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

Memorandum

MIAMI-DADE COUNTY

Date: July 21, 2009

To: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

From: George M. Burgess, County Manager

Agenda Item No. 14(A)(42)

Resolution No. R-1010-09

Subject: Resolution Accepting "Assignment of Option to Purchase" Approximately 5 Acres of South Dade Wetlands Project within the Environmentally Endangered Lands Program Acquisition Site with The Nature Conservancy as Assignor, Miami-Dade County as Assignee and Andres Enrique Etchegaray Figueroa, Cristian Alberto Etchegaray and Becky L. Etchegaray as Sellers for a Purchase Price of $22,800; Which May Be Funded from the Building Better Communities General Obligation Bond Program

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Recommendation

The attached "Assignment of Option to Purchase" real estate has been negotiated by The Nature Conservancy for the Environmentally Endangered Lands (EEL) Program and is recommended for approval.

Scope

The EEL Program is countywide in nature. This acquisition is located in Commission District 9. The County Commission placed the South Dade Wetlands on the EEL Priority A Acquisition List in 1993. To date, the County, in partnership with the South Florida Water Management District, the State of Florida, and other funding partners, has acquired approximately 19,457 acres of land throughout Miami-Dade County since inception of the EEL Program.

Fiscal Impact/Funding Source

Building Better Communities General Obligation Bond (GOB) funding may be used for this purchase. In the event that GOB bond funds will not be available, the EEL Acquisition Trust Fund may be used to close on the property if needed.

Track Record/Monitor

Not Applicable

Background

The historic loss, fragmentation and degradation of native wetland and forest communities in Miami-Dade County are well recognized. In May of 1990, with the knowledge that remaining wetland and forest communities were endangered, the electorate of Miami-Dade County authorized the county to levy an ad valorem tax for two years to create the EEL Program and Trust Fund. The purpose of the EEL Program is to acquire, preserve, enhance, restore, conserve and maintain environmentally-endangered lands for the benefit of present and future generations.

The parcel proposed for acquisition has an approximate area of five (5) acres and is located within the South Dade Wetlands EEL Project, an important wetland system in the southern part of the County. Land in this area is targeted for acquisition because of its strategic location between two national parks (Everglades National Park and Biscayne National Park) within the watersheds of Florida Bay, Biscayne Bay, Card Sound and Barnes Sound. Preserving and maintaining these wetlands is important for protecting against salt-water intrusion of the Biscayne Aquifer and because of the importance of the region to endangered and threatened species. The acquisition of this parcel will add to adjacent conservation land and will facilitate the management of other county-owned land in the area.

The attached Assignment of Option to Purchase is for the following:

TAX FOLIO NUMBER:	30-8915-000-0200
SELLER:	Andres Enrique Etchegaray Figueroa, Cristian Alberto Etchegaray and Becky L. Etchegaray
SIZE:	Approximately 5 acres
LOCATION:	South of SW 408 Street and west of SW 137 Avenue, no road frontage, within Section 15,Township 58 South, Range 39 East, in the South Dade Wetlands Project (See Attachment A)
PURCHASE PRICE:	$22,800 ($4,560 per acre)
APPRAISED VALUE:	$25,000
APPRAISAL DATE:	January 2, 2009
SALE HISTORY:	August 1986: Trustees Special Warranty Deed from Florida National Bank to Cristian Alberto Etchegaray and Becky L. Etchegaray, his wife. Amount of $19,500 calculated from Documentary Stamp Tax fee. April 1990: Quitclaim Deed from Cristian Alberto Etchegaray and Becky L. Etchegaray, his wife to Cristian Alberto Etchegaray and Becky L. Etchegaray, his wife and Andres Enrique Etchegaray Figueroa. No money transaction. The above listed owners are not a partnership or corporation.

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: July 21, 2009

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 14(A)(42)

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 Mayor'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**

Approved _____Mayor

Veto _____

Override _____

Agenda Item No. 14(A)(42)
7-21-09

RESOLUTION NO. **R-1010-09**

RESOLUTION ACCEPTING "ASSIGNMENT OF OPTION TO PURCHASE" APPROXIMATELY 5 ACRES OF SOUTH DADE WETLANDS PROJECT WITHIN THE ENVIRONMENTALLY ENDANGERED LANDS PROGRAM ACQUISITION SITE WITH THE NATURE CONSERVANCY AS ASSIGNOR, MIAMI-DADE COUNTY AS ASSIGNEE AND ANDRES ETCHEGARAY FIGUEROA, CRISTIAN ALBERTO ETCHEGARAY AND BECKY L. ETCHEGARAY AS SELLERS FOR A PURCHASE PRICE OF $22,800; WHICH MAY BE FUNDED FROM THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE PROVISIONS CONTAINED THEREIN

