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

Memorandum

MIAMI-DADE COUNTY

Date: November 3, 2009

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

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

From: George M. Burgess
County Manager

Resolution No. R-1254-09

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

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Recommendation

The attached instruments are being forwarded in one (1) Resolution for Board of County Commission (BCC) 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.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY	RWD*	An irregular portion of NE 25 Place, from 96 feet north of the NE 186 Street North to the end of the Cul-De-Sac. (District 4)	Obtained in order to increase the right-of-way width for the school.

RWD* Right-of-Way Deed **QC*** Quit Claim Deed
TSE* Traffic Signal Easement

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
2.	Reinaldo Aquit	RWD*	A portion of SW 87 Avenue from SW 97 Terrace North for approximately 190 feet, and the radius return thereof. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	Daisy Rose Investments, LLC.	QC*	A portion of alley located south of SW 40 between SW 84 and 85 Avenue, from the NE corner of Lot 19, Block 1, west for 20 feet. (District 10)	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated.
4.	White Star Farms, Inc.	RWD*	A portion of SW 248 Street, from SW 192 Avenue to SW 193 Avenue. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
5.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY	RWD*	A portion of SW 167 Avenue, from SW 282 Street to SW 288 Street; a portion of SW 288 Street, from SW 164 Avenue to SW 167 Avenue, and the radius returns. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
6.	Richard Kohn and Ronald Kohn, Trustees	RWD*	A 25 foot radius return at NW 36 Avenue and NW 50 Street. (District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of 25 Feet.
7.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY	RWD*	A portion of SW 89 Court, from SW 12 Street to SW 16 Street and the radius return thereof. (District 10)	Obtained in order to increase the right-of-way width for the school.

RWD* Right-of-Way Deed **QC*** Quit Claim Deed
TSE* Traffic Signal Easement

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
8.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY	RWD*	A portion of SW 236 Street, from SW 112 Avenue, East for 610 feet and the radius return thereof. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
9	Fortune Ocean, LLLP	TSE*	A portion of the North 100 feet of Tract 1 adjacent to the East right-of-way line of Collins Avenue where it intersects NE 170 Street. (District 4)	Obtained to install, operate and maintain traffic signal equipment.
10	Park Square Commercial-Phase 1, Inc.	TSE*	A portion of Tract C of Park Square at Doral located in the SE quadrant of the intersection of NW 36 Street and NW 83rd Avenue. (District 12)	Obtained to install, operate and maintain traffic signal equipment.
11	Equity Alliance, LLC	RWD*	A 25 radius return at NW 83 Street and NW 13 Avenue. (District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of 25 feet.

Assistant County Manager

RWD* Right-of-Way Deed **QC*** Quit Claim Deed
TSE* Traffic Signal Easement

MEMORANDUM

(Revised)

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

DATE: November 3, 2009

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

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

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(1)(A)
11-3-09

RESOLUTION NO. **R-1254-09**

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 Owner's/Grantor's

1. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY**
2. **Reinaldo Aquit**
3. **Daisy Rose Investments, LLC.**
4. **White Star Farms, Inc.**
5. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY**
6. **Richard Kohn and Ronald Kohn, Trustees**
7. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY**
8. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY**
9. **Fortune Ocean LLLP**
10. **Park Square Commercial-Phase 1, Inc.**
11. **Equity Alliance, LLC.**

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; 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; and pursuant to Resolution No. R-974-09 (a) directing the

County Mayor or County Mayor's designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and, (b) direct the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Dorrin D. Rolle** 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	**absent**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Barbara J. Jordan	**absent**	Joe A. Martinez	**absent**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**		

The Chairman thereupon declared the resolution duly passed and adopted this 3rd day of November, 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.

Thomas Goldstein

Instrument prepared by:
Rita Llado, Coordinator II
The School Board of Miami-Dade County, FL
1450 NE 2nd Avenue
Miami, FL 33132
School Board File # 30-22-04-000-0810
Project # Ojus Elementary, 18600 West Dixie Hwy

RIGHT-OF-WAY DEED
CONVEYS THE TITLE FOR HIGHWAY PURPOSES

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

THIS INDENTURE, Made this 27 day of September, A.D. 2008, by and between **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**, a body corporate and politic, organized under the laws of the State of Florida, whose address is **1450 NE 2nd Avenue, Miami, Florida 33132**, Party of the First Part, and Miami Dade County a political subdivision of the State of Florida, and its successors in interest, whose address is Public Works Department, Right-of-Way Division, 111 NW 1 Street, Suite 1610, Miami, Fl 33128, 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) 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:

