	RWD*	A portion of SW 80 Street approximately 315 feet east of SW 50 Court, east for approximately 129 feet. (District 7)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way. SW 80 Street is paved.
11.	Jose E. Balseiro & Magaly R. Balseiro	RWD*	A portion of SW 212 Avenue, from approximately 199 feet north of SW 360 Street, north for 158 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way. SW 212 Avenue is not paved.
12.	University of Miami	RWD*	A 25-foot radius return at SW 57 Avenue and Old Cutler Road. (District 7)	Obtained in order to satisfy a platting condition. Both SW 57 Avenue and Old Cutler Road are paved.
13.	The School Board of Miami-Dade County, Florida	RWD*	A portion of SW 143 Avenue, from SW 292 Street, north for approximately 758 feet; SW 292 Street, from SW 143 Avenue to SW 144 Avenue; SW 144 Avenue, from SW 292 Street, north for approximately 759 feet and both of the radius returns thereof. (District 9)	Obtained in order to satisfy a condition required by the PWD Land Development Division for the approval of Tentative Plat T-21808, south of and adjacent to said SW 292 Street, that the full road be dedicated. SW 143 Avenue, SW 144 Avenue and SW 292 Street are paved.
14.	SOUTH FLORIDA JAIL MINISTRIES, INC.	RWD*	A portion of SW 227 Street, from SW 112 Avenue, west for approximately 521 feet, and the radius return thereof. (District 9)	Obtained in order to satisfy a condition required by the PWD Land Development Division for the approval of Tentative Plat T-22483, south of and adjacent to SW 227 Street, that the full road be dedicated. SW 227 Street will be paved as a platting condition.

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RWD* Right-of-Way Deed

IA** Improvement Agreement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
15.	KANOA, LLC	RWD*	A portion of SW 132 Avenue, from SW 288 Street, north for approximately 292 feet, and the radius return thereof. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. Both SW 132 Avenue and SW 288 Street are paved.
16.	Toco Homes, Inc.	RWD*	A portion of SW 107 Avenue, from SW 172 Street to SW 173 Street and the radius return thereof. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 107 Street is paved.
17.	FLOVAL OIL CORPORATION	RWD*	A portion of NW 54 Street, from NW 31 Avenue east for approximately 184 feet and the radius return thereof. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. NW 54 Street is paved.
18.	KAZA 112 PROPERTY CORP.	RWD*	A portion of SW 224 Street, from SW 112 Avenue east for 125 feet and the radius return thereof. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 224 Street is partially paved.
19.	ROMAN UNLIMITED CORP.	IA**	A portion of SW 189 Avenue, from SW 355 Terrace, north for approximately 118 feet. (District 9)	Obtained in order to satisfy a condition from Public Works inspectors for granting final building inspection. SW 189 Avenue is not paved.


 Assistant County Manager

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No. 30-6825-000-0250
User Department: Public Works

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

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

THIS INDENTURE, Made this 15th day of May, A.D. 2006, by and between William Rubio, whose address is 26155 SW 187th Avenue, Homestead, Florida 33031, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The East 5 feet of the West 40 feet of the South ½ of the NW ¼ of the SW ¼ of the SW ¼ in Section 25, Township 56 South, Range 38 East.

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

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

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

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

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

Natasha Santos
Witness

Natasha Santos
Witness Printed Name

[Signature]
Witness

Carmen J. Garcia
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

[Signature] (SEAL)

William Rubio
Printed Name

Address (if different)

(SEAL)

Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 15 day of May, 2006
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared William Rubio,
and _____, (personally known to me),
or proven, by producing the following methods of identification:

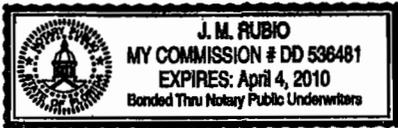
_____ to be the person(s) who executed the foregoing instrument freely
and voluntarily for the purposes therein expressed.

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

J. M. Rubio
Notary Signature

Joanna Moriz
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: April 4, 2010
Commission/Serial No. DD 536481

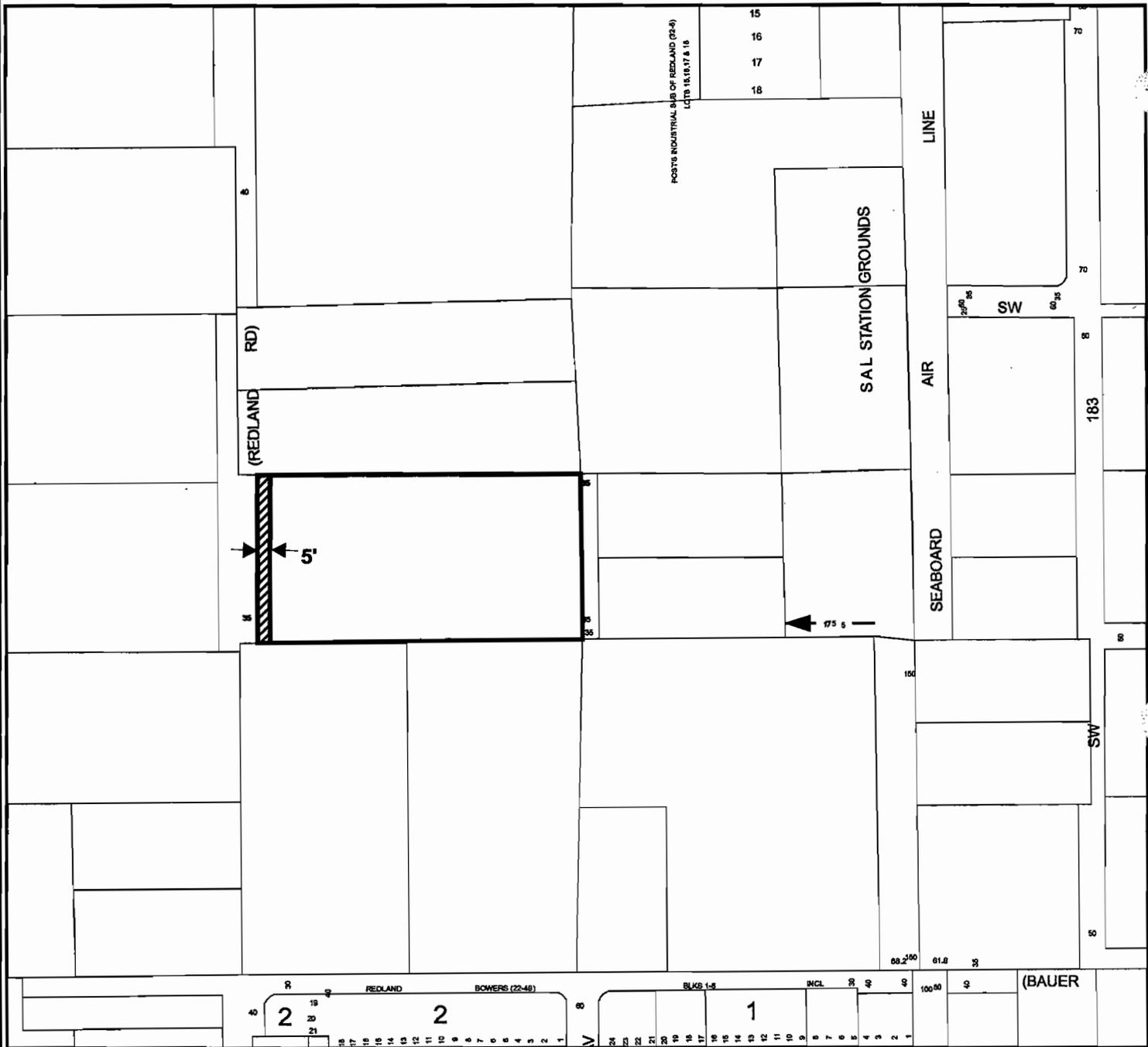
The foregoing was accepted and approved on the _____ day of
_____, A.D. 200_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-6825-000-0250

Municipality: UNINCORPORATED

Legal:  TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

25 56 38 4.73 AC S1/2 OF NW1/4
 OF SW1/4 OF SW1/4 LESS W35FT
 FOR RD LOT SIZE IRREGULAR OR
 16179-0481 1293 1 COC 21997-
 3209 01 2004 1



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 27, 2006

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Return to:
Right of Way Division .
Miami-Dade County Public Works Dept. .
111 N.W. 1st Street .
Miami, FL 33128-1970 .

Instrument prepared by: .

Dennis P. Hynes .
Miami-Dade County Public Works Dept. .
111 N.W. 1st Street .
Miami, FL 33128-1970 .

Folio No. 30-5927-000-0040
User Department Public Works

. SW 160 Street
. Project No. 20030190
. Parcel No. 1
. Section 27-55-39

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

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 21 day of November, A.D. 2006, by and between **JOSEPH W. WAGNER III**, whose address is 13901 SW 160 Street, Miami, Florida 33177-1019, party of the first part, and the **COUNTY OF MIAMI-DADE**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

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

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

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

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

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

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

[Signature]
Witness

Deanis P. Hynes
Witness Printed Name

Joseph W. Wagner III (SEAL)

JOSEPH W. WAGNER, III
Printed Name

Address (if different)

(SEAL)

[Signature]
Witness

John M. White
Witness Printed Name

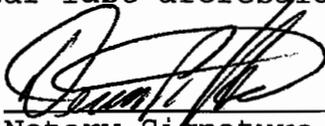
Printed Name

Address (if different)

STATE OF Florida }
COUNTY OF MIAMI DADE }

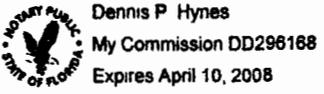
I HEREBY CERTIFY, that on this 21 day of November, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **JOSEPH W. WAGNER III**, personally known to me, or proven, by producing the following identification: Univest Ltc. 4256-499-56-121-0 to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature
Dennis P. Hynes

Printed Notary Name



NOTARY SEAL/STAMP

Florida

Notary Public, State of
April 10, 2008

My commission expires:
DD 296168

Commission/Serial No.

The foregoing was accepted and approved on the _____ day of _____, A.D. 2006, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

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LEGAL DESCRIPTION

A portion of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 55 South, Range 39 East in Miami-Dade County, Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc tangent to the West line of the East 25.00 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 27 and tangent to the North line of the South 35.00 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 27.

Containing 123 square feet more or less.

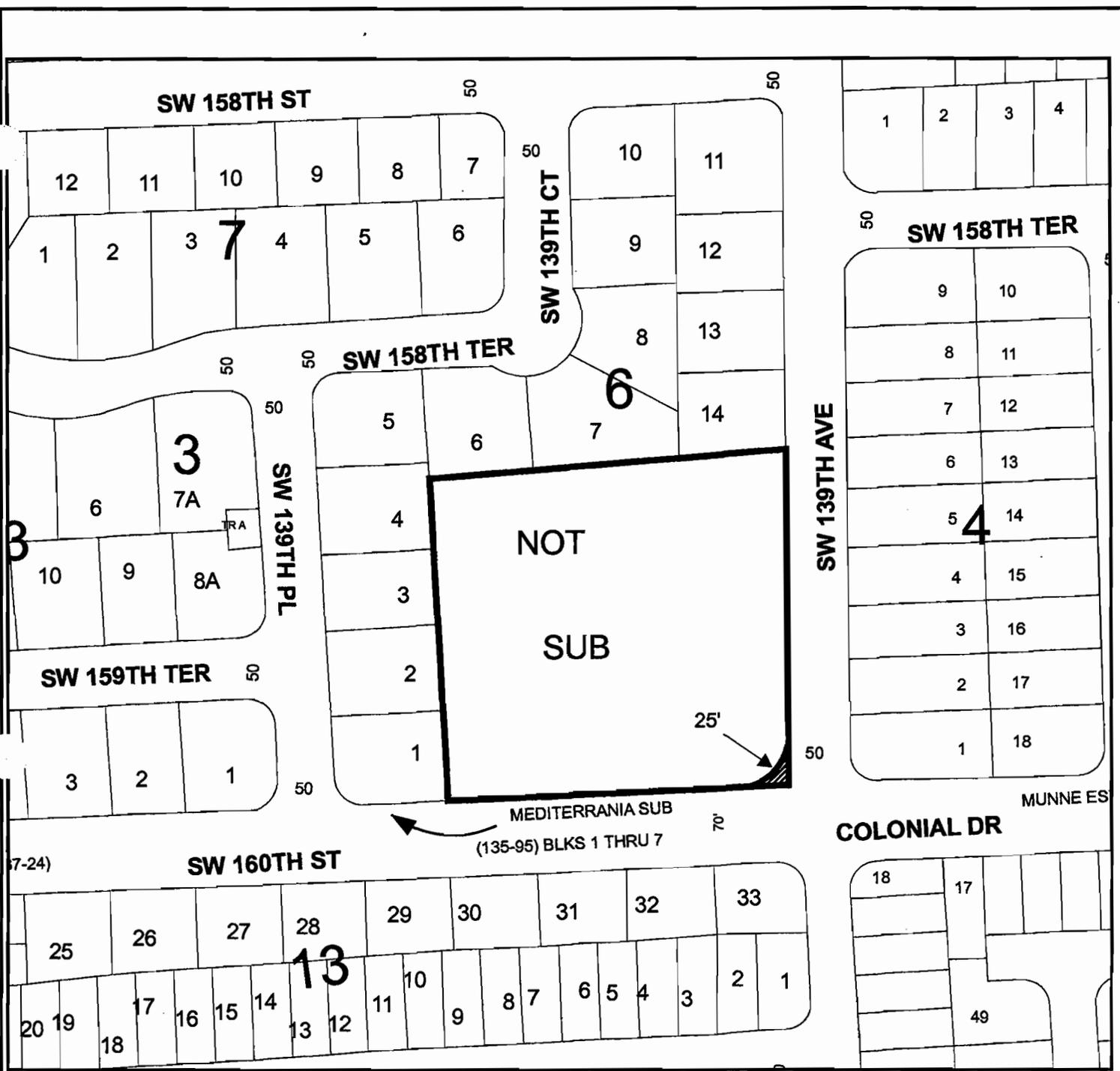
RB

Project No. 20030190

EXHIBIT "A"

1 of 1

16



THIS IS NOT A SURVEY

30-5927-000-0040
PROJET NO. 20030190

EXHIBIT "A"

Municipality: UNINCORPORATED

Legal:

27 55 39 2.029 AC M/L
 E337.75FT OF S1/2 OF S1/2
 OF SW1/4 OF NE1/4 LESS
 S35FT FOR R/W OR 15861-
 4658 1292 5

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 December 4st, 2006



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Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-7801-001-0029
User Department: Public Works

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

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

THIS INDENTURE, Made this 11th day of September, A.D. 2006, by and between Eloy Velasquez and Maria Guadalupe Pérez, husband and wife, whose address is 655 NW 14th Street, Homestead, FL 33030, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The area bounded by the north and west lines of Lot 4, Block 3 of GERARDMERE ACRES, according to the plat thereof, as recorded in Plat Book 15, Page 45, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

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

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

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

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

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

~~Elvira C. Martinez~~
Witness

Elvira C. Martinez
Witness Printed Name

M. Clara Velazquez Pérez
Witness

MA ELENA VELAZQUEZ PEREZ
Witness Printed Name

~~Teresa Valdés~~
Witness

TERESA VALDÉS
Witness Printed Name

Carmen D. Figueroa
Witness

Carmen D. Figueroa
Witness Printed Name

Eloy Velazquez (Sign)

Eloy Velasquez
Printed Name

Address (if different)

Maria Guadalupe Pérez (Sign)

Maria Guadalupe Pérez
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 11 day of September, 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eloy Velasquez, and Maria Guadalupe Pérez, personally known to me, or proven, by producing the following methods of identification: Drivers License to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Delma Ayala
My Commission DD179591
Expires February 09, 2007

Delma Ayala
Notary Signature

Delma Ayala
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 2-9-07
Commission/Serial No. DD179591

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Carlos F. Bonzon, Ph.D., P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-5032-000-1310
User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 25th day of August, A.D. 2006, by and between K & K CUSTOM HOMES INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 8592 SW 169th Terrace, Palmetto Bay, Florida 33157, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The south 13 feet of the north 43 feet of the west 85 feet of the north 200 feet of the West ½ of the NE ¼ of the NW ¼ of the SE ¼ of the SW ¼ of Section 32, Township 55 South, Range 40 East.