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

WHEREAS, this Board desires to accomplish the purposes of Section 24-50 of the Code of Miami-Dade County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby accepts the "Assignment of Option to Purchase" from The Nature Conservancy, as assignor, Miami-Dade County as assignee and Andres Etchegaray Figueroa, Cristian Alberto Etchegaray, and Becky L. Etchegaray as sellers for a purchase price of $22,800, which may be funded from the Building Better Communities General Obligation Bond Program, for purchase of property more specifically described in Attachment B, in substantially the form attached

hereto and made part hereof; authorizing the County Mayor or County Mayor's designee to execute same for and on behalf of Miami-Dade County; and authorizing the County Mayor or County Mayor's designee to exercise the provisions contained therein.

The foregoing resolution was offered by Commissioner Joe A. Martinez, who moved its adoption. The motion was seconded by Commissioner Rebeca Sosa and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman aye
Jose "Pepe" Diaz, Vice-Chairman aye

Bruno A. Barreiro	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	aye
Dorrin 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 21st day of July, 2009. 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

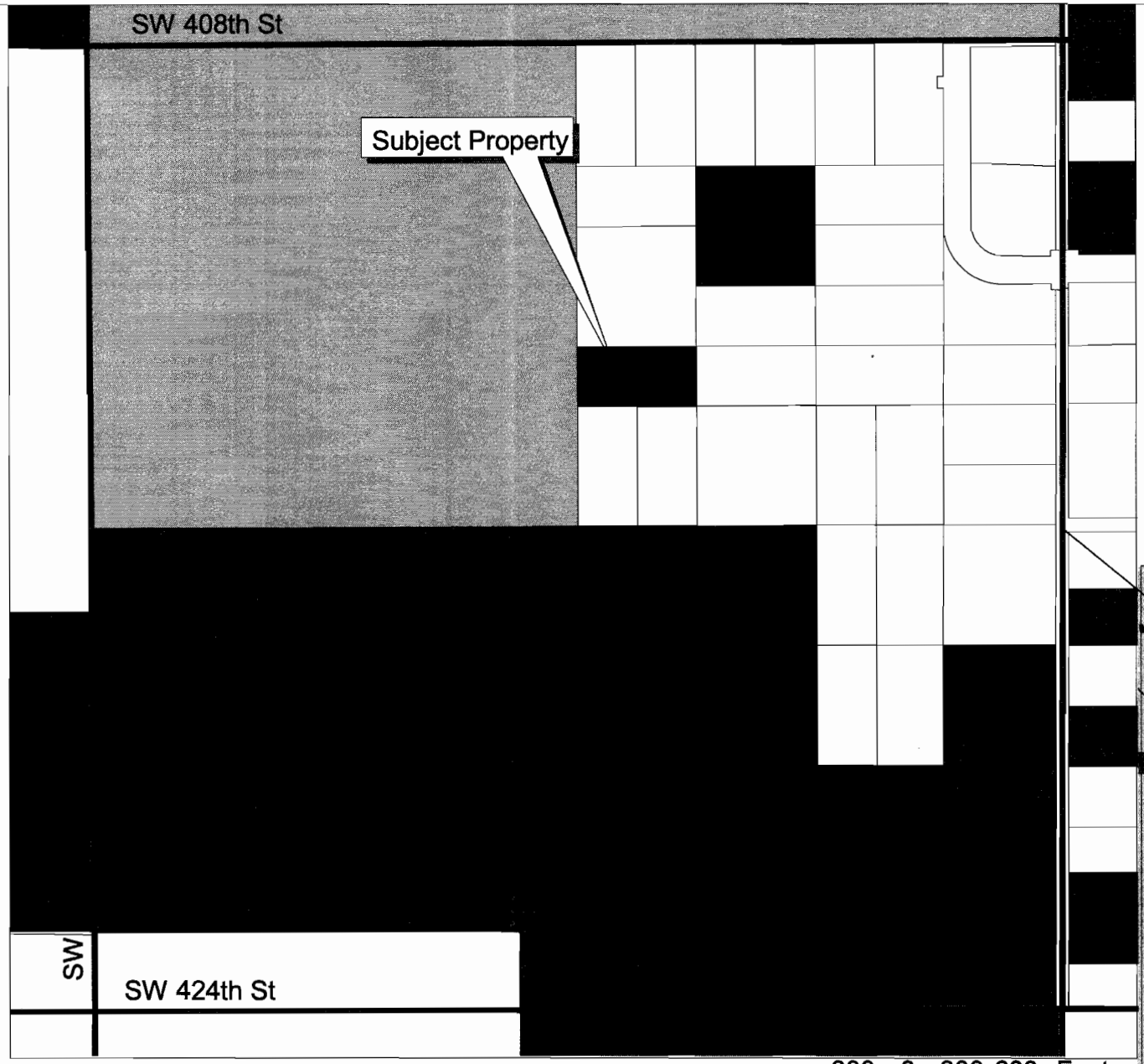
By: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Robert A. Duvall