SEE EXHIBIT A

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 successors and assigns, and they shall have the right to immediately re-possess 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, has hereunto set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

Witness

Witness Printed Name

Witness

Witness Printed Name

The School Board of Miami-Dade County, Florida,

By: _____
Grantor's Signature
Print Name: Agustin J. Barrera, Chair
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Attest: _____
Secretary's Signature
Print Name: Alberto M. Carvalho, Secretary
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Approved as to form and legal sufficiency:

By: _____
School Board Attorney
Date: 12/20/06

Right-of-Way Deed to Miami Dade County
Project No. Ojus Elementary, 18600 West Dixie Hwy
School Board File # 30-2204-000-0810

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of October 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Agustin J. Barrera and Alberto M. Carvalho, respectively, the Chair and Secretary of The School Board of Miami-Dade County, Florida, a body corporate and politic, personally known to me, or proven, by producing the following methods of identification:_____ to be the persons who executed the foregoing instrument, on behalf of said corporation, freely and voluntarily for the purposes therein expressed, and who did not take an oath.

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

Sandra Johnakin
Notary Signature

Sandra Johnakin
Printed Notary Name

NOTARY SEAL/STAMP

SANDRA JOHNAKIN
Notary Public, State of Florida
My Comm. expires July 5, 2009
No. DD434010
Bonded thru Arthur J. Gallagher & Co.

Notary Public, State of Florida

My commission expires: 7/5/09

Commission/Serial No. DD434010

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.

_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

of

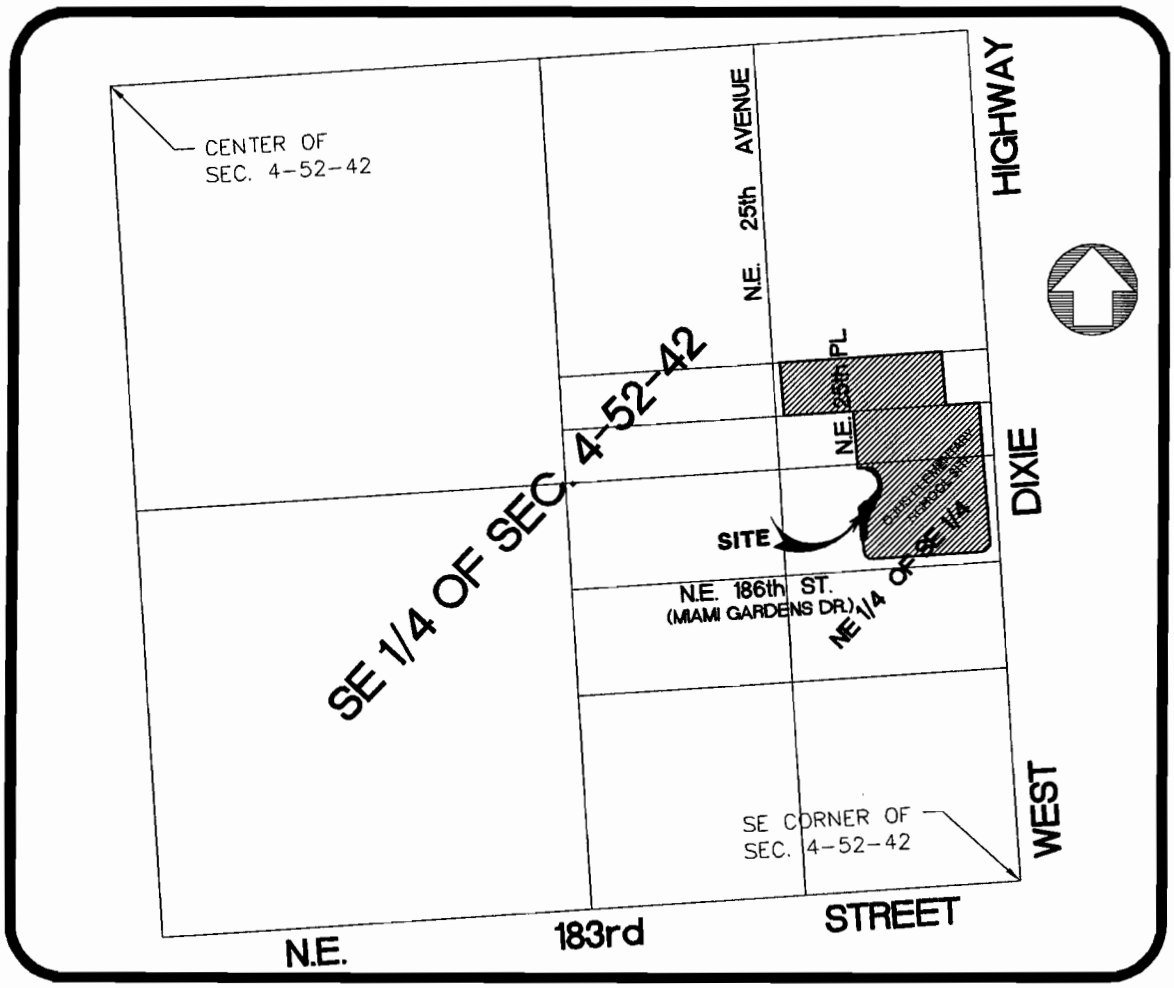
A strip of land to be dedicated to Right-of-Way Purposes