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

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

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

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

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

[Signature]
Witness

Angela Hernandez
Printed Name

[Signature]
Witness

Vesenia Rojas
Printed Name

Witness

Printed Name

Witness

Printed Name

K&K CUSTOM HOMES INC.
Name of Corporation

[Signature] (Sign)
By: _____ President

JOSE L. DIAZ
Printed Name

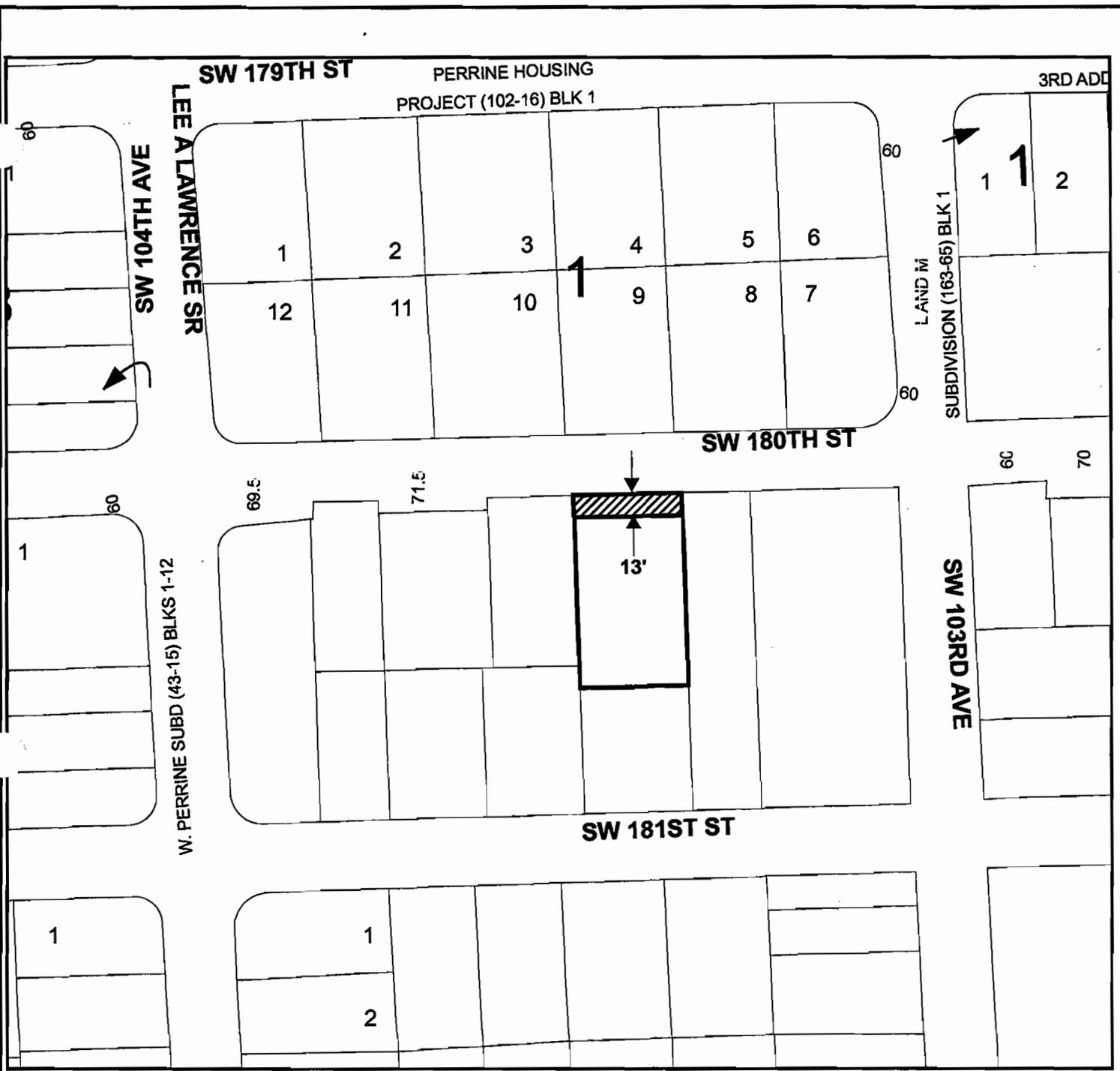
Address if different

Attest: _____ Secretary (Sign)

Printed Name

Address if different

CORP SEAL



THIS IS NOT A SURVEY

30-5032-000-1310

Municipality: UNINCORPORATED

Legal:

32 55 40 .33 AC M/L W85FT OF
 N200FT OF W1/2 OF NE1/4 OF
 NW1/4 OF SE1/4 OF SW1/4 LESS
 N30FT FOR RD PR ADD 10336 SW
 180 ST LOT SIZE 14450 SQ FT

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
 RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 December 1st, 2006



25

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-5032-000-1340/1341
User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 25th day of August, A.D. 2006, by and between K & K CUSTOM HOMES INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 8592 SW 169th Terrace, Palmetto Bay, Florida 33157, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The north 40 feet and the south 30 feet of the east 50 feet of the West ½ of the NW ¼ of the NW ¼ of the SE ¼ of the SW ¼ of Section 32, Township 55 South, Range 40 East.

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

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

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

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

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

Anthony
Witness

Anara Hernandez
Printed Name

[Signature]
Witness

Yesenia Rojas
Printed Name

Witness

Printed Name

Witness

Printed Name

K & K CUSTOM HOMES INC.
Name of Corporation

[Signature] (Sign)
By: _____ President

JOSÉ L. DIAZ
Printed Name

Address if different

Attest: _____ Secretary (Sign)

Printed Name

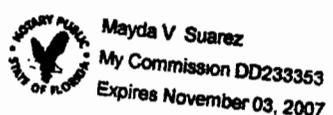
Address if different

CORP SEAL

STATE OF Florida
COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 25th day of August, A.D. 2006 before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared JOSE L. DIAZ and _____ personally known to me, or proven, by producing the following identification: D200-432-62-464-0 to be the _____ President and _____ Secretary of K.S.V. Custom Homes, LLC, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that JOSE L. DIAZ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



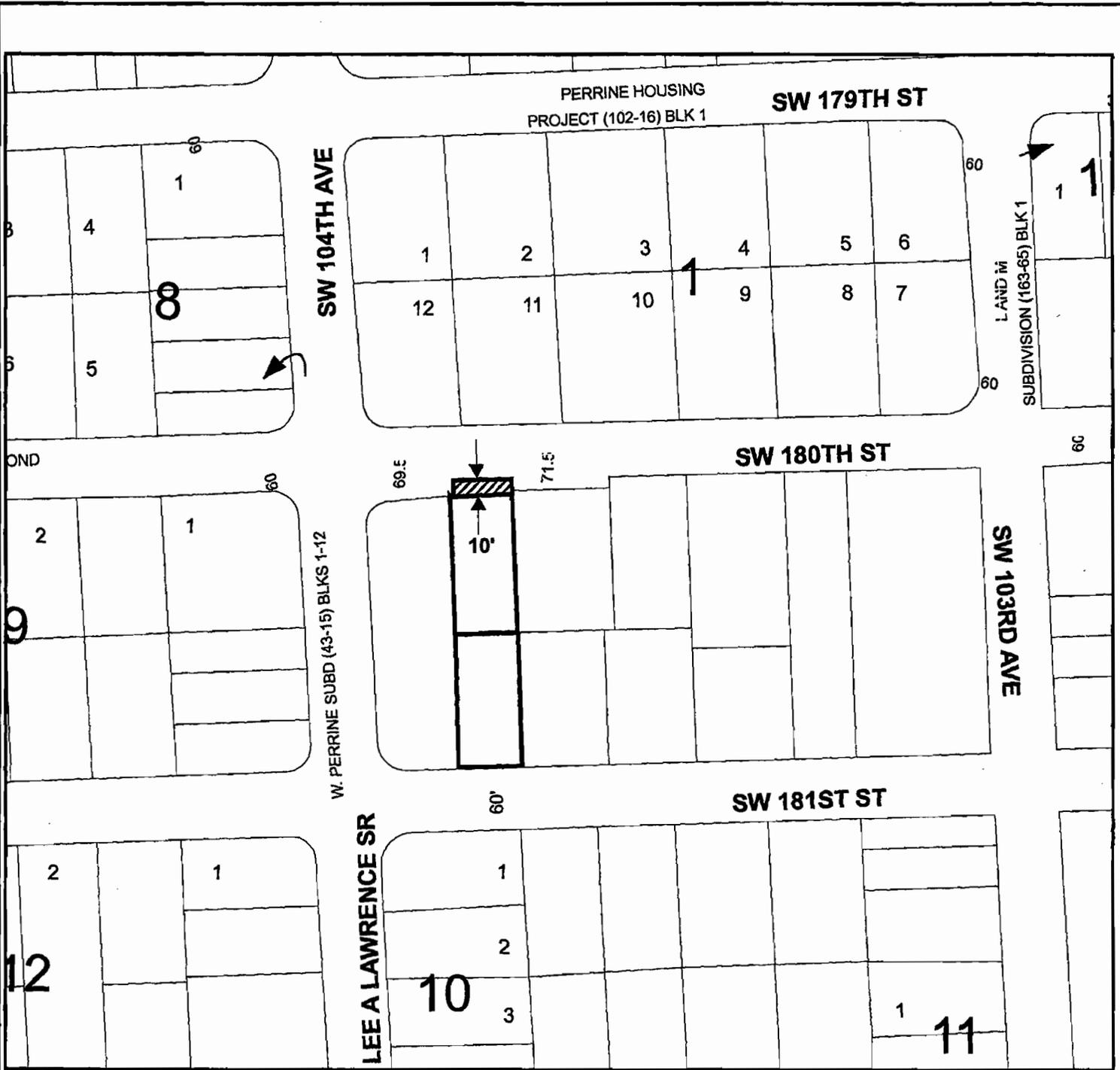
[Signature]
Notary Signature
Mayda V. Suarez
Printed Notary Name

NOTARY SEAL/STAMP
Notary Public, State of Florida
My commission expires: 11/3/07
Commission/Serial No. DD233353

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-5032-000-1340
30-5032-000-1341

Municipality: UNINCORPORATED

Legal:

32 55 40 .15 AC N1/2 OF E50FT OF
 W1/2 OF NW1/4 OF NW1/4 OF
 SE1/4 OF SW1/4 PR ADD 10380 SW
 180 ST LOT SIZE 6750 SQ FT OR
 21286-1007 0503 3

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



Legal:

32 55 40 .15 AC S1/2 OF E50FT OF
 W1/2 OF NW1/4 OF NW1/4 OF
 SE1/4 OF SW1/4 LOT SIZE 6750 SQ
 FT OR 22555-4058 0604 3

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 December 1st, 2006



RECORD AND RETURN TO:

RIGHT OF WAY DIVISION
MIAMI-DADE COUNTY PUBLIC WORKS DEPT.
111 N.W. First Street
Miami, FL 33128-1970

THIS INSTRUMENT PREPARED BY:

Norman Leopold, Esquire
LEOPOLD, KORN & LEOPOLD, P.A.
20801 Biscayne Blvd., #501
Aventura, FL 33180
Telephone: (305) 935-3500
Facsimile: (305) 935-9042

Folio Number: Portion of 30- 2220-002-3200
Under Department: PUBLIC WORKS

[Space above line reserved for recording office use]

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

THIS INDENTURE, made this 19th day of AUGUST, 2006, by and between **Property Real Estate Investments, Inc., a Florida corporation**, having its office and principal place of business at 13786 N.E. 11th Avenue, North Miami, FL 33137, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. First Street, Miami, Florida 33128-1970, party of the second part.

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED HERETO

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

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

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

LEOPOLD, KORN & LEOPOLD, P.A.

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

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

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

[Signature]
Printed Name: EGOTY M. SHERON
[Signature]
Printed Name: Maura Sheron

Property Real Estate Investments, a Florida corporation

By [Signature] [Seal]
William Bardawil, President/Director

Address: 13-786 NE 11TH AVENUE
N. MIAMI, FL 33137

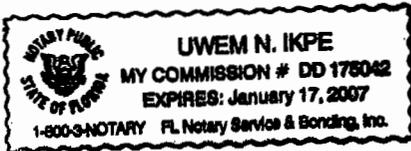
CORP SEAL

C

I HEREBY CERTIFY, that on this _____ day of _____, 2006, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared **William Bardawil** personally known to me, or proven, by producing the following identification: _____, to be the President of **Property Real Estate Investments, Inc.**, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that she executed said instrument acting under the authority duly vested by said Corporation and its Corporate Seal is affixed thereto.

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

My Commission Expires:



[Signature]
Notary Signature, State of Florida
Printed Name: UJEM N IKPE

The foregoing was accepted and approved on the _____ day of _____, 2006, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

ATTEST: Harvey Ruvin,
Clerk of said Board

_____, Assistant County Manager

By: _____
Deputy Clerk

Exhibit A

LEGAL DESCRIPTION
PROPOSED RIGHT-OF-WAY DEDICATION

A portion of Lot 149, "ARCH CREEK ESTATES", according to the Plat thereof, as recorded in Plat Book 46, at Page 73 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwesterly corner of said Lot 149; thence North $45^{\circ}23'35''$ East on the Westerly line of said Lot 149 for 60.95 feet to a point of cusp of a circular curve, concave Northeast; thence Southwesterly, Southerly and Southeasterly on the arc of said curve, with a radius of 25.00 feet and a central angle of $135^{\circ}23'35''$ an arc distance of 59.08 feet to a point of cusp on the South line of said Lot 149; thence North $90^{\circ}00'00''$ West on said South line 60.95 feet to the Point of Beginning. *SEE SKETCH.*

Containing 785 square feet, 0.0180 acres.

LEOPOLD, KORN & LEOPOLD, P.A.

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870



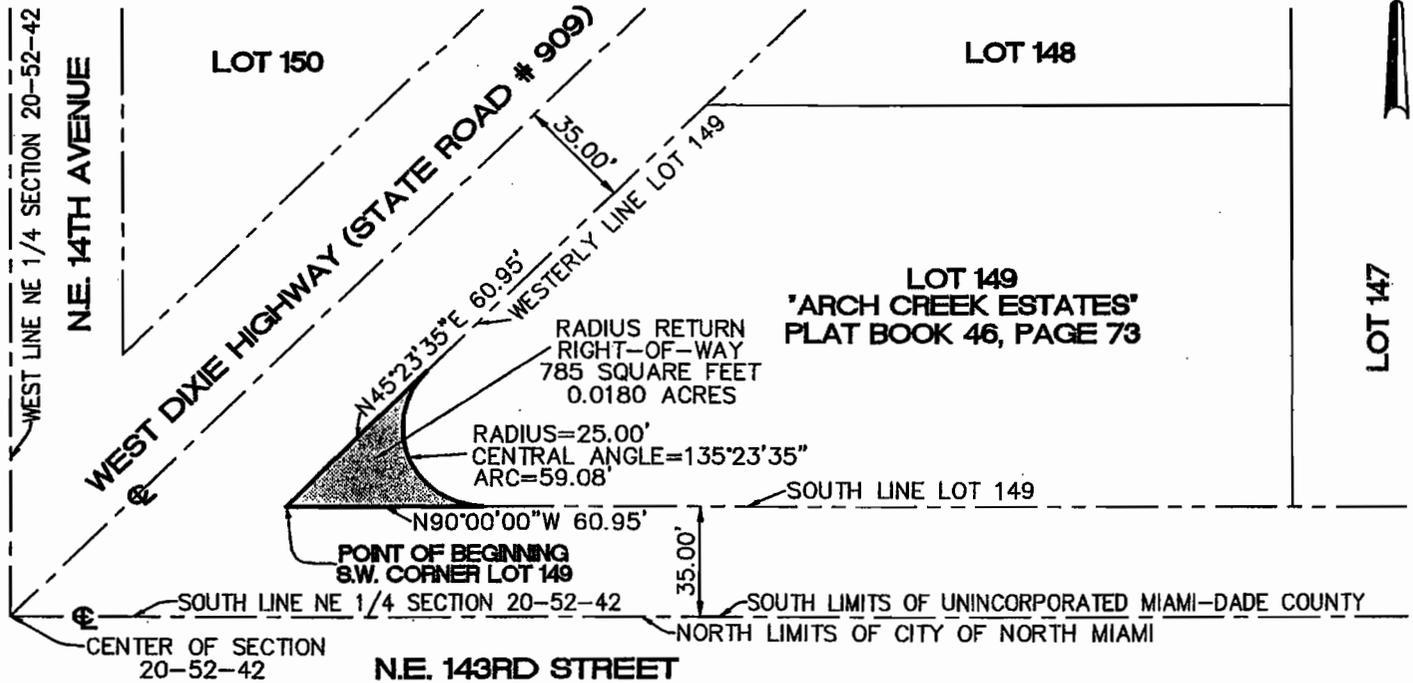
LEGAL DESCRIPTION: RADIUS RETURN RIGHT-OF-WAY

A PORTION OF LOT 149, "ARCH CREEK ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 73 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF SAID LOT 149; THENCE NORTH 45°23'35" EAST ON THE WESTERLY LINE OF SAID LOT 149 FOR 60.95 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 135°23'35" AN ARC DISTANCE OF 59.08 FEET TO A POINT OF CUSP ON THE SOUTH LINE OF SAID LOT 149; THENCE NORTH 90°00'00" WEST ON SAID SOUTH LINE 60.95 FEET TO THE POINT OF BEGINNING. CONTAINING 785 SQUARE FEET, 0.0180 ACRES.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 149 BEING N90°00'00"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) Ⓢ DENOTES: CENTERLINE.