SOUTH DADE WETLANDS PROJECT

Etchegaray Property



P:/EEL/EEL GIS Projects/BCC maps/sdw/etchegaray8915.apr

300 0 300 600 Feet

Environmentally Endangered Lands Program

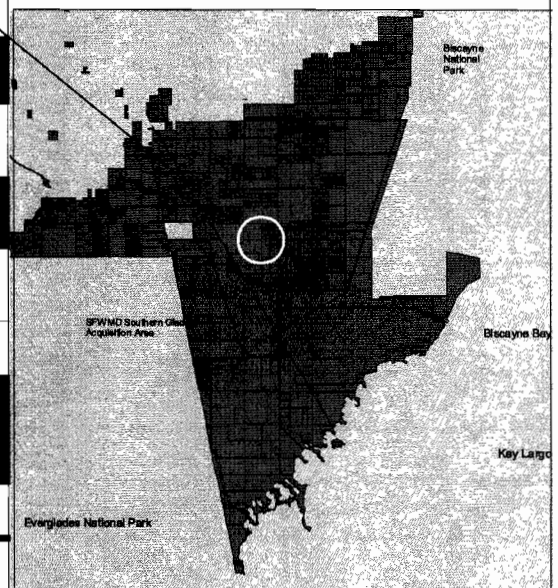
Parcel Information:
Folio # 30-8915-000-0200

Legend

- Project Parcel
- County Owned
- SFWMD Owned
- Section Boundary

N

ATTACHMENT A



South Dade Wetlands Acquisition Project Area approved by Miami-Dade Board of County Commissioners 4/27/1993.

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ATTACHMENT B

Revision Date: 12/07/2006
Re: South Dade Wetlands
SFWMD Tract No.: 304-063
Dade Folio #: 30-8915-000-0200

OPTION AGREEMENT FOR SALE AND PURCHASE

This Option Agreement for Sale and Purchase (the "Agreement") is made and entered into this _____ day of _____, 2009, by and between the below named SELLER:

Andres Enrique Etchegaray Figueroa, Cristian Alberto Etchegaray and
Becky L. Etchegaray
whose address is: c/o John G. Navea
139 NE 1st Street, PH-I
Miami, FL 33132

(hereinafter referred to as "SELLER"), and The Nature Conservancy, a non-profit District of Columbia corporation, as Trustee of The Nature Conservancy Charitable Trust dated May 11, 1998, as amended, and its successors and assigns (hereinafter referred to as "BUYER") whose address is 222 S. Westmonte Drive, Suite 300, Altamonte Springs, FL 32714.

For and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and in further consideration of the terms and conditions hereinafter set forth, the parties hereto, intending to be legally bound, agree as follows:

This Agreement will be void, at the option of the BUYER, if not accepted by the SELLER by proper execution on or before February 23, 2009. The date of agreement, for purposes of performance, shall be regarded as the date when the BUYER has signed this Agreement. Acceptance and execution of this Agreement shall void any prior contracts or agreements between the parties concerning the Premises (as defined below) unless incorporated by reference herein.

I. OPTION.

1. GRANT OF OPTION.

SELLER hereby grants to BUYER the exclusive option to purchase all of SELLER's right, title and interest in and to the real property located in Miami-Dade County, Florida, described in Exhibit "A", together with all improvements, easements and appurtenances (the "Premises"), in accordance with the provisions of this Agreement. This Agreement becomes legally binding upon execution by the parties. BUYER may assign this Agreement to Miami-Dade County ("Miami-Dade County") whose mailing address is Environmentally Endangered Lands Program, 701 NW 1st Ct., 6th Floor, Miami, FL 33136, c/o Cynthia Guerra, Director. If assigned, the exercise of the option is conditioned upon the approval of the Board of County Commissioners of Miami-Dade County.

2. OPTION TERMS.

The option payment is $100.00 (the "Option Payment"), the receipt and sufficiency of which is hereby acknowledged by SELLER. SELLER agrees to provide BUYER with a completed W-9 form, upon BUYER's request, in order to enable BUYER to issue any checks provided for hereunder.