of

A Portion of OJUS ELEMENTARY SCHOOL Loc. # 4061
18600 WEST DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.

for

MIAMI-DADE COUNTY PUBLIC SCHOOLS



LOCATION SKETCH

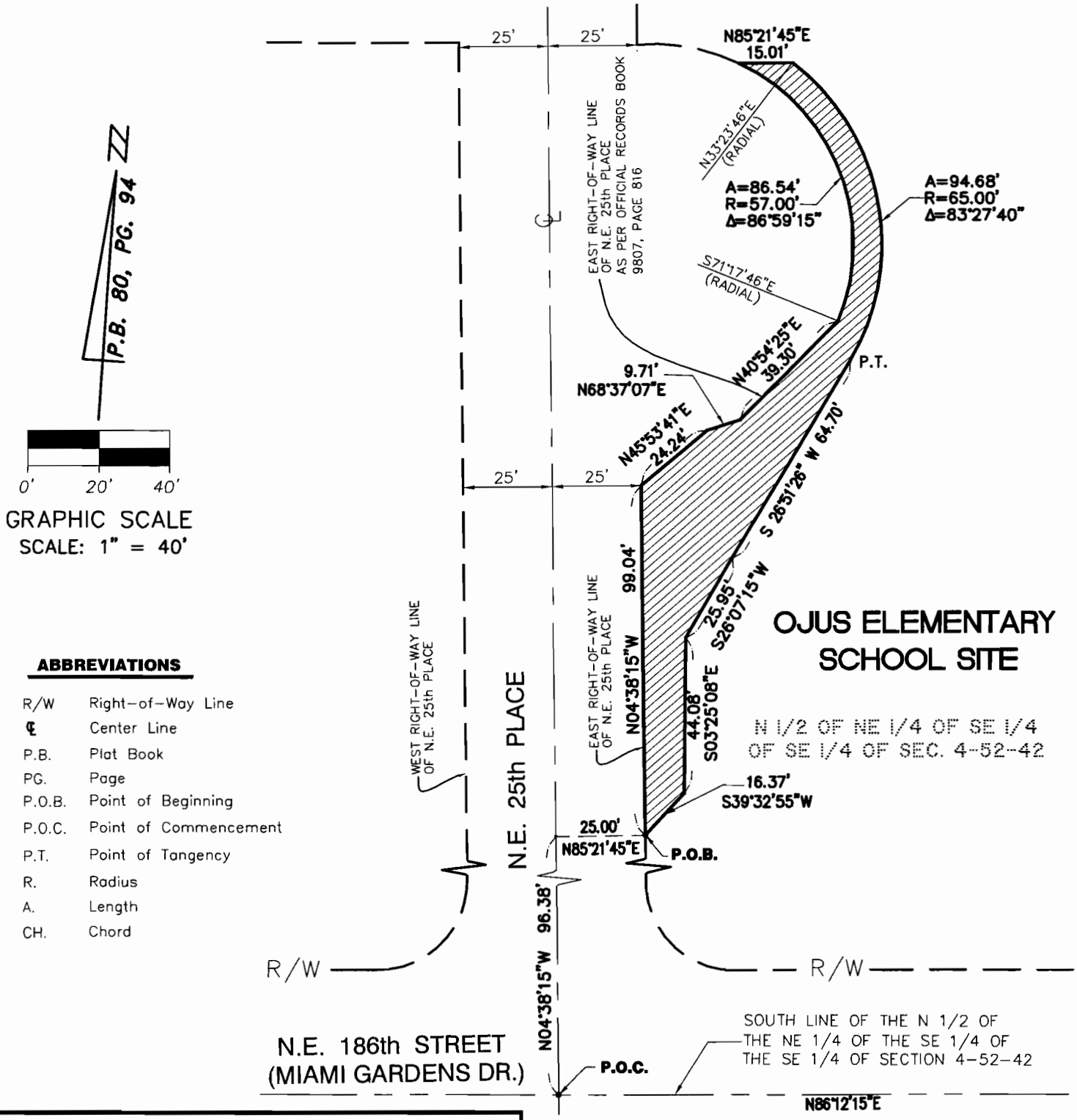
NOT TO SCALE

SE 1/4 OF SECTION 4,
TOWNSHIP 52 SOUTH, RANGE 42 EAST.