FILE: SHERON GROUP, INC.

SCALE: 1"=60'

ORDER NO.: 49923

DATE: 08/04/06

RADIUS RETURN RIGHT-OF-WAY

MIAMI-DADE COUNTY, FLORIDA

FOR: ADVANCE AUTO

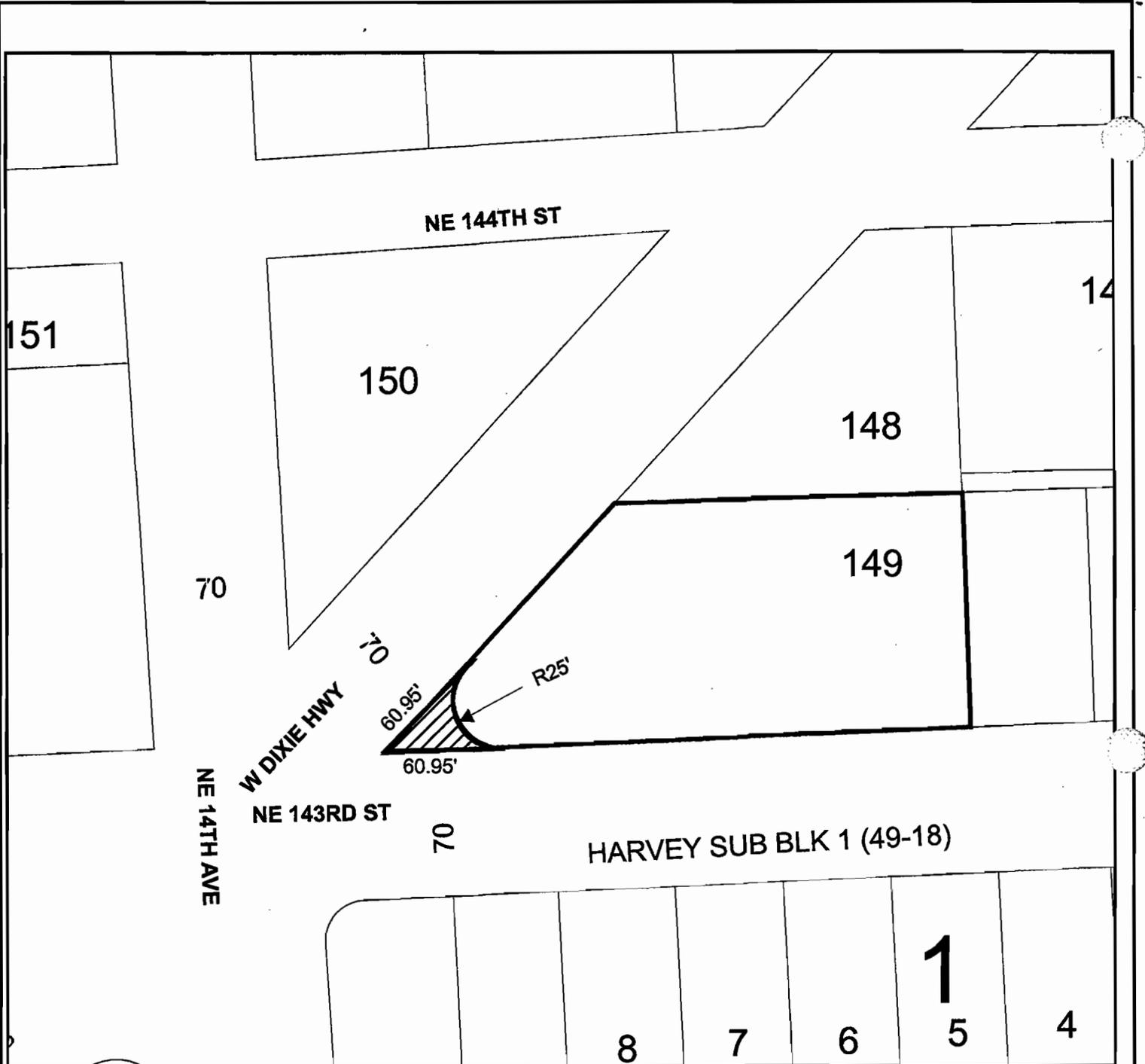
[Signature]

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER #2691

BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER #6136

CHARLES E. CLARK, PROFESSIONAL SURVEYOR AND MAPPER # 6434

STATE OF FLORIDA



THIS IS NOT A SURVEY

30-2220-002-3200

Municipality: UNINCORPORATED

Legal:

20 52 42
 ARCH CREEK ESTS PB 46-73
 LOT 149 LOT SIZE IRREGULAR
 OR 20248-4154 0202 6

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 December 1st, 2006



34

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Maria I. Escoto-Castello, Esq.
2000 South Dixie Highway, Suite 113
Miami, Florida 33133
Folio No. 30-3121-000-0130

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

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

THIS INDENTURE, made this 11th day of July, 2006, by and between **COMMUNITY EQUITY INVESTMENT GROUP, LLC**, a Florida limited liability company, whose address is 4733 N.W. 96th Drive, Coral Springs, Florida 33076, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 5 Feet (along 51st Street) and the South 25 Feet (along 50th Street) of the property described as follows:

The W 1/2 of the following described property: Begin at the SE corner of the SW 1/4 of the NE 1/4 of the NE 1/4 of Section 21, Township 53 South, Range 41 East, thence run North 210 feet along the East boundary line of said SW 1/4 of the NE 1/4 of the NE 1/4; thence run West 210 feet parallel with the South boundary line of said SW 1/4 of the NE 1/4 of the NE 1/4; thence South 210 feet parallel with the East boundary line of said SW 1/4 of the NE 1/4 of the NE 1/4; thence East along the South boundary line of said SW 1/4 of the NE 1/4 of the NE 1/4 210 feet to the point of beginning, lying and being in Miami-Dade County, Florida.

35

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

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

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

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

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

Witness

Jean S Jusme

Witness Printed Name

Paul Northcide

Witness

MARIE D NORTHcide

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Community Equity Investmen Grp, LL
Name of Limited Partnership

DJ Northcide (SEAL)
By: General Partner

Dominique Northcide

Printed Name

4733 NW 96th Dr Coral Springs FL
Address (if different)

~~_____ (SEAL)
By: General Partner~~

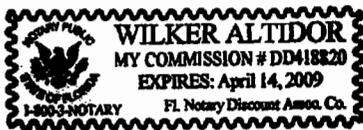
~~Printed Name~~

~~Address (if different)~~

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this 11th day of July, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Dominique Northeide and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of Community Equity Investment Group, a Florida limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Wilker Altidor
Notary Signature

Wilker Altidor
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: April 14, 2009

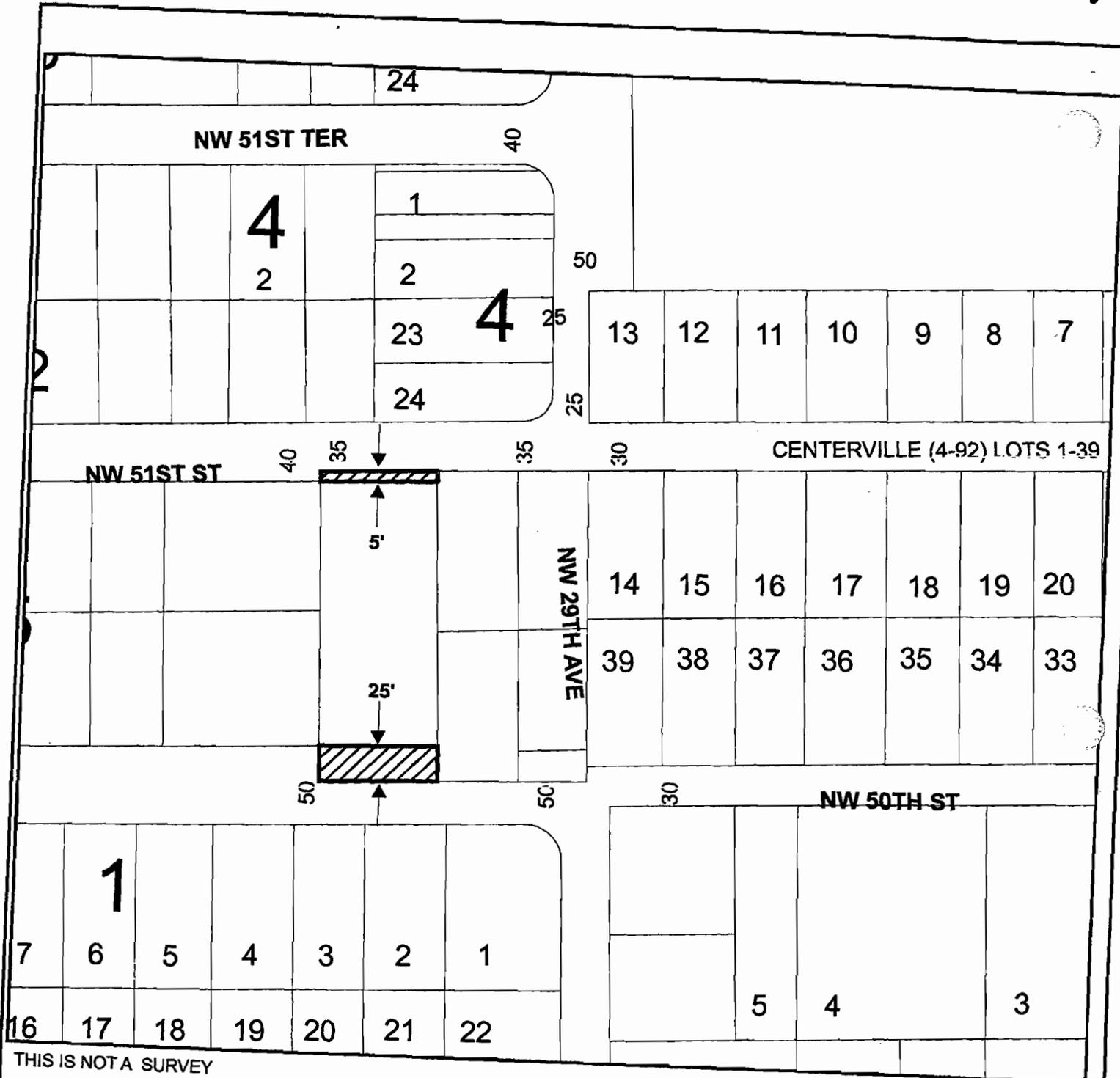
Commission/Serial No. DD 418820

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P. E.
Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

Legal:

21 53 41 .51 AC W1/2 OF BEG AT SE COR OF SW1/4 OF NE1/4 OF NE1/4 N210FT W210FT S210FT E210FT TO POB LOT SIZE 105.000 X 210 COC 24232-4926 01 2006 1

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

30-3121-000-0130

Municipality: UNINCORPORATED



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 December 1st, 2006

38

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodriguez, PLS
Folio No.: 30-7826-007-1150
User Department: Public Works

IMPROVEMENT AGREEMENT

WHEREAS Ramiro Ramirez, whose address is 18745 SW 354th Terrace, Miami, Fl. 33034, hereinafter referred to as the **OWNER**, is the owner of the following described property:

Lots 19, 20 and 21, Block 5, FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20, Page 36, of the Public Records of Miami-Dade County, Florida.

AND WHEREAS, the said **OWNER** desires to develop this property in a manner that requires them by law to improve the existing public right-of-way for SW 354th Terrace in order to obtain a building permit.

AND WHEREAS, the Director of the Dade County Department of Public Works, hereinafter referred to as the **DIRECTOR**, recommends that a building permit not be issued unless the **OWNER** obligates himself to construct half of the full width road for SW 354th Terrace in accordance with County standards, at a later time;

NOW THEREFORE, the **DIRECTOR**, in consideration of the **OWNER'S** willingness to construct a half width road at a later time upon the **DIRECTOR'S** written request, as specified below, hereby agrees to recommend that a building permit be issued, at this time, without an immediate obligation to construct the usual road improvements within the said existing right-of-way; and

The OWNERS, in consideration of the DIRECTOR'S willingness to temporarily delay the road construction requirement, hereby agree to improve the existing right-of-way, adjacent to the above described property, by constructing a strip of pavement 12 feet in width with asphaltic concrete, 1 inch thick, together with the standard compacted limerock base, meeting Miami-Dade County specifications and standards within 60 days of a written request to do so from the DIRECTOR.

It is understood and agreed by the parties hereto, that should the said OWNERS refuse to improve or fail to make said improvements within said 60 days or be unable to pay for such improvements, the DIRECTOR shall have the right to cause said construction to be completed, adjacent to the OWNER'S property and to recover from OWNERS, a pro rata share of the total road improvement costs on a front footage basis by means of annual special assessments which, until paid, shall constitute a lien upon OWNER'S property to the same extent as the lien for general County taxes, payment of said assessments, as well as the lien and enforcement of said assessments, shall be the same as for Improvement Districts as stated in Chapter 18 of the Code of Miami-Dade County.

This Agreement shall be binding upon the DIRECTOR and the OWNER so long as the said OWNER have fee simple title in the hereinabove described property and shall be binding upon their successors and assigns as a covenant running with the land, but in the event of a sale of such property by the said OWNER, who shall be personally relieved of this obligation.

It is understood and agreed by the parties hereto that the DIRECTOR or MIAMI-DADE COUNTY is not obligated to construct a roadway or provide public access to OWNERS' property referred to herein.

IN WITNESS WHEREOF, the DIRECTOR of the Department of Public Works, has executed this instrument and has caused his execution hereof to be attested and they have hereunto placed their hands and seals this 17th day of, AUGUST A.D. 2006.

ATTEST:



Witness

PABLO RODRIGUEZ

Witness Printed Name



Witness

Luis E. Dacou Jr

Witness Printed Name



Director

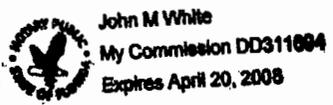
Esther L. Calas, P.E.

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 22nd day of August, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Esther L. Calas, P.E.**, Director of the Department of Public Works of Miami-Dade County, Florida, personally known to me to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

[Handwritten Signature]
Notary Signature
John M. White
Printed Notary Name



NOTARY SEAL/STAMP Notary Public, State of Florida
My commission expires: 4/20/08
Commission/Serial No. 00311694

IN WITNESS WHEREOF, the OWNER has caused this Agreement to be executed this 20TH day of June, A.D. 2006.

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

Pablo Rodriguez
Witness
PABLO RODRIGUEZ
Witness Printed Name

Sheryl Sandler
Witness
Sheryl Sandler
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Ramiro Ramirez (SIGN)

Ramiro Ramirez
Printed Name

Address (if different)

(SIGN)

Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 20th day of June, A.D. 200_, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Ramiro Ramirez, personally known to me, or proven, by producing the following identification: Drivers License to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Sheryl Sandler
My Commission DD912812
Expires April 22, 2008

Sheryl Sandler

Notary Signature

Sheryl Sandler

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____



THIS IS NOT A SURVEY

30-7826-007-1150

Municipality: UNINCORPORATED



Legal:

 IMPROVEMENT AGREEMENT

FLA CITY HIGHLANDS PB 20-36
 LOTS 19-20-21 BLK 5 LOT SIZE
 17633 SQ FT OR 20587-3050
 082002 6 COC 21659-4853 09 2003 1

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
 RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno
 December 1st, 2006



44

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-7828-000-1520
User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 15th day of August, A.D. 2006, by and between Jirah Land Trust, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 2912 Tarpon Drive, Miramar, Florida 33023, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 25 feet of the South 158 feet of the North 499 feet of the West ½ of the East ½ of the SE ¼ of the NW ¼ of Section 28, Township 57 South, Range 38 East.