The option is exercised by BUYER delivering written notice of exercise to SELLER during the period beginning with BUYER's execution of this Agreement and ending One Hundred and Twenty (120) days after BUYER's execution of this Agreement (the "Option Expiration Date"), unless extended by other provisions of this Agreement.

II. TERMS OF SALE AND PURCHASE. In the event that the Option is exercised pursuant to Section I above, the following terms and conditions shall apply to the sale and purchase.

1. PURCHASE PRICE.

The purchase price is the sum of TWENTY-TWO THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS ($22,800.00) (the "Purchase Price") which, after reduction by the amount of the Option Payment, will be paid in cash (or, if this option is assigned to the County, by County check) to SELLER at time of closing, subject only to the prorations and adjustments as otherwise provided in this Agreement. In the event BUYER's funds in the amount of the Purchase Price are not available by the Option Expiration Date, the period of exercise of the option may be extended until such funds become available, not to exceed 60 days after the Option Expiration Date, by written notice from BUYER to SELLER.

2. CLOSING DATE.

The closing shall be on or before 90 days after BUYER exercises the option; provided, however, that if a defect exists in the title to the Premises, title commitment, or any documents required to be provided or completed and executed, the closing shall occur either on the original closing date or within 30 days after receipt of documentation removing the defects, whichever is later. BUYER shall set the date, time and place of closing.

3. PRORATIONS.

All real estate taxes and assessments which are or which may become a lien against the Property shall be prorated between the parties to the date of closing. Notwithstanding any provision herein to the contrary, if this Agreement is assigned to the County, SELLER shall pay at closing all real property taxes accrued with respect to the Property through the closing date in accordance with Florida Statute 196.295 and all other revenue of the Property shall be prorated as of the closing date. All pending, certified, confirmed or ratified special assessment liens existing as of the closing date are to be paid by the SELLER no later than closing. Intangible personal property taxes, if any, shall be paid by SELLER.

4. EVIDENCE OF TITLE.

BUYER, no later than thirty (30) days after BUYER's execution of this Agreement, shall at SELLER's expense order a title insurance commitment issued by a title insurer of BUYER'S choice, agreeing to issue to the BUYER upon recording of the deed hereinafter mentioned, an owner's policy of title insurance in the amount of the Purchase Price insuring the BUYER as to marketable title of the Premises, subject only to liens, encumbrances, exceptions or qualifications set forth in this Agreement and those which will be satisfied or discharged by the SELLER at or before closing. Said title insurance commitment shall include, at SELLER's expense, complete legible copies of all supporting documentation to all schedule B title exceptions. The cost of the title commitment and all supporting documentation, as well as the entire title insurance premium due for the title insurance policy to be issued to the BUYER after Closing pursuant to the title Commitment shall be deducted from SELLER'S proceeds at Closing. BUYER shall have thirty (30) days from the date of receiving the evidence of title to examine same. If title is found to be unacceptable to BUYER, in BUYER's sole discretion, the BUYER shall within said period notify the SELLER in writing specifying the defects. The SELLER shall have ninety (90) days from the receipt of such notice to cure the defects, and if after said period the SELLER shall not have cured the defects, BUYER shall have the option: (1) of accepting title as it then is or (2) declining to accept title and thereupon this Agreement shall be canceled and the BUYER and the SELLER shall have no further claim against each other.

5. CONVEYANCE.

At closing, SELLER shall execute and deliver to BUYER a statutory warranty deed in accordance with Section 689.02, Florida Statutes, conveying marketable title to the Premises together with all timber rights, water rights and subsurface rights, and all right, title and interest of SELLER in and to any streams, canals, water bodies, drainage ditches, alleys, roads, streets, easements of access and utility rights of way, abutting or adjoining the Premises, in fee simple free and clear of all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances, except for those that are acceptable encumbrances in the opinion of BUYER and do not impair the marketability of the title to the Premises.

6. RESTRICTIONS AND EASEMENTS.

The BUYER shall take title subject to: (a) Zoning and/or restrictions and prohibitions imposed by governmental authority, (b) public utility easements of record, provided said easements are located on the side or rear lines of the Premises and are not more than ten feet in width.

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18. RISK OF LOSS AND CONDITION OF PREMISES.