Notice:
Not full and complete without pages 2 thru 4 of 4

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
A strip of land to be dedicated to Right-of-Way Purposes
of
A Portion of OJUS ELEMENTARY SCHOOL Loc. # 4061
18600 WEST DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS



ABBREVIATIONS

R/W	Right-of-Way Line
℄	Center Line
P.B.	Plat Book
PG.	Page
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.T.	Point of Tangency
R.	Radius
A.	Length
CH.	Chord

Notice:
Not full and complete without pages 1, 3, and 4 of 4

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
A strip of land to be dedicated to Right-of-Way Purposes
of
A Portion of OJUS ELEMENTARY SCHOOL Loc. # 4061
18600 WEST DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS

1. LEGAL DESCRIPTION:

A strip of land to be dedicated for right-of-way Purposes being a portion of OJUS ELEMENTARY SCHOOL, LOC. No. 4061, lying and being in the North 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 4, Township 52 South, Range 42 East, Miami-Dade County, Florida, and more particularly described as follows:

Commence at the point of intersection of the south line of the North 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 4, Township 52 South, Range 42 East and the centerline of N.E. 25th Place as shown on the right-of-way Map for Miami Gardens Drive recorded in Plat Book 80, at Page 94 of the Public Records of Miami-Dade County, Florida; thence N04°38'15"W, along the centerline of N.E. 25th Place, a distance of 96.38 feet; thence N85°21'45"E, at right angle to said centerline, a distance of 25.00 feet to the existing east right-of-way line of N.E. 25th Place, described in a deed recorded in Official Records Book 9807, Page 816, of the Public Records of Miami-Dade County Florida, for the Point of Beginning of the herein described parcel of land: the following five (5) courses being along the said right-of-way line: 1) N04°38'15"W, a distance of 99.04 feet; 2) N45°53'41"E, a distance of 24.24 feet; 3) N68°37'07"E, a distance of 9.71 feet; 4) N40°54'25"E, a distance of 39.30 feet to a point of intersection with the arc of a circular curve, concave to the west, to which point the radial line bears S71°17'46"E; 5) thence Northeasterly and Northwesterly along the arc of said curve, having a radius of 57.00 feet through a central angle of 86°59'15" for an arc distance 86.54 feet; thence N85°21'45"E, a distance of 15.01 feet to the beginning of a non-tangent curve concave to the west, to which point the radial line bears N33°23'46"E; thence southeasterly and southwesterly, along the arc of said curve, having a radius of 65.00 feet through a central angle of 83°27'40", for an arc distance 94.68 feet to a point of tangency; thence S26°51'26"W, a distance of 64.70 feet; thence S26°07'15"W, a distance of 25.95 feet; thence S03°25'08"E, a distance of 44.08 feet; thence S39°32'55"W, a distance of 16.37 feet, to the Point of Beginning.

Containing 3,398 square feet or 0.08 acres more or less, by calculations.

2. SOURCES OF DATA:

The Legal Description of the subject property was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible matter. That is to say:

- Section 4, Township 52 South, Range 42 East, recorded in Miami-Dade County, Florida.
- North arrow and Bearings refers to an assumed value of N86°12'15"E along the south line of the North 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 4, Township 52 South, Range 42 East, as per Right of Way Map of Miami Gardens Drive, recorded in Plat Book 80, at Page 94 of Public Records of Miami-Dade County, Florida.