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

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

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

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

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

Marsha E. Garcia
Witness

Marsha E. Garcia
Printed Name

[Signature]
Witness

Ernesto Garcia
Printed Name

Carl Garcia
Witness

Carol Garcia
Printed Name

John Coben
Witness

John Coles
Printed Name

Jirah Land Trust Inc
Name of Corporation

Carol E Garcia (Sign)
By: _____ President

Carol E Garcia
Printed Name

Same
Address if different

[Signature] (Sign)
Attest: _____ Secretary

Marian Ramnanan
Printed Name

136 W Gulf Dr. Hollywood, FL
Address if different

CORP SEAL

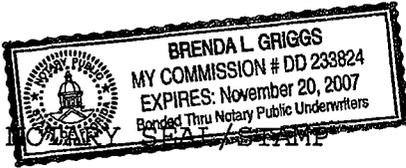
STATE OF Florida)
COUNTY OF Broward)

I HEREBY CERTIFY, that on this 15 day of August, A.D. 2006 before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Carol E Garcia and _____ personally known to me, or proven, by producing the following identification: FL Drivers License to be the _____ President and _____ Secretary of Tirah hand Trust Inc, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that she executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Brenda L. Griggs
Notary Signature

Brenda L. Griggs
Printed Notary Name



Notary Public, State of Florida

My commission expires: 11/20/2007

Commission/Serial No. DD 233824

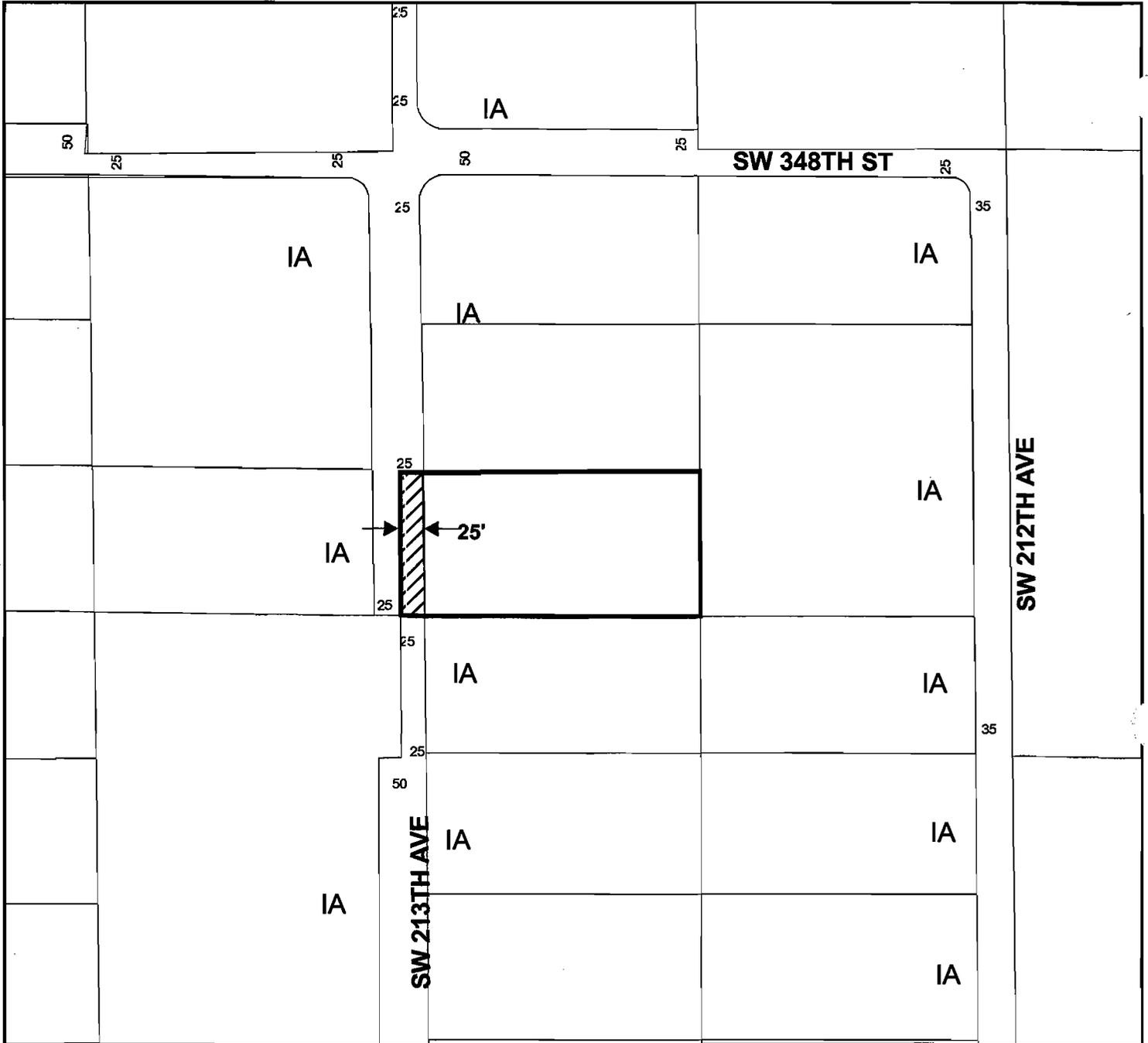
The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-7828-000-1520

Municipality: UNINCORPORATED

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

28 57 38 1.2 AC S158FT OF N499FT
 OF W1/2 OF E1/2 OF SE1/4 OF
 NW1/4 AKA LOT 11 BLK 2 PALM DR
 ESTS U-R LOT SIZE IRREGULAR
 OR 20043-2314 112001 1



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 30, 2006

48

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-4131-016-0290
User Department: Public Works

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

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

THIS INDENTURE, Made this 27th day of July, A.D. 2006,
by and between Frederick J. Wilson III and Elena del Rosal Wilson,
whose address is 4951 SW 80th Street, Miami, Florida 33143, parties
of the first part, and **MIAMI-DADE COUNTY**, a political subdivision
of the State of Florida, and its successors in interest, whose Post
Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970,
party of the second part,

WITNESSETH:

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

The South 35 feet of the East 128.72 feet of the W ½ of the E ½ of
Lot 7, of the "CORRECTED PLAT OF A.E. KINGSLEY'S SUBDIVISION",
according to the plat thereof, as recorded in Plat Book 1, Page 41,
of the Public Records of Miami-Dade County, Florida.

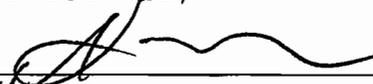
It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

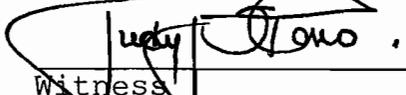
And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

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


Witness

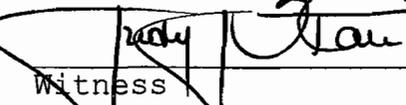
Katherine C. Pozo
Witness Printed Name


Witness

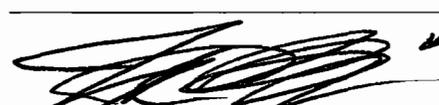
JUDY S. TORO
Witness Printed Name


Witness

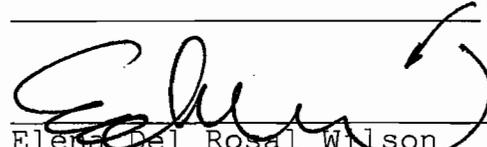
Marilynd Cou-Martin
Witness Printed Name


Witness

JUDY S. TORO
Witness Printed Name

 (Sign)
Frederick J. Wilson, III

Address (if different)

 (Sign)
Elena Del Rosal Wilson

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 27th day of July, 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Frederick J. Wilson, III and Elena Del Rosal Wilson, husband and wife**, personally known to me, or proven, by producing the following methods of identification:

_____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Mariloyd Cou-Martin
Commission #DD157173
Expires: Oct 10, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Mariloyd Cou-Martin
Notary Signature

Mariloyd Cou-Martin
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: Oct. 10, 2006

Commission/Serial No. DD157173

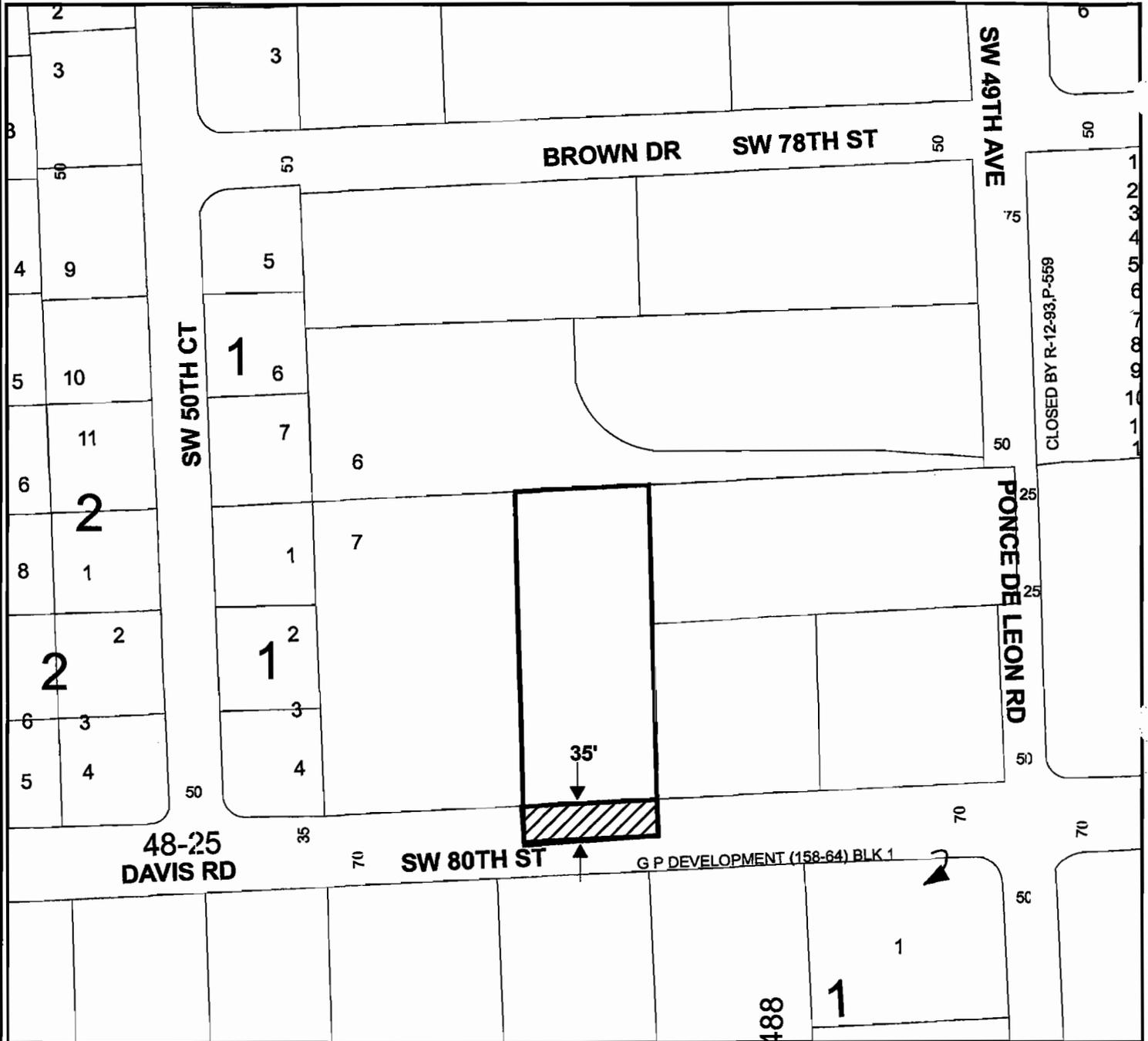
The foregoing was accepted and approved on the _____ day of _____, A.D. 2006, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-4131-016-0290

Municipality: UNINCORPORATED

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

Legal:

KINGSLEYS SUB PB 1-41
 E128.72FT OF W1/2 OF E1/2 OF
 LOT 7 LOT SIZE IRREGULAR OR
 18872-4439 1199 1



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 30, 2006

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Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-7828-000-1750
User Department: Public Works

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

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

THIS INDENTURE, Made this 16th day of May, A.D. 2006, by and between José E. Balseiro and Magaly R. Balseiro, whose address is 2700 SW 29th Court, Miami, Fl. 33133, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The East 35 feet of the South 158 feet of the North 1131 feet of the East ½ of the East ½ of the SE ¼ of the SW ¼ of Section 28, Township 57 South, Range 38 East.

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

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

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

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

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

[Signature]
Witness
JUAN CAMPOS
Witness Printed Name

[Signature]
Witness
WALTER VENEGAS
Witness Printed Name

[Signature]
Witness
JUAN CAMPOS
Witness Printed Name

[Signature]
Witness
WALTER VENEGAS
Witness Printed Name

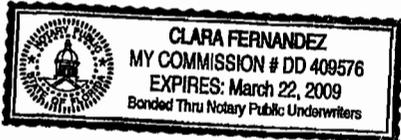
[Signature] (SEAL)
JOSE E BALSEIRO
Printed Name
2700 SW 29 CT MIAMI FL
Address (if different) 33133

[Signature] (SEAL)
MAGALY R BALSEIRO
Printed Name
2700 SW 29 CT
Address (if different)
MIAMI, FL 33133

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 16 day of MAY, 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOSE E. BALSEIRO , and MAGALY R. BALSEIRO, personally known to me, or proven, by producing the following methods of identification: FLORIDA DRIVERS LICENSE to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Clara Fernandez

Notary Signature

CLARA V. FERNANDEZ
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: MARCH 22, 2009

Commission/Serial No. DD 409576

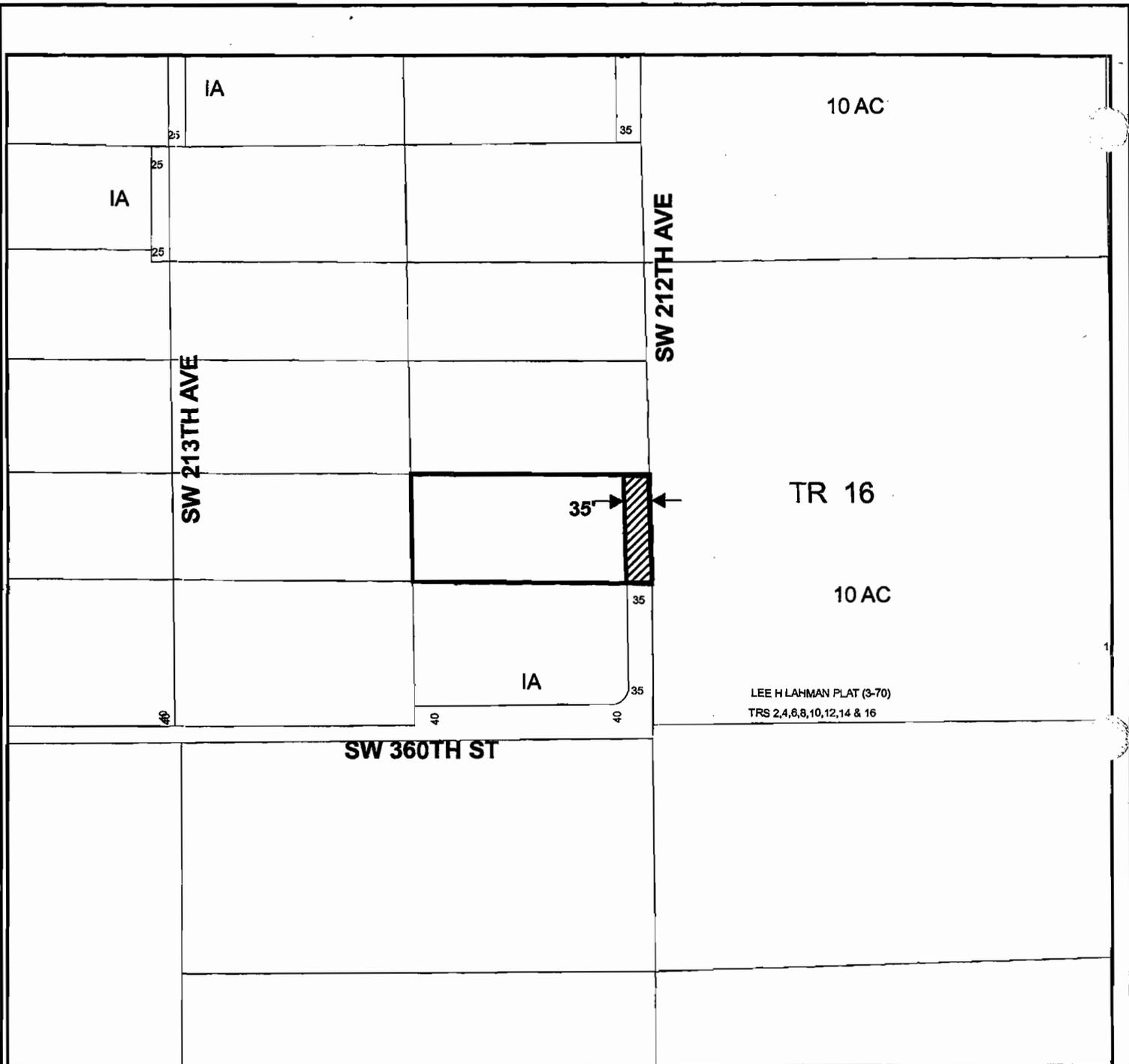
The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-7828-000-1750

Municipality: UNINCORPORATED

Legal:

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

28 57 38 1.2 AC S158FT OF
 N1131FT OF E1/2 OF E1/2
 OF SE1/4 OF SW1/4 AKA
 LOT 2 BLK 4 PALM DR
 ESTS U-R LOT SIZE
 IRREGULAR OR 24075-1352
 122005 1