SELLER assumes all risk of loss or damage to the Premises prior to the date of closing and warrants that the Premises shall be transferred and conveyed to BUYER in the same or essentially the same condition as of the date of SELLER's execution of this Agreement, ordinary wear and tear excepted. However, in the event that the condition of the Premises is altered by an act of God or other natural force beyond the control of SELLER, BUYER may elect, at its sole option, to terminate this Agreement and neither party shall have any further obligations under this Agreement. SELLER agrees to clean up and remove all abandoned personal property, refuse, garbage, junk, rubbish, trash and debris from the Premises to the satisfaction of BUYER prior to the Option Expiration Date.

19. ACCESS.

SELLER warrants that there is legal ingress and egress for and to the Premises.

20. BROKERS.

SELLER warrants that no persons, firms, corporations or other entities are entitled to a real estate commission or other fees as a result of this Agreement or subsequent closing. SELLER shall indemnify and hold BUYER harmless from any and all such claims.

21. TIME.

Time is of the essence with regard to all dates or times set forth in this Agreement.

22. ENTIRE AGREEMENT.

This Agreement contains the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment to this Agreement shall be binding unless executed in writing by the parties.

23. WAIVER.

Failure of BUYER to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full force and effect.

24. ASSIGNMENT AND SUCCESSORS IN INTEREST.

This Agreement may be assigned by BUYER to Miami-Dade County. This Agreement may not be assigned by SELLER. This Agreement shall be legally binding upon the parties, their heirs, legal representatives, successors, and assigns.

25. MISCELLANEOUS.

a. Notices. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, or mailed (airmail if international) by registered or certified mail (postage prepaid), return receipt requested, or sent by any form of overnight mail, addressed to:

TO BUYER:

The Nature Conservancy, as Trustee of
The Nature Conservancy Charitable Trust
Attn: Legal Department
222 S. Westmonte Drive, Suite 300
Altamonte Springs, FL 32714

CRISTIAN ETCHEGARAY ANDRES ETCHEGARAY

If the Agreement is assigned to the County:

Attn: Director
Environmentally Endangered Lands Program
701 NW 1st Ct., 6th Floor
Miami, FL 33136

TO SELLER:

Andres Enrique Etchegaray Figueroa, Cristian Alberto Etchegaray and
Becky L. Etchegaray
c/o John G. Navea
139 NE 1st Street, PH-I
Miami, FL 33132

Each such notice shall be deemed delivered (1) on the date delivered if by personal delivery; (2) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed; and (3) one day after mailing by any form of overnight mail service.

b. Severability. If any provision of this Agreement or any other agreement entered into pursuant hereto is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible. If any provision of this Agreement may be construed in two or more ways, one of which would render the provision invalid or otherwise voidable or unenforceable and another of which would render the provision valid and enforceable, such provision shall have the meaning which renders it valid and enforceable.

c. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile copy of this Agreement and any signatures thereon shall be considered for all purposes as originals.

26. SURVIVAL.

The covenants, warranties, representations, indemnities and undertakings of SELLER set forth in this Agreement, including those contained in paragraph 15 shall survive the closing, the delivery and recording of the deed and BUYER's possession of the Premises.

27. CERTIFICATION REGARDING MATERIAL SUPPORT AND RESOURCES TO TERRORISTS.

The SELLER certifies that the information he has provided on Exhibit "B" - "CERTIFICATION REGARDING MATERIAL SUPPORT AND RESOURCES TO TERRORISTS," (the "Certification"), attached hereto and incorporated herein by reference, is true and correct to the best of the SELLER's knowledge. In the event that any material misrepresentation in the Certification is discovered during the term of this Agreement, the BUYER may elect to declare this Agreement null and void and immediately terminate it. In the case of an intentional material misrepresentation, the BUYER may, at its option, recover damages resulting from the termination. Notice of termination shall be given to SELLER as provided in paragraph 25.a. above.

SELLER:

ANDRES ENRIQUE ETCHEGARAY FIGUEROA

Witness as to Seller
Print Name: Sandra C. Jimenez M.

Witness as to Seller
Print Name: GABRIELA SOLERY

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Witness as to Seller
Print Name: Sandra C. Jimenez M.

Witness as to Seller
Print Name: GABRIELA VOLERX

CRISTIAN ALBERTO ETCHEGARAY

Witness as to Seller
Print Name: _____

BECKY L. ETCHEGARAY

Witness as to Seller
Print Name: _____

Date signed by Seller _____

Witness as to Buyer
Print Name: Betty A. Hernandez

Witness as to Buyer
Print Name: Patricia DeStefano

BUYER:

THE NATURE CONSERVANCY, a nonprofit District of Columbia Corporation, as Trustee of The Nature Conservancy Charitable Trust dated May 11, 1998, as amended

By: Maria Fmelchiori
Maria F. Melchiori
Associate State Director

F.E.I.D. No. 53-0242652

Date signed by Buyer 5/12/09

Reviewed by: GR 2/3/09

STATE OF _____)
) ss.:
COUNTY OF _____)

REPUBLIC OF CHILE
PROVINCE AND CITY OF SANTIAGO
EMBASSY OF THE UNITED STATES OF AMERICA
S.S.