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
 RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno
 November 30, 2006



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Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 20-5107-005-0020
User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 31st day of May, A.D. 2006, by and between University of Miami, a corporation under the laws of the State of Florida, and having its office and principal place of business at Suite 1250-1320 South Dixie Highway, Coral Gables, Florida 33146, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

That portion of Tract "A" of SMATHERS FOUR FILLIES FARM, according to the plat thereof as recorded in Plat Book 165, Page 33, of the Public Records of Miami-Dade County, Florida, bounded by the west and south lines of said tract, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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

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

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

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

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

Kyle Paige
Witness

Kyle Paige
Printed Name

Isabel Felipe
Witness

ISABEL FELIPE
Printed Name

Kyle Paige
Witness

Kyle Paige
Printed Name

Isabel Felipe
Witness

ISABEL FELIPE
Printed Name

UNIVERSITY OF MIAMI
A Florida corporation,
not-for-profit

David A. Lieberman (Sign)
By: David A. Lieberman, Senior Vice-President for Business and Finance

David A. Lieberman
Printed Name

Suite 230 Ashe Building
1252 Memorial Drive
Coral Gables, FL 33146

Robert L. Blake (Sign)
Attest: Robert L. Blake
Secretary

Robert L. Blake
Printed Name

Suite 1250
1320 South Dixie Highway
Coral Gables, FL 33146

CORPORATE SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 31st day of May, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared David A. Lieberman and Robert L. Blake, personally known to me, or proven, ~~by producing the following identification:~~ to be the Senior Vice-President for Business and Finance and Secretary of the University of Miami, a Florida corporation, not-for-profit under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officers severally acknowledged before me that they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Dana Wiegrefe
Notary Signature

Dana Wiegrefe
Printed Notary Name



Notary Public, State of Florida

My commission expires: 12/14/2009

Commission/Serial No. DD 484455

The foregoing was accepted and approved on the ___ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.
Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

N.W. CORNER
"SNAPPER CREEK PROPERTY"
(PLAT BOOK 34, PAGE 31)

NORTH LINE OF "SNAPPER CREEK PROPERTY"
(P.B. 34, PG. 31) AND NORTH LINE
OF S.W. 1/4 SEC. 7-55-41

N87°57'50"E

35'



0 15 30 60 90

GRAPHIC SCALE IN FEET

SNAPPER CREEK PROPERTY
(PLAT BOOK 34, PAGE 31)

PROPOSED TRACT "A"
SMATHERS FOUR FILLIES FARM
(MIAMI-DADE COUNTY
TENTATIVE PLAT No. T-22104)

PB 165 PG. 33

ABBREVIATIONS

- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PC = POINT OF CURVATURE
- PCU = POINT OF CUSP
- SEC. = SECTION
- SQ. FT. = SQUARE FEET
- Tan = TANGENT
- Δ = CENTRAL ANGLE (DELTA)
- L = LENGTH (WHEN USED IN CURVE DATA)
- R = RADIUS
- ℄ = CENTERLINE

RED ROAD
(S.W. 57th AVENUE)

EAST RIGHT OF WAY
LINE

EAST LINE OF
SNAPPER CREEK
PROPERTY (P.B. 34, PG. 31)

WEST LINE OF
S.W. 1/4, SEC. 7-55-41

L = 39.20'
R = 25.00'
Δ = 89°51'04"
Tan = 24.94'

S87°50'50"W
(RADIAL)

SUBJECT PROPERTY = 133 SQ. FT. +/-

S02°00'14"E
(RADIAL)

VILLAGE OF PINECREST
VILLAGE LIMITS

CITY OF CORAL GABLES
CITY LIMITS

NORTH RIGHT OF WAY
LINE

OLD CUTLER ROAD
(INGRAHAM HIGHWAY)

NOT A BOUNDARY SURVEY

EXHIBIT A



THIS DOCUMENT CONSISTS OF FOUR (4) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

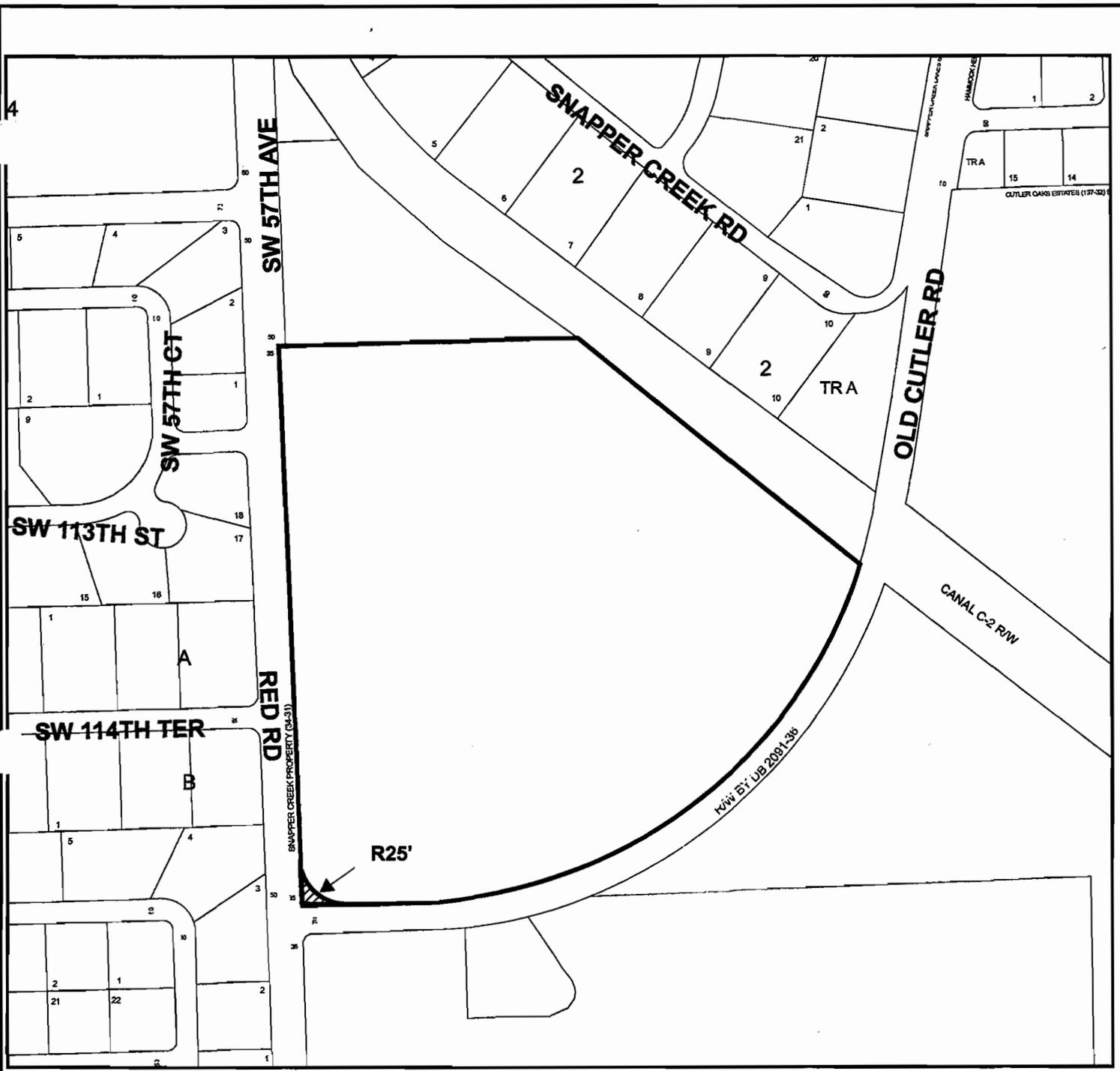


2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

UNIVERSITY OF MIAMI 60
SMATHERS FOUR FILLIES FARM

DATE: 01-04-06
DESIGNED: A.SAENZ
DRAWN: A.SAENZ
CHECKED: D.DEANS
JOB NO.: 01-1393.07 0001



THIS IS NOT A SURVEY

EXHIBIT "A"

20-5107-005-0020

Municipality: PINECREST

Legal:

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

SNAPPER CREEK PROPS PB 34-31
 PORT LYG NW OF ING HWY LESS
 PB 57-86 CONT 32.21 AC M/L PER
 SURVEY 2-20-67 J T GARRIS LOT
 SIZE IRREGULAR F/A/U 30-5107-
 005-0020



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 30, 2006



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Return to:

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

Instrument prepared by:

Annie Betancourt, Coordinator II
Folio No. 30-7903-000-0152 and 30-7903-000-0180/0182
User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 14th day of February, A.D. 2006, by and between **The School Board of Miami-Dade County, Florida** a body corporate and politic under the laws of the State of Florida, and having its office and principal place of business at 1450 N.E. Second Avenue, Miami Florida, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED HERETO

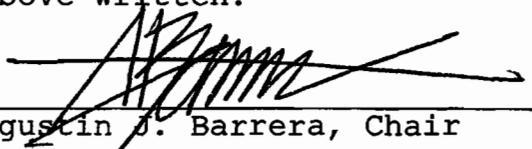
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

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

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

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

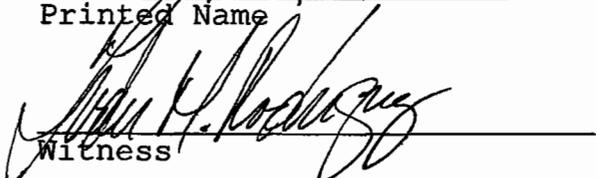

Agustin J. Barrera, Chair

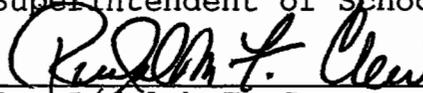

Witness

The School Board of Miami-Dade County

Anne Betancourt
Printed Name

Superintendent of Schools (Seal)


Witness


Dr. Rudolph F. Crew
1450 N.E. Second Avenue,
Miami, Florida 33132

DAN M. RODRIGUEZ
Printed Name

Witness

Attest: _____ Secretary (Seal)

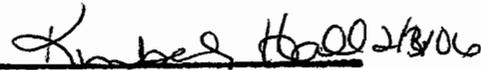
Printed Name

Printed Name

Witness

Address if different

APPROVED AS TO FORM


ATTOENEY FOR BOARD

Associate Attorney

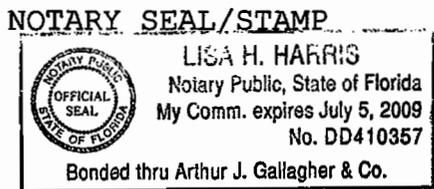
CORP SEAL
STATE OF Florida)
)
COUNTY OF Dade)

6 I HEREBY CERTIFY, that on this 14 day of February, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Agustin J. Barrera, Chair and Dr. Rudolph F. Crew, Superintendent of Schools, personally known to me, or proven, by producing the following identification: _____ to be the Chair and Superintendent of Schools of The School Board of Miami-Dade County, a body corporate and politic under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Lisa H. Harris
Notary Signature

Lisa H. Harris
Printed Notary Name



Notary Public, State of Florida
My commission expires: July 5, 2009
Commission/Serial No. DD410357

The foregoing was accepted and approved on the ___ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land dedicated for Right of Way purposes, lying and being in the S.W. 1/4 of Section 3, Township 57 South, Range 39 East, Miami-Dade County, Florida, more particularly described by metes and bounds as follows:

Commence at the Northwest corner of the N.E. 1/4 of the S.W. 1/4 of Section 3, Township 57 South, Range 39 East, Miami-Dade County, Florida; thence S01°25' 19"E, along the West line of the West 1/2 of the N.E. 1/4 of the S.W. 1/4 of said Section 3 also being the center line of S.W. 144th Avenue, for a distance of 662.14 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue S01°25' 19"E along the center line of S.W. 144th Avenue, for a distance of 758.56 feet to a point; thence N89°05' 13"E along the center line of S.W. 292nd Street, for a distance of 680.81 feet to a point of intersection with the East line of the West 1/2 of the East 1/2 of the S.W. 1/4 of said Section 3 also being the center line of S.W. 143rd Avenue; thence N01°09' 09"W, along the East line of the West 1/2 of the East 1/2 of the S.W. 1/4 of said Section 3 also being the center line of S.W. 143rd Avenue for a distance of 758.16 feet; thence S89° 07' 08"W for a distance of 25.00 feet to a point, said point also being the S.E. corner of Block 3, HAMILTON ESTATES, according to the plat thereof, as recorded in Plat Book 90, at Page 48, of the Public Records of Miami-Dade County, Florida; thence S01°09'09"E, along a line 25.00 feet West and parallel with the East line of the West 1/2 of the East 1/2 of the S.W. 1/4 of said Section 3, for a distance of 708.06 to a point of curvature of a circular curve; thence Southerly, Southwesterly and Westerly along said curve, concave to the Northwest, having a radius of 25.00 feet through a central angle of 90°14' 22", for an arc distance of 39.37 feet to a point of tangency; thence S89°05' 13"W along a line 25.00 feet North and parallel with the center line of S.W. 292nd Street, for a distance of 581.04 feet to a point of curvature of a circular curve; thence Westerly, Northwesterly and Northerly along said curve, concave to the Northeast, having a radius of 25.00 feet through a central angle of 89°29' 28", for an arc distance of 39.05 feet to a point of tangency; thence N01°25'19"W, along a line 25.00 feet East and parallel with the West line of the West 1/2 of the East 1/2 of the S.W. 1/4 of said Section 3; for a distance of 708.77 feet to the S.W. corner of Block 3, HAMILTON ESTATES, according to the plat thereof, as recorded in Plat Book 90, at Page 48, of the Public Records of Miami-Dade County, Florida; thence S89°07' 08"W for a distance of 25.00 feet to the Point of Beginning.

Said parcel of land lying and being in Miami-Dade County, Florida and containing 53,958 square feet or 1.24 acres more or less.

S.W. 288th STREET (BISCAYNE DRIVE)

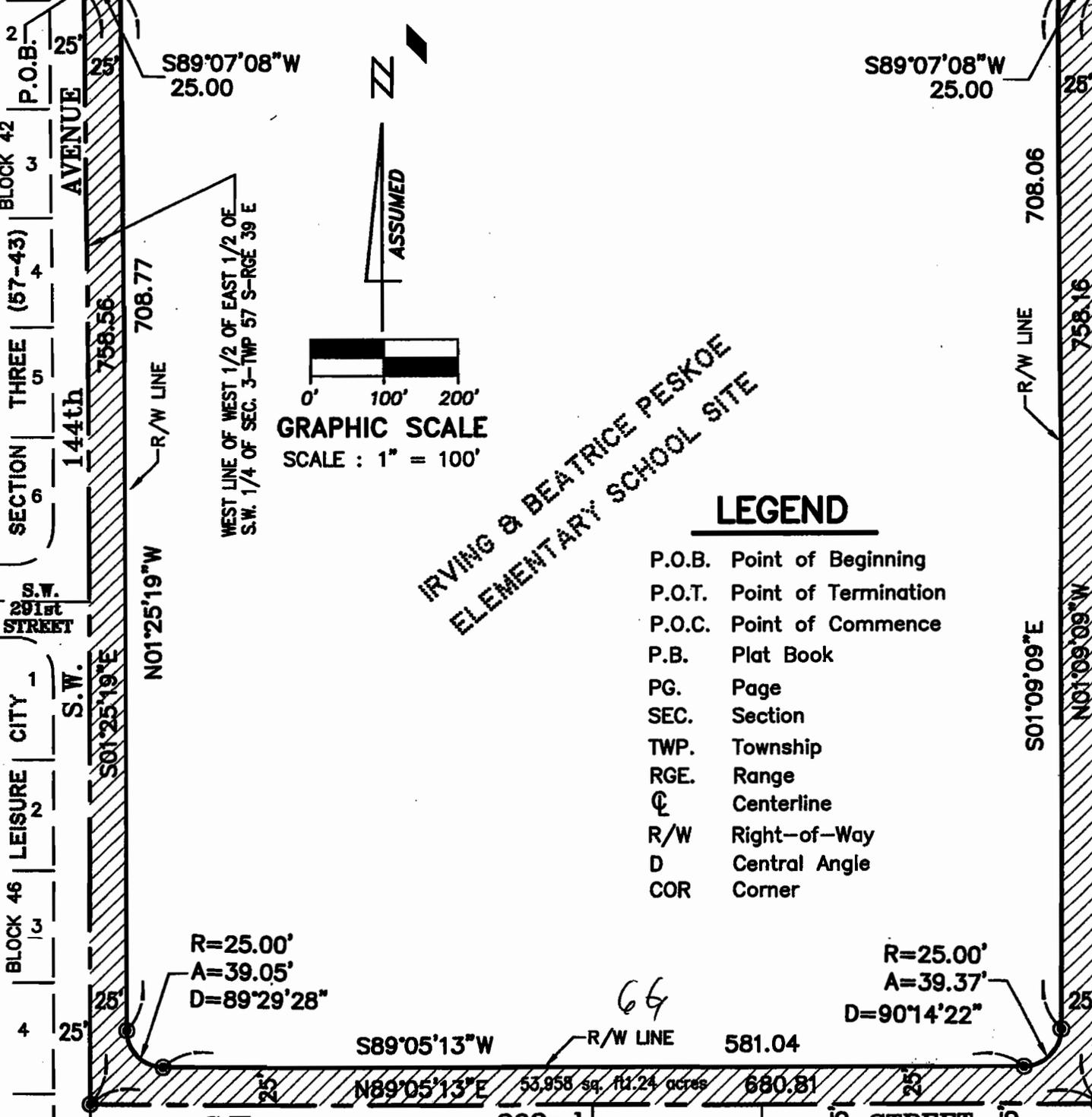
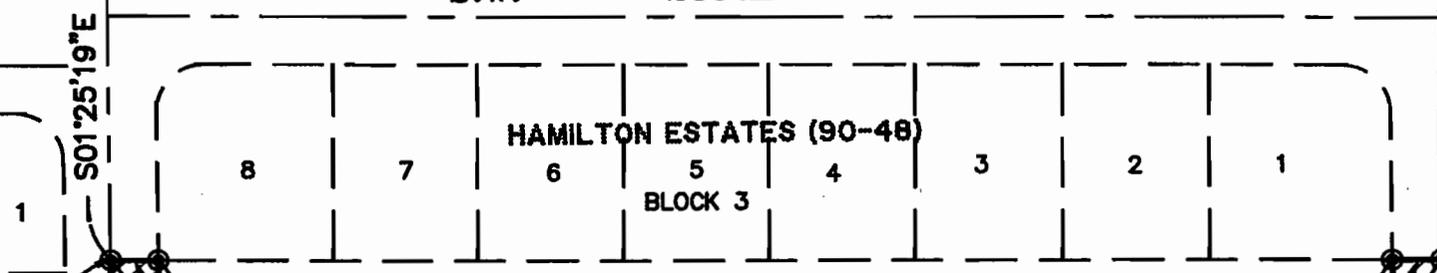
P.O.C.
N.W. CORNER OF N.E. 1/4 OF
S.W. 1/4 OF SEC. 3-TWP 57 S-RGE 39 E

NORTH LINE OF N.E. 1/4 OF S.W. 1/4 OF SEC. 3-TWP 57 S-RGE 39 E

S.W. 289th TERRACE

HAMILTON ESTATES (90-48)

BLOCK 3



GRAPHIC SCALE
SCALE : 1" = 100'

IRVING & BEATRICE PESKOE
ELEMENTARY SCHOOL SITE

LEGEND

- P.O.B. Point of Beginning
- P.O.T. Point of Termination
- P.O.C. Point of Commence
- P.B. Plat Book
- PG. Page
- SEC. Section
- TWP. Township
- RGE. Range
- ☉ Centerline
- R/W Right-of-Way
- D Central Angle
- COR Corner

R=25.00'
A=39.05'
D=89°29'28"

R=25.00'
A=39.37'
D=90°14'22"

S89°05'13"W

581.04

N89°05'13"E

53,958 sq. ft. 24 acres

660.81

S.W.

292nd

2

25

STREET

25

S01°09'09"E

N01°09'09"W

143rd

S.W.

EAST LINE OF WEST 1/2 OF EAST 1/2 OF
S.W. 1/4 OF SEC. 3-TWP 57 S-RGE 39 E

AVENUE NOT SUBDIVIDED

708.06

758.16

25'

S89°07'08"W
25.00

S89°07'08"W
25.00

25'

P.O.B.

1

S01°25'19"E

662.14

S.W. 1st STREET

SECTION THREE (57-43)

144th

AVENUE

25'

2

BLOCK 42

SECTION SIX

CITY

LEISURE

BLOCK 46

3

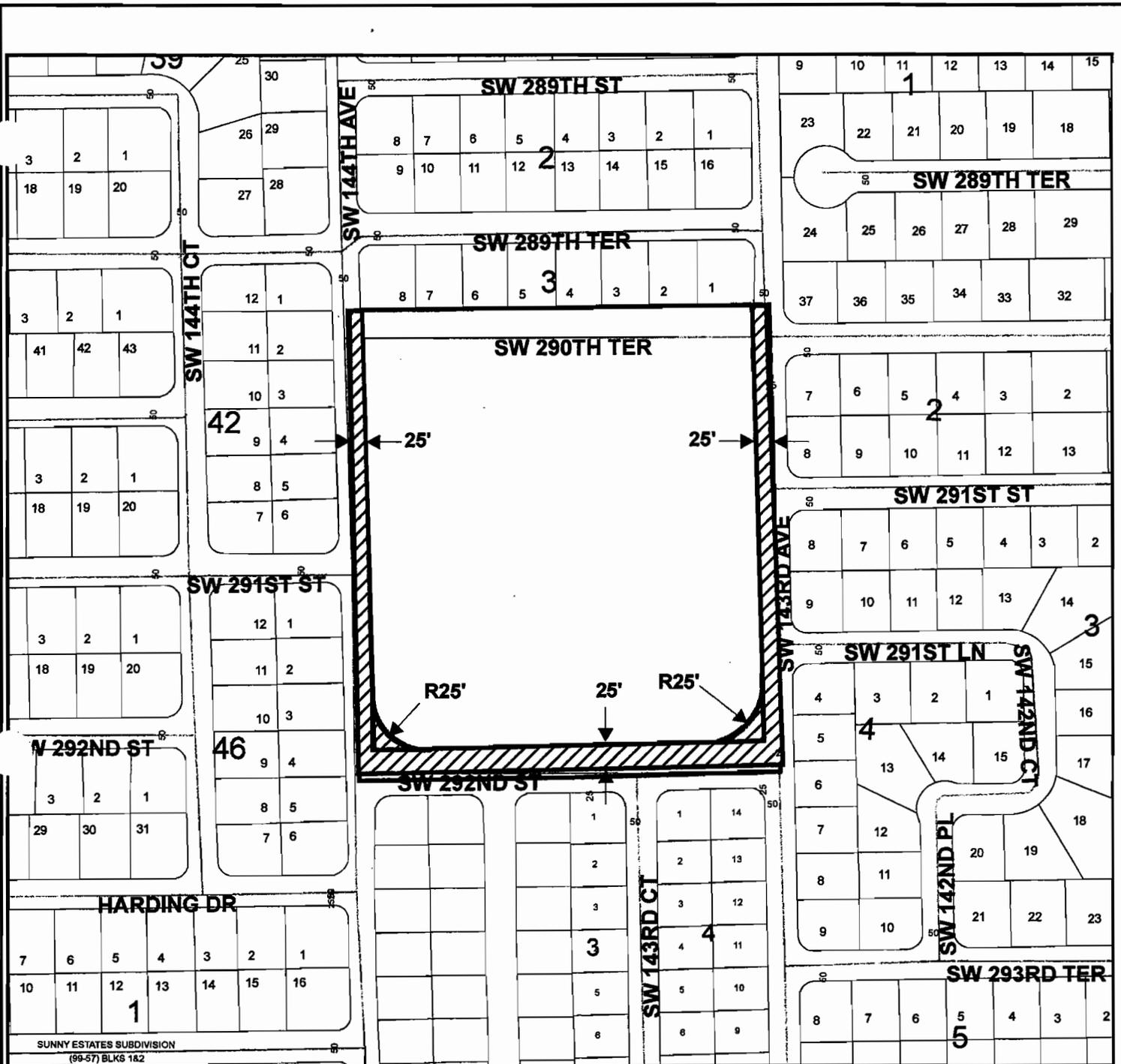
4

5

6

7

8



THIS IS NOT A SURVEY

30-7903-000-0152 / 0180 / 0182
 Municipality: UNINCORPORATED
 Commission Districts: Dennis C. Moss -9

EXHIBIT "A"

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

Legal:

03 57 39 .73 AC N96FT OF W1/2 OF
 NW1/4 OF SE1/4 OF SW1/4 OR
 13809-1323 & 1324 0888 3

MIAMI-DADE PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 15, 2006



67



Return to:

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

Instrument prepared by:

Joaquin A. Alemany, Esq.
901 Ponce De Leon Blvd.
Suite 305
Coral Gables, Florida 33134
Folio No. 30-6018-000-0420

User Department: PUBLIC WORKS

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
a Florida Corporation**

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

THIS INDENTURE, Made this 17th day of August, A.D. 2006,
by and between SOUTH FLORIDA JAIL MINISTRIES, INC., a Florida non-
profit Corporation, whose address is 22790 S.W. 112 Avenue, Miami,
Florida 33170, party of the first part, and **MIAMI-DADE COUNTY**, a
political subdivision of the State of Florida, and its successors in
interest, whose Post Office Address is 111 N.W. 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 25 feet of the South 2/3 of the SE 1/4 of the NE
1/4 of the SW 1/4 of Section 18, Township 56 South, Range
40 East, Miami-Dade County, Florida, less the East 50 feet
and less the West 105.87 feet thereof;

And

The area bounded by the south line of the North 25 feet and
by the west line of the East 50 feet of the South 2/3 of
the SE 1/4 of the NE 1/4 of the SW 1/4 of said Section 18,
and bounded by a 25 foot radius arc concave to the
southeast, said arc being tangent to both of the last
described lines.

68

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

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

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

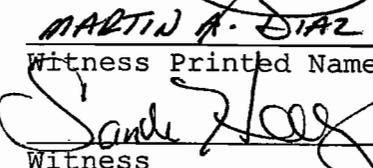
IN WITNESS WHEREOF, the said party of the first part, by its President has caused these presents to be signed for and on its behalf, the day and year first above written.

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

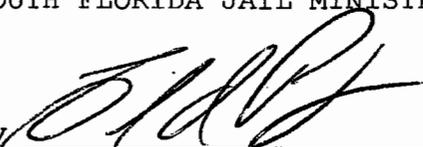
SOUTH FLORIDA JAIL MINISTRIES, INC.


Witness

MARTIN A. DIAZ
Witness Printed Name


Witness

SONDRA HERNANDEZ
Witness Printed Name

By 

CLAUDIO M. PEREZ, President

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

I HEREBY CERTIFY, that on this 22nd day of August, A.D. 2006 before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared CLAUDIO M. PEREZ, personally known to me, or proven, by producing the following forms of identification: Drivers License to be the President duly authorized on behalf of SOUTH FLORIDA JAIL MINISTRIES, INC., a Florida non-profit Corporation. Said President executed the foregoing instrument freely and voluntarily for the purpose therein expressed.

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

Vicky L. Vega
Notary Signature

Vicky L. Vega
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 02/03/07



Vicky L. Vega
Commission #DD179378
Expires: Feb 03, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

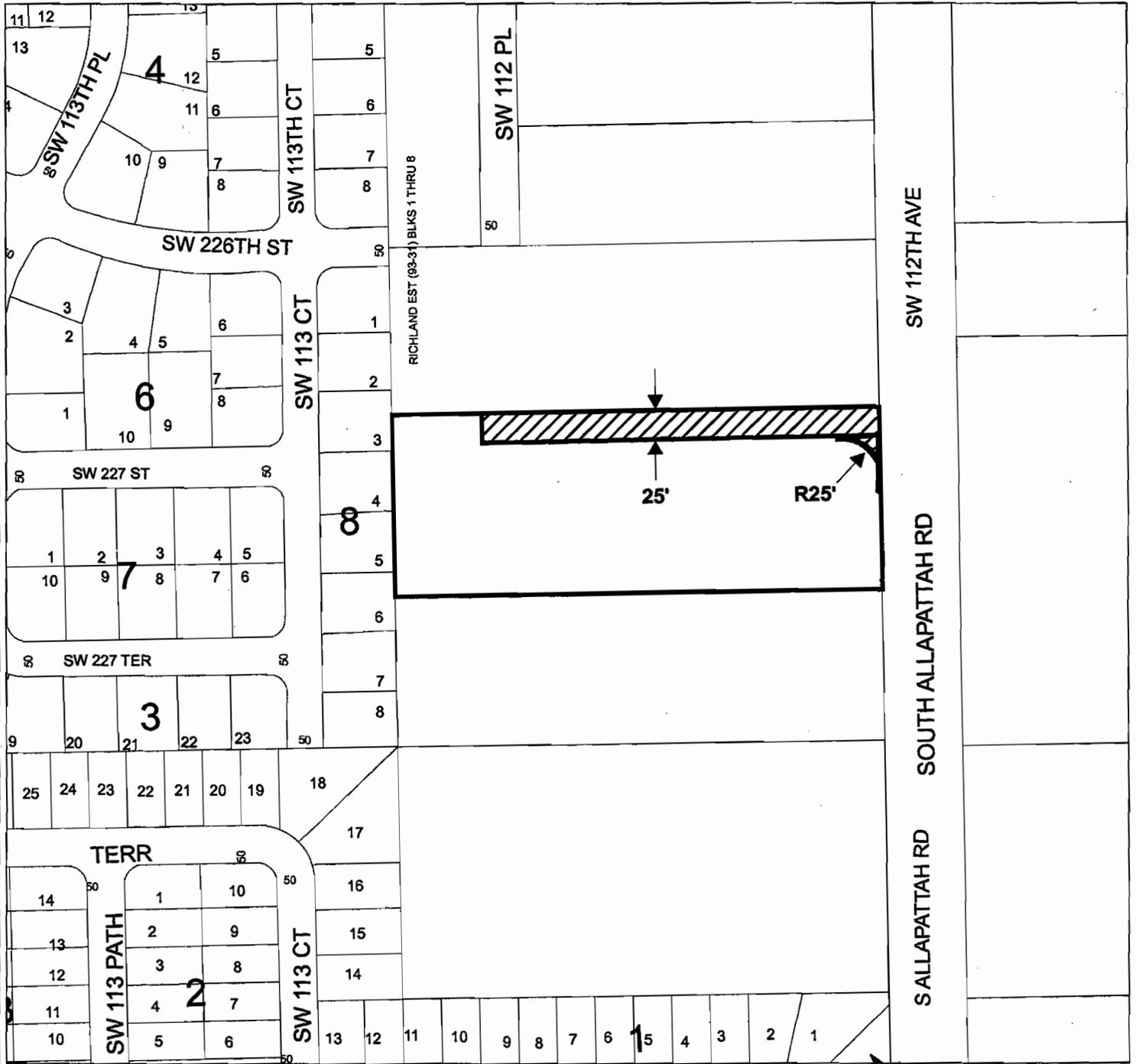
Commission/Serial No. DD179378

The foregoing was accepted and approved on the _____ day of _____, A.D. 2006, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.
Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-6018-000-0420

Municipality: UNINCORPORATED

18 56 40 3.51 AC M/L S2/3 OF SE1/4
 OF NE1/4 OF SW1/4 LESS S200FT
 & LESS E50FT FOR R/W OR 16500-
 3352 0694 5 (2)



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

71



NTS



MIAMI-DADE PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 16, 2006

Return to:

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

Instrument prepared by:

Jose Passariello
Folio No. 30-7902-000-0020
User Department: Public Works

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

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 26th day of October, A.D. 2006, by and between KANOA, LLC, a Florida Limited Liability Company, whose address is 8290 NW 66th Street, Miami, Fl. 33166, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 35 feet of the South 17.50 feet of the North ½ of the South ½ of the SW ¼ of the NE ¼ and the West 35 feet of the South ½ of the South ½ of the SW ¼ of the NE ¼, less the South 60 feet, Section 2, Township 57 South, Range 39 East, Miami-Dade County, Florida; and the area bounded by the north line of the South 60 feet and by the east line of the West 35 feet of the NE ¼ of said Section 2, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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

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

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

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

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

[Signature]
Witness

Jose Passariello
Printed Name

[Signature]
Witness

FEDERICO SEGOVIA
Printed Name

Witness

Printed Name

Witness

Printed Name

KANO A. LLC.
Name of Corporation

[Signature] (Sign)
By: _____ President

Remie Fernando Guardazzi
Printed Name

5900 SW 73 St Miami Fl.
Address if different

Attest: _____ Secretary (Sign)

Printed Name

Address if different

CORP SEAL

STATE OF Florida)
)
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 26th day of October, 2006 A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Mr. REVIR Renardo Guadagni and _____, personally known to me, or proven, by producing the following identification personally known to be the President President and _____ Secretary of KANOA, LLC, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that Mr. Guadagni executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



NOTARY SEAL/STAMP

[Signature]
Notary Signature
Antonella Olivieri
Printed Notary Name

Notary Public, State of Florida
My commission expires: May 21, 2007
Commission/Serial No. DD214326