MAR 12 2009

The foregoing instrument was acknowledged before me this ___ day of _____, 2009, by ANDRES ENRIQUE ETCHEGARAY FIGUEROA, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

(NOTARY PUBLIC)
SEAL

Notary Public

(Printed, Typed or Stamped Name of Notary Public) NATALIA PRESSON
Consular Associate
Commission No.: _____
My Commission Expires: INDEFINITE

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REPUBLIC OF CHILE
PROVINCE AND CITY OF SANTIAGO | S.S.
EMBASSY OF THE UNITED STATES OF AMERICA

STATE OF _____)
) ss.:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of MAR 12 2009, 2009, by CRISTIAN L. ETCHEGARAY, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

(NOTARY PUBLIC)
SEAL

NPresson
Notary Public

NATALIA PRESSON
(Printed, Typed or Stamped Name of Notary Public)
Consular Associate
Commission No.: _____
My Commission Expires: INDEFINITE

STATE OF _____)
) ss.:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2009, by BECKY L. ETCHEGARAY, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

(NOTARY PUBLIC)
SEAL

_____
Notary Public

_____
(Printed, Typed or Stamped Name of Notary Public)
Commission No.: _____
My Commission Expires: _____

STATE OF FLORIDA)
) ss.:
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 12th day of May, 2009, by Maria F. Melchiori, as Associate State Director of The Nature Conservancy, a nonprofit District of Columbia corporation, as Trustee of The Nature Conservancy Charitable Trust dated May 11, 1998, as amended. She is personally known to me and did not take an oath.

(NOTARY PUBLIC
SEAL)

Betty A Hernandez
Notary Public

BETTY A. HERNANDEZ
MY COMMISSION # DD 643188
EXPIRES: February 22, 2011
Bonded Thru Notary Public Underwriters

_____
(Printed, Typed or Stamped Name of Notary Public)
Commission No.: _____
My Commission Expires: _____

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Witness as to Seller
Print Name: _____

Witness as to Seller
Print Name: _____

CRISTIAN ALBERTO ETCHEGARAY

Witness as to Seller
Print Name: Don Crossin

BECKY L. ETCHEGARAY

Witness as to Seller
Print Name: Daniel H. Green

Date signed by Seller 4-8-09

BUYER:

Witness as to Buyer
Print Name: _____

Witness as to Buyer
Print Name: _____

THE NATURE CONSERVANCY, a nonprofit District of Columbia Corporation, as Trustee of The Nature Conservancy Charitable Trust dated May 11, 1998, as amended

By: _____
Maria F. Melchiori
Associate State Director

Reviewed by: _____

F.E.I.D. No. 53-0242652

Date signed by Buyer _____

STATE OF _____)
) ss.:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2009, by ANDRES ENRIQUE ETCHEGARAY FIGUEROA, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

(NOTARY PUBLIC)
SEAL

_____
Notary Public

_____
(Printed, Typed or Stamped
Name of Notary Public)
Commission No.: _____
My Commission Expires: _____

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STATE OF _____)
) ss.:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2009, by CRISTIAN L. ETCHEGARAY, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

(NOTARY PUBLIC)
SEAL

_____
Notary Public

_____
(Printed, Typed or Stamped
Name of Notary Public)
Commission No.:_____
My Commission Expires: _____

STATE OF Maryland)
) ss.:
COUNTY OF Baltimore)

The foregoing instrument was acknowledged before me this ___ day of _____, 2009, by BECKY L. ETCHEGARAY, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

(NOTARY PUBLIC)
SEAL

Notary Public
Daniel H. Green
(Printed, Typed or Stamped
Name of Notary Public)
Commission No.:_____
My Commission Expires: 12-01-12

STATE OF FLORIDA)
) ss.:
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by Maria F. Melchiori, as Associate State Director of The Nature Conservancy, a nonprofit District of Columbia corporation, as Trustee of The Nature Conservancy Charitable Trust dated May 11, 1998, as amended. She is personally known to me and did not take an oath.