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

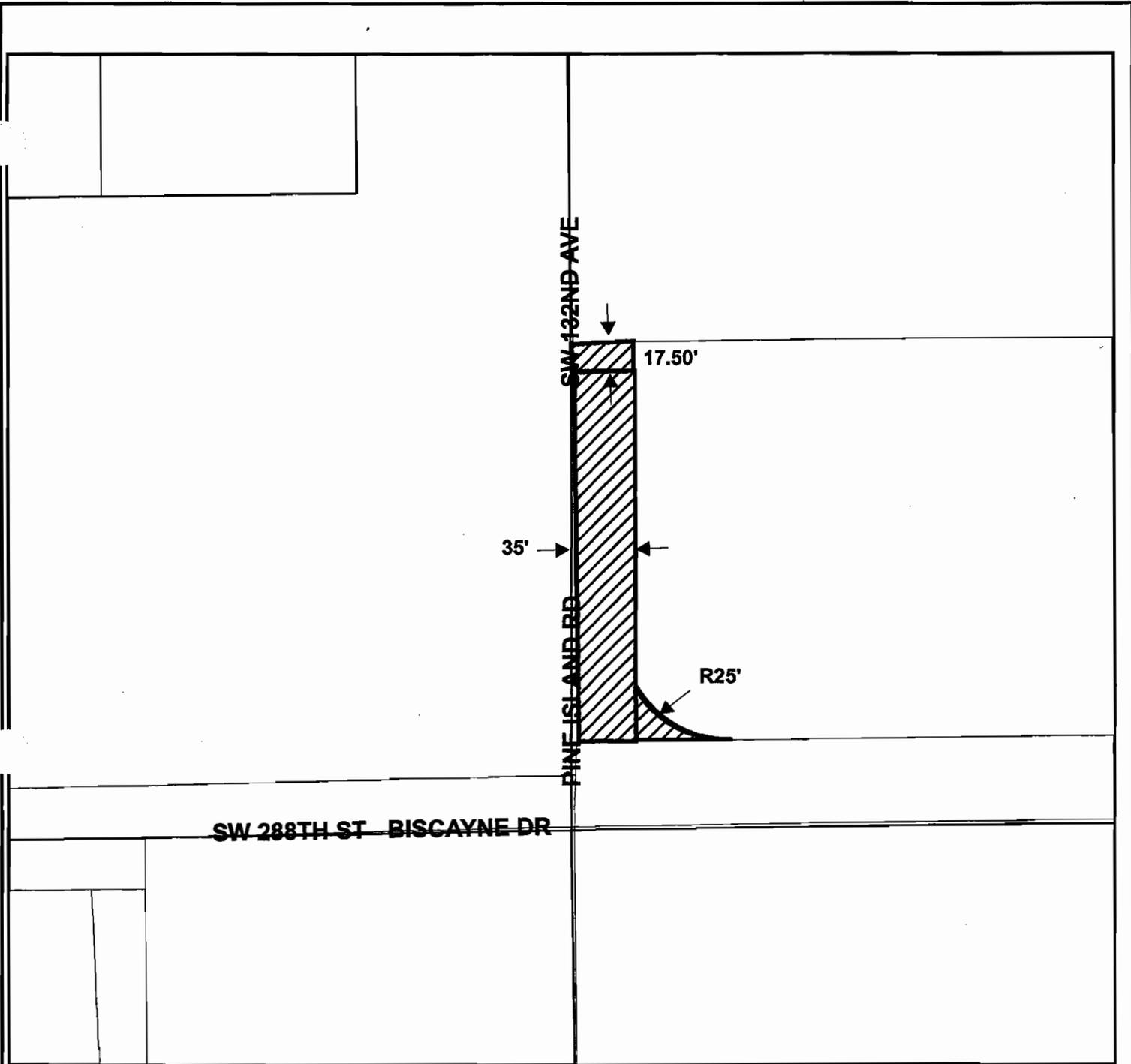
Carlos F. Bonzon, Ph.D., P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

EXHIBIT "A"

30-7902-000-0020

Municipality: UNINCORPORATED

Legal:

02 57 39 4.82 AC S17.5FT OF
 N1/2 OF S1/2 OF SW1/4 OF
 NE1/4 & S1/2 OF S1/2 OF
 SW1/4 OF NE1/4 ALL LYG W
 OF FEC R/W LESS S60FT
 OR 22616-2213/22456-4699
 0804 5



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
 RIGHT-OF-WAY DIVISION**

111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 20, 2006



75

Return to:

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

Instrument prepared by:

Folio No. 30-5032-013-1030
User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 31 day of oct, A.D. 2006, by and between Taco Homes Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 12949 SW 140st Rd Miami FL 33184, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

The west 5 feet of Lot 4, Block 6, of WEST PERRINE ADDITION, according to the plat thereof, as recorded in Plat Book 44, Page 19, of the Public Records of Miami-Dade County, Florida, less the north 25 feet thereof;

And

The area bounded by the south line of the north 25 feet and by the east line of the west 5 feet of said lot, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent of both of the last described lines;

And

The area lying within said Lot 4, bounded by the south line and by the east line of the west 5 feet of said lot, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent of both of the last described lines.

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

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

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

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

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

[Signature]
Witness

Orlando C. Bello
Printed Name

[Signature]
Witness

Kenia Bello
Printed Name

Witness

Printed Name

Witness

Printed Name

Teco Homes Inc.
Name of Corporation

[Signature] (Seal)
By: _____ President

Scott Carter
Printed Name

Address if different

Attest: _____ Secretary

Printed Name

Address if different

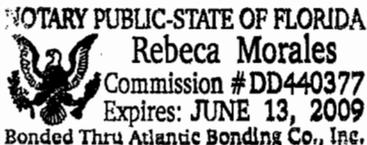
CORP SEAL

STATE OF Florida)

COUNTY OF Dade)

I HEREBY CERTIFY, that on this 31 day of October, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Scott Carter and _____, personally known to me, or proven, by producing the following identification: Florida ID to be the _____ President and _____ Secretary of _____, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



Rebeca Morales
Notary Signature

Rebeca Morales
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 6-13-09

Commission/Serial No: #DD440377

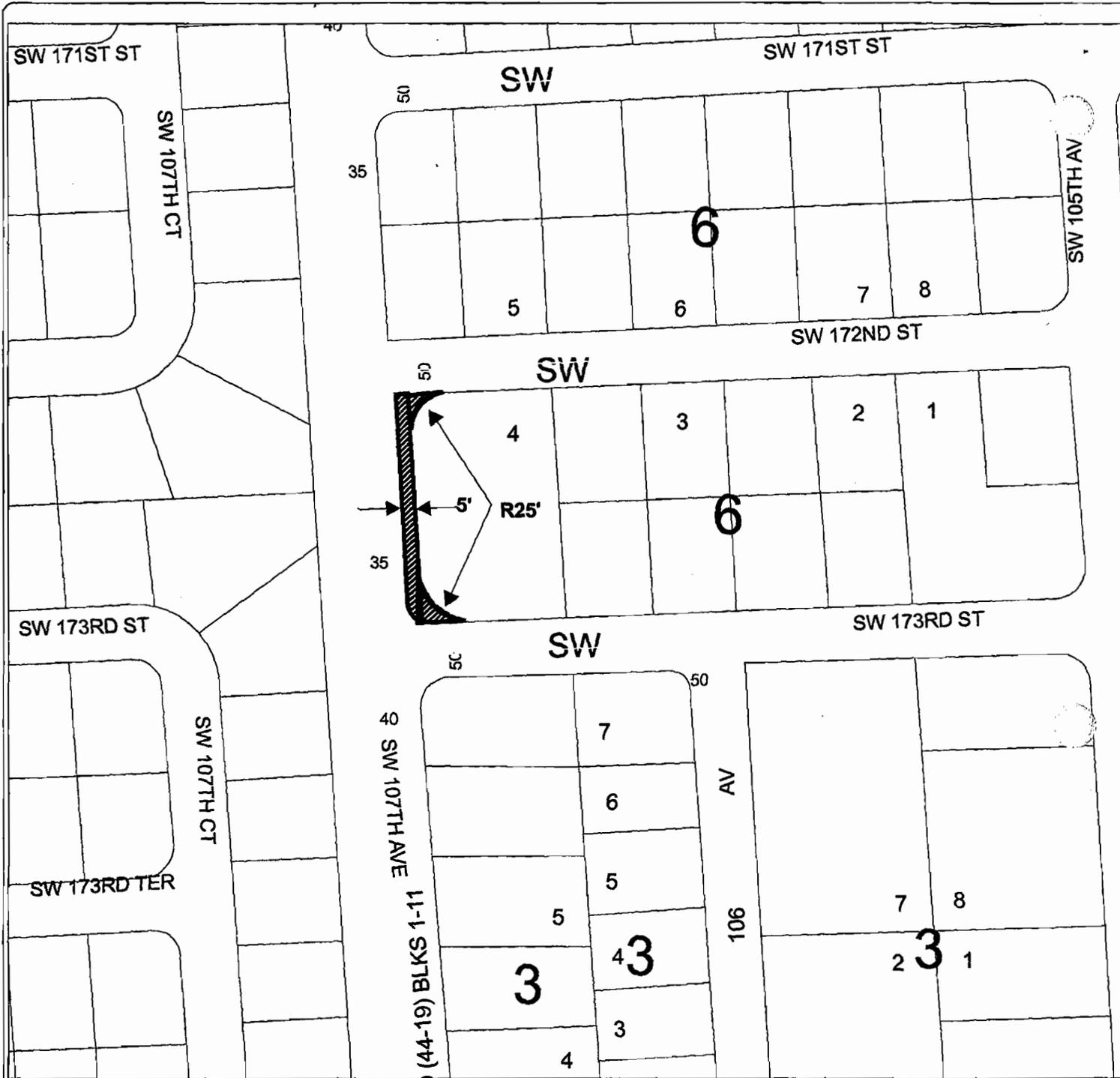
The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-5032-013-1030

EXHIBIT "A"

Legal:

32 55 40 WEST PERRINE ADDITIONAL PB 44-
 19 LOT 4 LESS N25FT & LOT 3
 LESS E 150FT & LESS N25FT BLK
 6 LOT SIZE 150.160 X 218 OR
 13963-2216 1288 4 OR 21933-4895
 11 2003 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



MIAMI-DADE PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 November 16, 2006

80

Return to:

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

Instrument prepared by:

Pablo Rodriguez, PLS
Folio No.: 30-3121-031-0010
User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 11th day of August, A.D. 2006, by and between **FLOVAL OIL CORPORATION**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 2990 NW 24th Street, Miami, Fl. 33142, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 15 feet of Lots 1, 2, 3, 4, 30, 31 and 32, in Block 1, of "GLENWOOD HEIGHTS", according to the plat thereof, as recorded in Plat Book 16, Page 76, of the Public Records of Miami-Dade County, Florida; and the area bounded by the south line of said North 15 feet and by the west line of said Lot 1 and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

It is the intention of the party of the first part, by this

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

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

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

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

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

Carlos Perez
Witness

Carlos Perez
Printed Name

Maria Isabel
Witness

Maria Isabel Betanvil
Printed Name

Carlos Perez
Witness

Carlos Perez
Printed Name

Maria Isabel
Witness

Maria A Floar
Printed Name

STATE OF Florida)

Floreal Oil Corporation
Name of Corporation

[Signature] (Sign)
By: _____ President

ORESTES FLORES
Printed Name

Address if different

[Signature] (Sign)
Attest: _____ Secretary

Orestes Flores
Printed Name

Address if different

CORP SEAL

COUNTY OF Dade

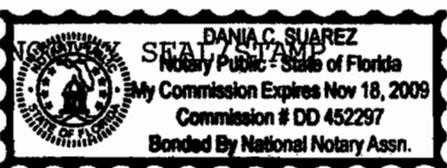
I HEREBY CERTIFY, that on this 11th day of August, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Orestes Flores and _____ personally known to me, or proven, by producing the following identification:

to be the Flowel Oil Corporation President and _____ Secretary of _____, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Dalia Suarez
Notary Signature

Dalia Suarez
Printed Notary Name



Notary Public, State of Florida

My commission expires: 11/18/2009

Commission/Serial No. DD 452297

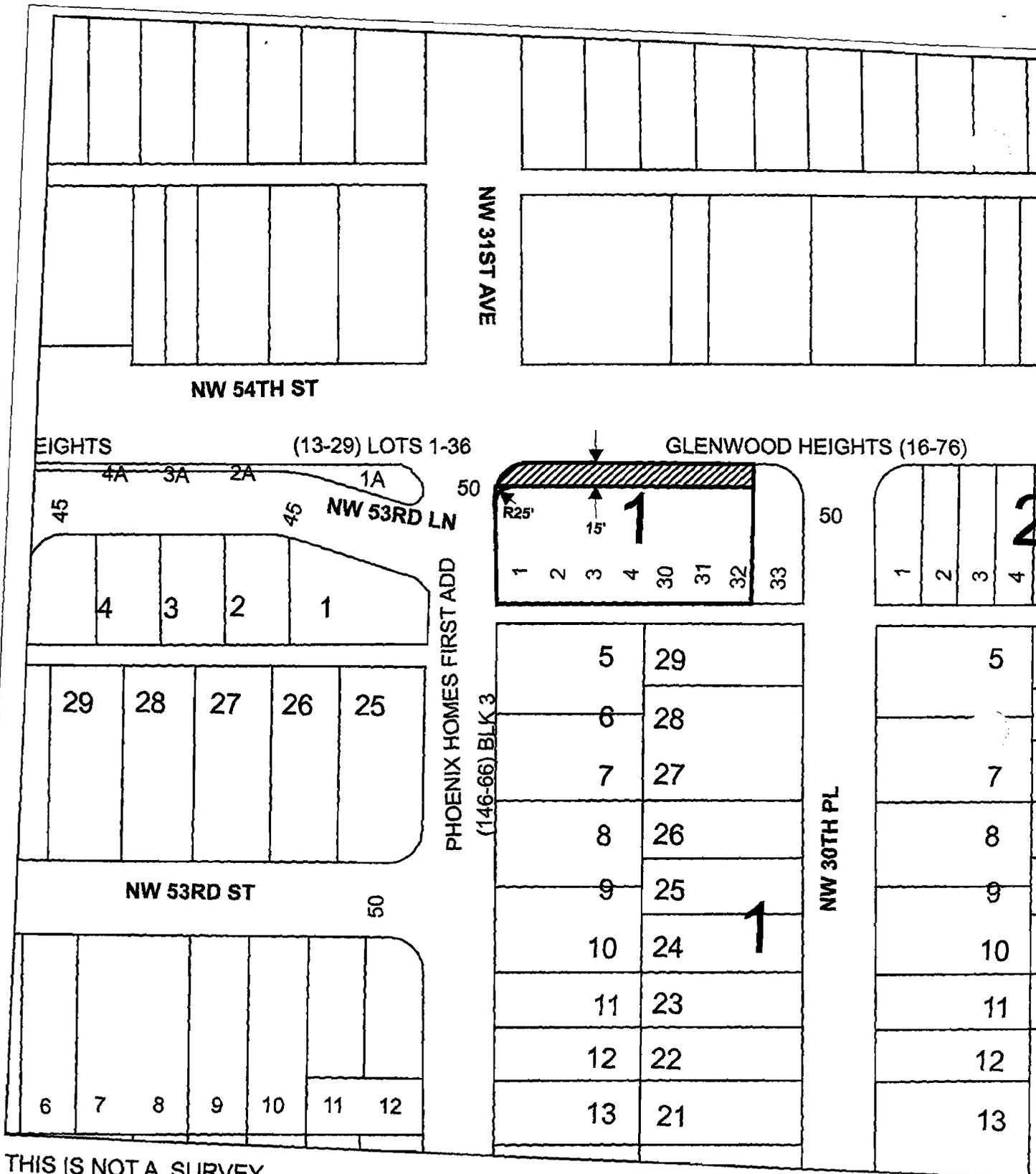
The foregoing was accepted and approved on the _____ day of _____, A.D. 2009, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

30-3121-031-0010

Municipality: DORAL

21 53 41
 GLENWOOD HGTS PB 16-76
 LOTS 1 TO 4 INC & 30 TO 32 INC.
 BLK 1 LOT SIZE 18374 SQUARE
 FEET OR 12135-1352 0584 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE PUBLIC WORKS DEPARTMENT
 RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Return to:

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

Instrument prepared by:

DINA IRSHEID, ESQ.

Folio No. 30-6018000-0650

User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 9 day of October, A.D. 2006, by and between KAZA 112 PROPERTY CORP., a corporation under the laws of the State of Florida, and having its office and principal place of business at 750 West 84 Street, Hialeah, FL, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED

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

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

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

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

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

Angie Kern
Witness

Angie Kern
Printed Name

Naila M. Joa
Witness

Naila Joa
Printed Name

Witness

Printed Name

Witness

Printed Name

KAZA 112 PROPERTY CORP.
Name of Corporation

Wissam Namaani (Sign)

By: X President

Wissam Namaani
Printed Name

Address if different

Attest: _____ Secretary (Sign)

Printed Name

Address if different

CORP SEAL

STATE OF Florida)
)
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 09 day of October, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Kaza 112 Property Corp. and Wissam Naamani personally known to me, or proven, by producing the following identification: _____ to be the X President and _____ Secretary of _____, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that Wissam Naamani executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



Maria Maritza Batista
Notary Signature

Maria Maritza Batista
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: Feb, 25, 2009

Commission/Serial No. DD 366073

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Carlos F. Bonzon, Ph.D., P.E.