(NOTARY PUBLIC
SEAL)

_____
Notary Public

_____
(Printed, Typed or Stamped Name of
Notary Public)
Commission No.:_____
My Commission Expires: _____

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EXHIBIT A

Legal Description

The South ½ of the Northwest ¼, of the Southwest ¼, of the Northeast ¼ of Section 15, Township 58 South, Range 39 East, of Miami-Dade County, Florida.

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EXHIBIT B

CERTIFICATION REGARDING MATERIAL SUPPORT AND RESOURCES TO TERRORISTS

A. The Seller hereby certifies:

1. The Seller does not commit, attempt to commit, advocate, facilitate, or participate in terrorist acts, nor has Seller committed, attempted to commit, facilitated, or participated in terrorist acts.

2. The Seller will take all reasonable steps to ensure that Seller does not and will not knowingly provide, material support or resources to any individual or entity that commits, attempts to commit, advocates, facilitates, or participates in terrorist acts, or has committed, attempted to commit, facilitated, or participated in terrorist acts.

3. Before providing any material support or resources to an individual or entity, the Seller will consider all information about that individual or entity of which Seller is aware or that is available to the public.

4. The Seller will implement reasonable monitoring and oversight procedures to safeguard against assistance being diverted to support terrorist activity.

B. For purposes of this Certification:

1. "Material support and resources" means currency or monetary instruments or financial securities, financial services, lodging, training, expert advice or assistance, safehouses, false documentation or identification, communications equipment, facilities, weapons, lethal substances, explosives, personnel, transportation, and other physical assets, except medicine or religious materials.

2. "Terrorist act" means:
(i) an act prohibited pursuant to one of the 12 United Nations Conventions and Protocols related to terrorism (see UN terrorism conventions Internet site: http://untreaty.un.org/English/Terrorism.asp); or
(ii) an act of premeditated, politically motivated violence perpetrated against noncombatant targets by subnational groups or clandestine agents; or
(iii) any other act intended to cause death or serious bodily injury to a civilian, or to any other person not taking an active part in hostilities in a situation of armed conflict, when the purpose of such act, by its nature or context, is to intimidate a population, or to compel a government or an international organization to do or to abstain from doing any act.

3. "Entity" means a partnership, association, corporation, or other organization, group or subgroup.

SELLER

ANDRES ENRIQUE ETCHEGARAY FIGUEROA

CRISTIAN ALBERTO ETCHEGARAY

BECKY L. ETCHEGARAY

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EXHIBIT B

CERTIFICATION REGARDING MATERIAL SUPPORT AND RESOURCES TO TERRORISTS

A. The Seller hereby certifies:

1. The Seller does not commit, attempt to commit, advocate, facilitate, or participate in terrorist acts, nor has Seller committed, attempted to commit, facilitated, or participated in terrorist acts.

2. The Seller will take all reasonable steps to ensure that Seller does not and will not knowingly provide, material support or resources to any individual or entity that commits, attempts to commit, advocates, facilitates, or participates in terrorist acts, or has committed, attempted to commit, facilitated, or participated in terrorist acts.

3. Before providing any material support or resources to an individual or entity, the Seller will consider all information about that individual or entity of which Seller is aware or that is available to the public.

4. The Seller will implement reasonable monitoring and oversight procedures to safeguard against assistance being diverted to support terrorist activity.

B. For purposes of this Certification:

1. "Material support and resources" means currency or monetary instruments or financial securities, financial services, lodging, training, expert advice or assistance, safehouses, false documentation or identification, communications equipment, facilities, weapons, lethal substances, explosives, personnel, transportation, and other physical assets, except medicine or religious materials.

2. "Terrorist act" means:
(i) an act prohibited pursuant to one of the 12 United Nations Conventions and Protocols related to terrorism (see UN terrorism conventions Internet site: http://untreaty.un.org/English/Terrorism.asp); or
(ii) an act of premeditated, politically motivated violence perpetrated against noncombatant targets by subnational groups or clandestine agents; or
(iii) any other act intended to cause death or serious bodily injury to a civilian, or to any other person not taking an active part in hostilities in a situation of armed conflict, when the purpose of such act, by its nature or context, is to intimidate a population, or to compel a government or an international organization to do or to abstain from doing any act.

3. "Entity" means a partnership, association, corporation, or other organization, group or subgroup.

SELLER

ANDRES ENRIQUE ETCHEGARAY FIGUEROA

CRISTIAN ALBERTO ETCHEGARAY

BECKY L. ETCHEGARAY

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ADDENDUM
DISCLOSURE STATEMENT
(INDIVIDUAL)

The following Disclosure Statement is given in compliance with Section 380.08(2), Florida Statutes. The Seller states as follows:

1) That to the best of the Seller's knowledge, all persons who have a financial interest in this real estate transaction or who have received or will receive real estate commissions, attorney's or consultant's fees or any other fees or other benefits incident to the sale of the Premises described in Exhibit "A" attached hereto are:

Name	Address	Reason for Payment	Amount

THIS INFORMATION MUST BE COMPLETED. IF "NONE", WRITE "NONE"

None

2) That, to the best of the Seller's knowledge, the following is a true history of all financial transactions concerning the Premises which have taken place during the five years prior to the date of this affidavit:

Name and Address of Parties Involved	Date	Type of Transactions	Amount of Transactions

THIS INFORMATION MUST BE COMPLETED. IF "NONE", WRITE "NONE"

None

SELLER

ANDRES ENRIQUE ETCHEGARAY FIGUEROA

CRISTIAN ALBERTO ETCHEGARAY

Becky L. Etchegaray

BECKY L. ETCHEGARAY

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ADDENDUM
DISCLOSURE STATEMENT
(INDIVIDUAL)

The following Disclosure Statement is given in compliance with Section 380.08(2), Florida Statutes. The Seller states as follows:

1) That to the best of the Seller's knowledge, all persons who have a financial interest in this real estate transaction or who have received or will receive real estate commissions, attorney's or consultant's fees or any other fees or other benefits incident to the sale of the Premises described in Exhibit "A" attached hereto are:

Name	Address	Reason for Payment	Amount

THIS INFORMATION MUST BE COMPLETED. IF "NONE", WRITE "NONE"

RE 2000, INC. 139 NE 1ST ST. PH-1, Miami, FL 33132
REAL ESTATE COMMISSION - [8%] OF SALES PRICE

2) That, to the best of the Seller's knowledge, the following is a true history of all financial transactions concerning the Premises which have taken place during the five years prior to the date of this affidavit:

Name and Address of Parties Involved	Date	Type of Transactions	Amount of Transactions

THIS INFORMATION MUST BE COMPLETED. IF "NONE", WRITE "NONE"

NONE

SELLER

ANDRES ENRIQUE ETCHEGARAY FIGUEROA

CRISTIAN ALBERTO ETCHEGARAY

BECKY L. ETCHEGARAY

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Folio No. 30-8915-000-0200

ASSIGNMENT OF OPTION TO PURCHASE

Tract No. 304-063

For the consideration recited hereunder, THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation, whose address is 222 South Westmonte Drive, Suite 300, Altamonte Springs, FL 32714, as Assignor, hereby transfers and assigns to MIAMI-DADE COUNTY, a political subdivision of the State of Florida, with an address c/o Environmentally Endangered Lands Program, Department of Environmental Resources Management, Office County Manager, Stephen P. Clark Center, 701 NW 1st Ct., 6th Floor, Miami, FL 33136, its successors and assigns, as Assignee, all of its right, title and interest in that certain option to purchase between Assignor, as Purchaser, and ANDRES ENRIQUE ETCHEGARAY FIGUEROA, CRISTIAN ALBERTO ETCHEGARAY, and BECKY L. ETCHEGARAY, as Seller, and which option agreement and all amendments thereto are attached hereto as Exhibit "A" and by reference made a part hereof (the "Option Agreement"), for the sale and purchase of the real property described in the Option Agreement (the "Property"), subject to terms and conditions thereof and hereby does remise, release and quit claim unto Assignee and its successors and assigns, all of its right, title and interest in and to the Property.

Assignor hereby authorizes and empowers Assignee, on its performance of all the above-mentioned terms and conditions to demand and receive of Seller the warranty deed covenanted to be given in the Option Agreement hereby assigned in the same manner and with the same effect as Assignor could have done had this Assignment not been made.

This Assignment is made pursuant to the Assignee's Environmentally Endangered Lands Program Agreement for Professional Services (the "Contract") between Assignor and Assignee and dated April 20, 2001. The consideration for this Assignment shall be payment by Assignee to Assignor according to the terms of said Contract.

THE NATURE CONSERVANCY

By: Maria Melchiori
Maria F. Melchiori
Its: Associate State Director

Date Executed: 5/12/07

Reviewed by: Legal Dept. – GR

ACCEPTANCE BY ASSIGNEE

Assignee hereby accepts the above Assignment of Option Agreement and agrees to perform all obligations to be performed by Assignor under the Option Agreement, according to the terms and conditions therein stated.

ATTEST:

By: _____
Clerk

[SEAL]

MIAMI-DADE COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

By: _____
County Manager

Approved as to form and legal sufficiency:

Attorney: _____

Date Executed: _____