Assistant County Manager

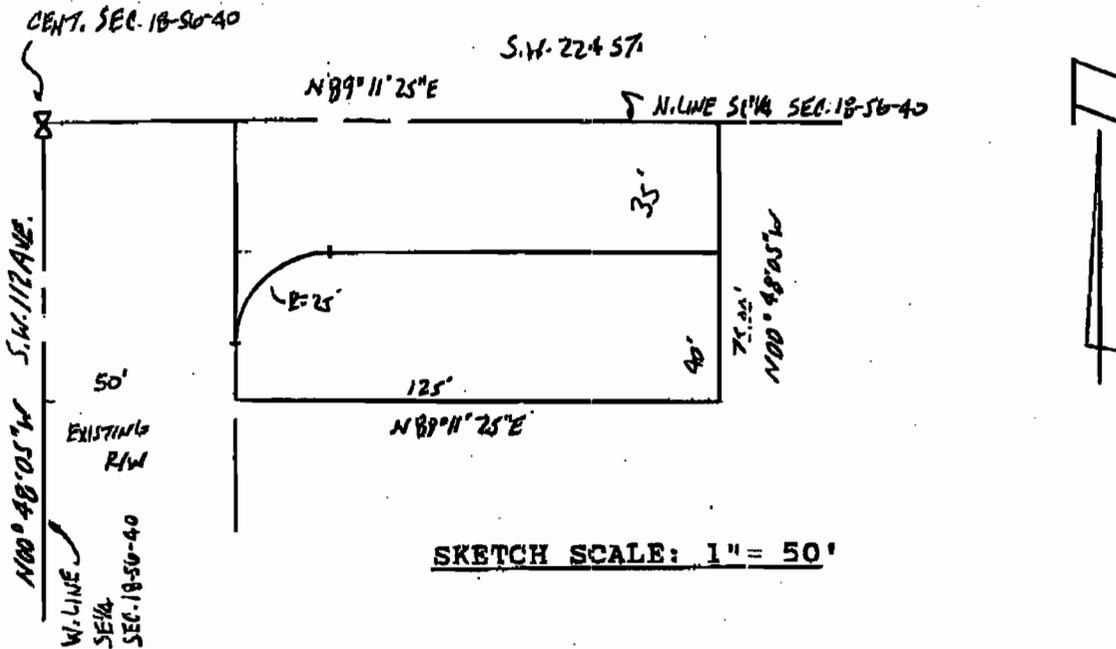
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

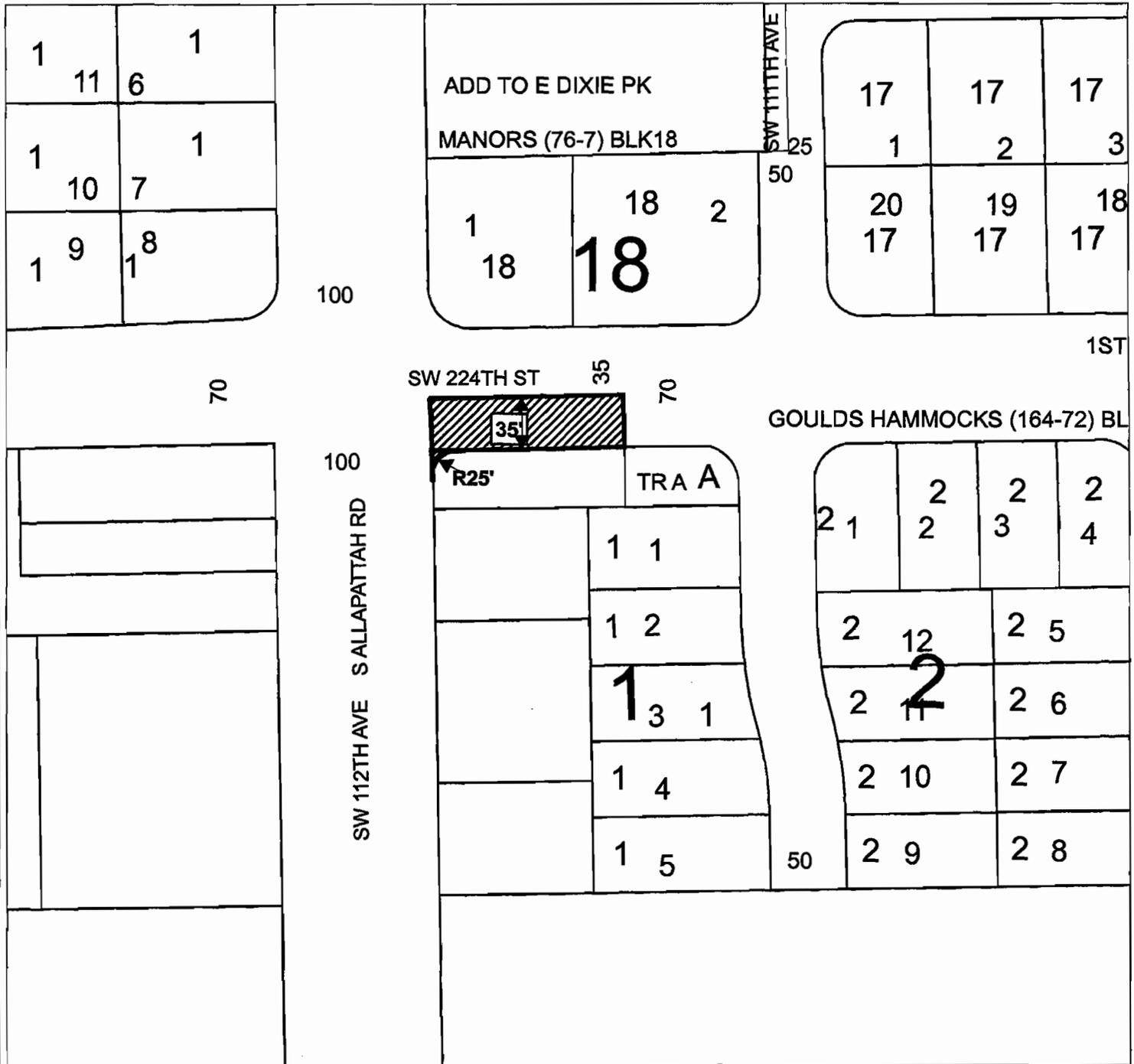


SKETCH SCALE: 1" = 50'

LEGAL DESCRIPTION RIGHT OF WAY DEDICATION

The North 35 feet of the East 125 feet of the West 175 feet of the North 75 feet of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 18- Township 56 South- Range 40 East, lying in Miami-Dade County, Florida AND the area bounded by the South line of the North 35 feet of the said SE $\frac{1}{4}$ of Section 18, and bounded by the East line of the West 50 feet of the said SE $\frac{1}{4}$ of Section 18, and bounded by a 25 foot radius arc concave to the Southeast, said arc being tangent to both of the last described lines.

PREPARED BY: COUNTY-WIDE LAND SURVEYORS, INC.
 P.O. BOX 823271
 South Fla., Fl. 33082-3271
 (305) 772-0766
 Joseph L. Martin
 PLS # 4368 Fla.



THIS IS NOT A SURVEY

30-6018-000-0650

Municipality: UNINCORPORATED

18 56 40 .21 AC E125FT OF
 W175FT OF N75FT OF N1/2 OF
 N1/2 OF NW1/4 OF SE1/4 LOT SIZE
 IRREGULAR OR 1518-1828 0791 5
 COC 23102-0457 02 2005 1



TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



NTS

89

**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
 RIGHT-OF-WAY DIVISION**

**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825**



Prepared by: Yazmin Moreno
 November 27, 2006

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:

Folio No.: 30-7826-007-1550
User Department: Public Works

IMPROVEMENT AGREEMENT

WHEREAS ROMAN UNLIMITED CORP., whose address is 13304 NW 102nd Avenue, Hialeah Gardens, Fl 33108, hereinafter referred to as the **OWNERS**, is/are the owner(s) of the following described property:

Lots 13, 14 & 15 of Block 7, "FLORIDA CITY HIGHLANDS", according to the plat thereof, as recorded in Plat Book 20, Page 36, of the Public Records of Miami-Dade County, Florida.

AND WHEREAS, the said **OWNER** desires to develop this property in a manner that requires them by law to improve the existing public right-of-way for SW 189th Avenue in order to obtain a building permit.

AND WHEREAS, the Director of the Dade County Department of Public Works, hereinafter referred to as the **DIRECTOR**, recommends that a building permit not be issued unless the **OWNER** obligates itself to construct half of the full width road for SW 189th Avenue in accordance with County standards, at a later time;

NOW THEREFORE, the **DIRECTOR**, in consideration of the **OWNER'S** willingness to construct a half width road at a later time upon the **DIRECTOR'S** written request, as specified below, hereby agrees to recommend that a building permit be issued, at this time, without an immediate obligation to construct the usual road improvements within the said existing right-of-way; and

The **OWNER**, in consideration of the **DIRECTOR'S** willingness to temporarily delay the road construction requirement, hereby agree to improve the existing right-of-way, adjacent to the above described property, by constructing a strip of pavement 12 feet in width with asphaltic concrete, 1 inch thick, together with the standard compacted limerock base, meeting Miami-Dade County specifications and standards within 60 days of a written request to do so from the **DIRECTOR**.

It is understood and agreed by the parties hereto, that should the said **OWNER** refuse to improve or fail to make said improvements within said 60 days or be unable to pay for such improvements, the **DIRECTOR** shall have the right to cause said construction to be completed, adjacent to the **OWNER'S** property and to recover from **OWNER**, a pro rata share of the total road improvement costs on a front footage basis by means of annual special assessments which, until paid, shall constitute a lien upon **OWNER'S** property to the same extent as the lien for general County taxes, payment of said assessments, as well as the lien and enforcement of said assessments, shall be the same as for Improvement Districts as stated in Chapter 18 of the Code of Miami-Dade County.

This Agreement shall be binding upon the **DIRECTOR** and the **OWNER** so long as the said **OWNER** have fee simple title in the hereinabove described property and shall be binding upon their successors and assigns as a covenant running with the land, but in the event of a sale of such property by the said **OWNER**, it shall be personally relieved of this obligation.

It is understood and agreed by the parties hereto that the **DIRECTOR** or **MIAMI-DADE COUNTY** is not obligated to construct a roadway or provide public access to **OWNERS'** property referred to herein.

IN WITNESS WHEREOF, the **DIRECTOR** of the Department of Public Works, has executed this instrument and has caused his execution hereof to be attested and they have hereunto placed their hands and seals this 2nd day of, NOVEMBER A.D. 2006.

ATTEST:



Witness

Luis F. Lacauju

Witness Printed Name



Director

Esther L. Calas, P.E.



Witness

PABLO RODRIGUEZ

Witness Printed Name

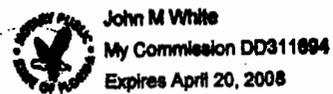
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 2nd day of November, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Esther L. Calas, P.E.**, Director of the Department of Public Works of Miami-Dade County, Florida, personally known to me to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

[Handwritten Signature]
Notary Signature

John M. White
Printed Notary Name



NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 4/20/08
Commission/Serial No. 00311694

IN WITNESS WHEREOF, the OWNER(S) has/have caused this Agreement to be executed this 11 day of March, A.D. 2006.

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

Witness

Witness Printed Name

[Signature]
STUART LIPSON

ROMAN UNLIMITED CORP.

[Signature]

(SEAL)

By: ELOY ROMAN, PRESIDENT

Printed Name

Address (if different)

Witness

Witness Printed Name

[Signature]
ANITA ROMAN

Witness

Witness Printed Name

Witness

Witness Printed Name

(SEAL)

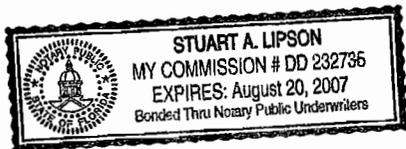
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 11 day of March, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ELOY ROMAN, PRES. OF ROMAN UNLIMITED, personally known to me, or proven, by producing the following identification: FL DL to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

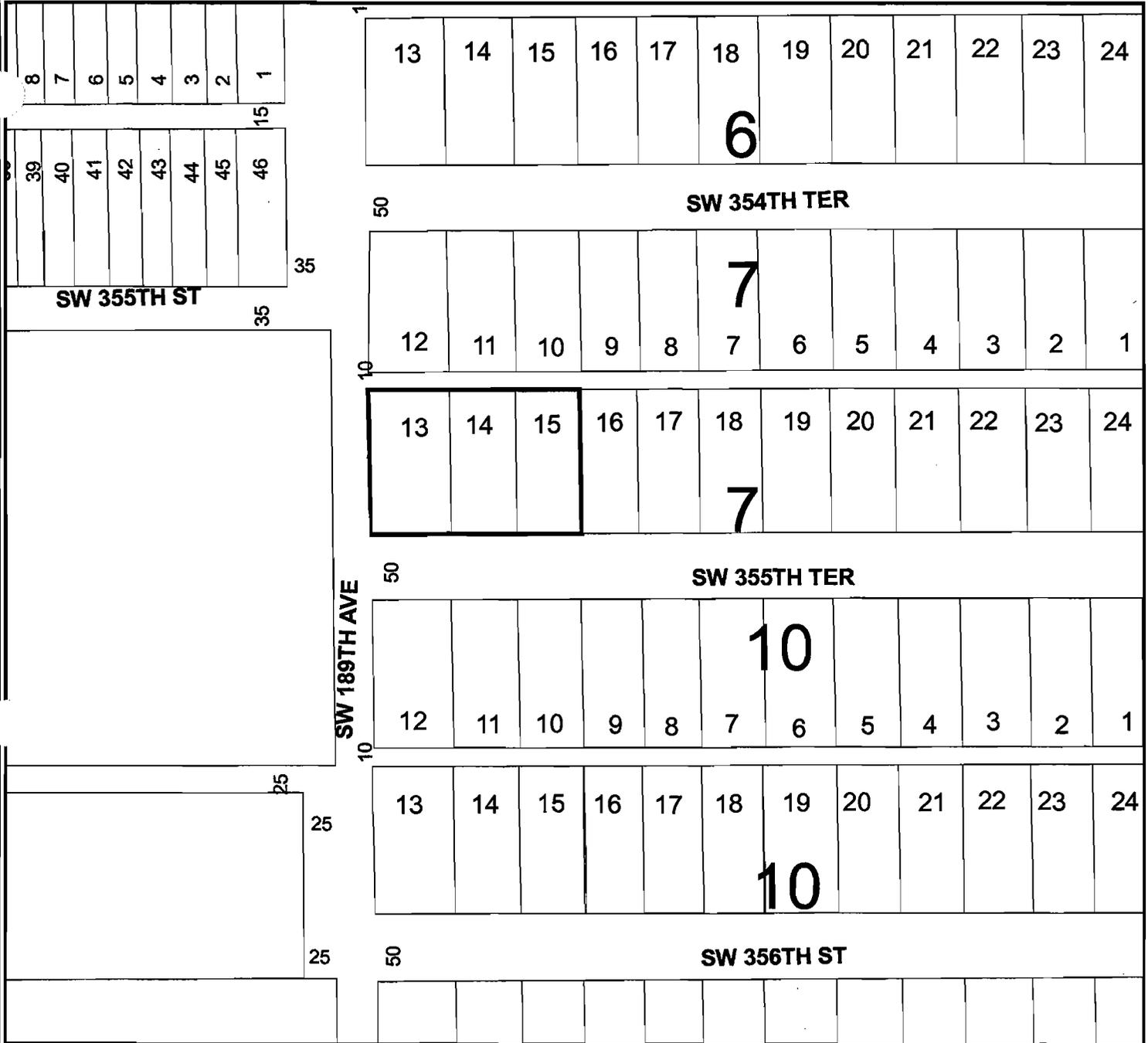


Notary Signature

Printed Notary Name *Stuart Lipson*

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: AUGUST 20, 2007
Commission/Serial No. DD 232735



THIS IS NOT A SURVEY

30-7826-007-1550

Municipality: UNINCORPORATED

Legal:

 IMPROVEMENT AGREEMENT

26 57 38
 FLA CITY HIGHLANDS PB 20-36
 LOTS 13 THRU 15 BLK 7 LOT SIZE
 18176 SQ FT OR 22026-3067 0104
 5 OR 22691-3570 0904 1



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Prepared by: Yazmin Moreno
 December 5th, 2006



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