Notice:
Not full and complete without pages 1, 2, and 4 of 4

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
A strip of land to be dedicated to Right-of-Way Purposes
of
A Portion of OJUS ELEMENTARY SCHOOL Loc. # 4061
18600 WEST DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS

3. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami–Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description", was prepared under my direction and is true and correct to the best of my knowledge and belief. Further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17–6 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: _____
Juan J. Bonfill
Professional Surveyor and Mapper Number No. LS 3179
State of Florida

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

Date: January 30th, 2007
Project No. 04–0164
Job No. 06–0744 Revision 5/20/2009 Sketch&legal.dwg

Notice:
Not full and complete without pages 1 thru 3 of 4

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. 30-5004-007-0010
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 **30th** day of **March**, A.D. 2008, by and between ***Reinaldo Aquit***, whose address is 8701 SW 97 Terrace, Miami, FL 33176, *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 Lot 1, Block 1, RIDGEWOOD SUBDIVISION, as recorded in Plat Book 60, Page 60, of the Public records of Miami-Dade County, Florida; and that portion lying within said Lot 1 bounded by the easterly extension of the most southerly line of said lot and by the west line of the East 5 feet of said lot, and bounded by a 25 foot radius arc concave to the northwest, 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 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 re-possess 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, *has* hereunto set his *hand and seal*, the day and year first above written.

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

Witness

Kenia Gonzalez
Witness Printed Name

Witness

Danilo Leyva
Witness Printed Name

Reinaldo Aquit (Sign)

Reinaldo Aquit

16654 SW 55 TERR MIAMI, FL 33185
Address (if different)

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

I **HEREBY CERTIFY**, that on this 30 day of March, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, 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.

Notary Signature

Heidi Castellano
Printed Notary Name

Notary Public State of Florida
Heidi Castellano
My Commission DD664305
Expires 04/17/2011

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 4-17-11

Commission/Serial No. DD664305

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.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Deputy Clerk

Assistant County Attorney

Approved as to form
and legal sufficiency

SW 96TH ST

SW 87TH AVE

RIDGEWOOD SUBDIVISION PB 60-60

5'

R25'

SW 97TH TER

GALLOWAY PRESBYTERIAN CHURCH SITE (77-85) TRACT A

BLOCKS 1 THRU 4

SW 87TH CT

RIDGEWOOD (60-61)

SW 99TH ST

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: katy Sorenson, 8
Miami-Dade County Mayor Carlos Alvarez

N

NTS

PARENT TRACT:

FOLIO NO. 30-5004-007-0010
REINALDO AQUIT

RIDGEWOOD SUB PB 60-60

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

18

Date: June 15, 2009
Prepared By: Yazmin Moreno

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Sergio R. Casiano, Jr., Esq.
Miller, Kagan, Rodriquez & Silver, PL
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134
Folio No. None assigned.
User Department: Public Works
D-23048

QUIT CLAIM AND CONVEYANCE TO MIAMI-DADE COUNTY HIGHWAY RIGHT OF WAY BY CORPORATION

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

THIS INDENTURE, Made this 22nd day of June, A.D. 2009, by and between **Daisy Rose Investments, LLC.**, a limited liability company organized under the laws of the State of Florida, and having its office and principal place of business at 12735 SW 114 Avenue, Miami, FL 33176, 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 convey and quitclaim unto 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:

> That portion of the South ½ of the Alley lying North of and adjacent to the East 20 feet of Lot 19, Block 1 of "CORAL PINES", according to the plat thereof, as recorded in Plat Book 24, at Page 67, of the Public Records of Miami-

Dade County, Florida.

It is the intention of the party of the first part, by this instrument, to quitclaim and convey to the said party of the second part, and its successors in interest, all the right, title, interest, claim or demand of the party of the first part, in and to the land described herein, 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, this conveyance shall become null and void and be of no further force and effect.

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).

Witness

Juliet Romero
Printed Name

Witness

Isdalis L. Arregui
Printed Name

Witness

Juliet Romero.
Printed Name

Witness

Isdalis L. Arregui
Printed Name

DAISY ROSE INVESTMENTS, LLC.
Corporate Name - Printed

By: Its Member Manager

JOAN C. LEE
Printed Name

Address: 12735 SW 114 Avenue, Miami, FL 33176

By: Its Member

OWEN L. LEE
Printed Name

Same as above.
Address if different

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 22nd day of June, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Joan C. Lee and Owen L. Lee, personally known to me, or proven, by producing the following identification: a valid Florida Driver's License to be the Manager and Member Manager of Daisy Rose Investments, a limited liability company organized 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.

Notary Signature

SERGIO R. CASIANO, JR.
Florida Bar #457302
Printed Notary Name

NOTARY SEAL/STAMP

NOTARY PUBLIC - STATE OF FLORIDA
Sergio R. Casiano, Jr.
Commission #DD651566
Expires: MAR. 15, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public, State of FL

My commission expires: 03/15/2011

Commission/Serial No. DD651566

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.

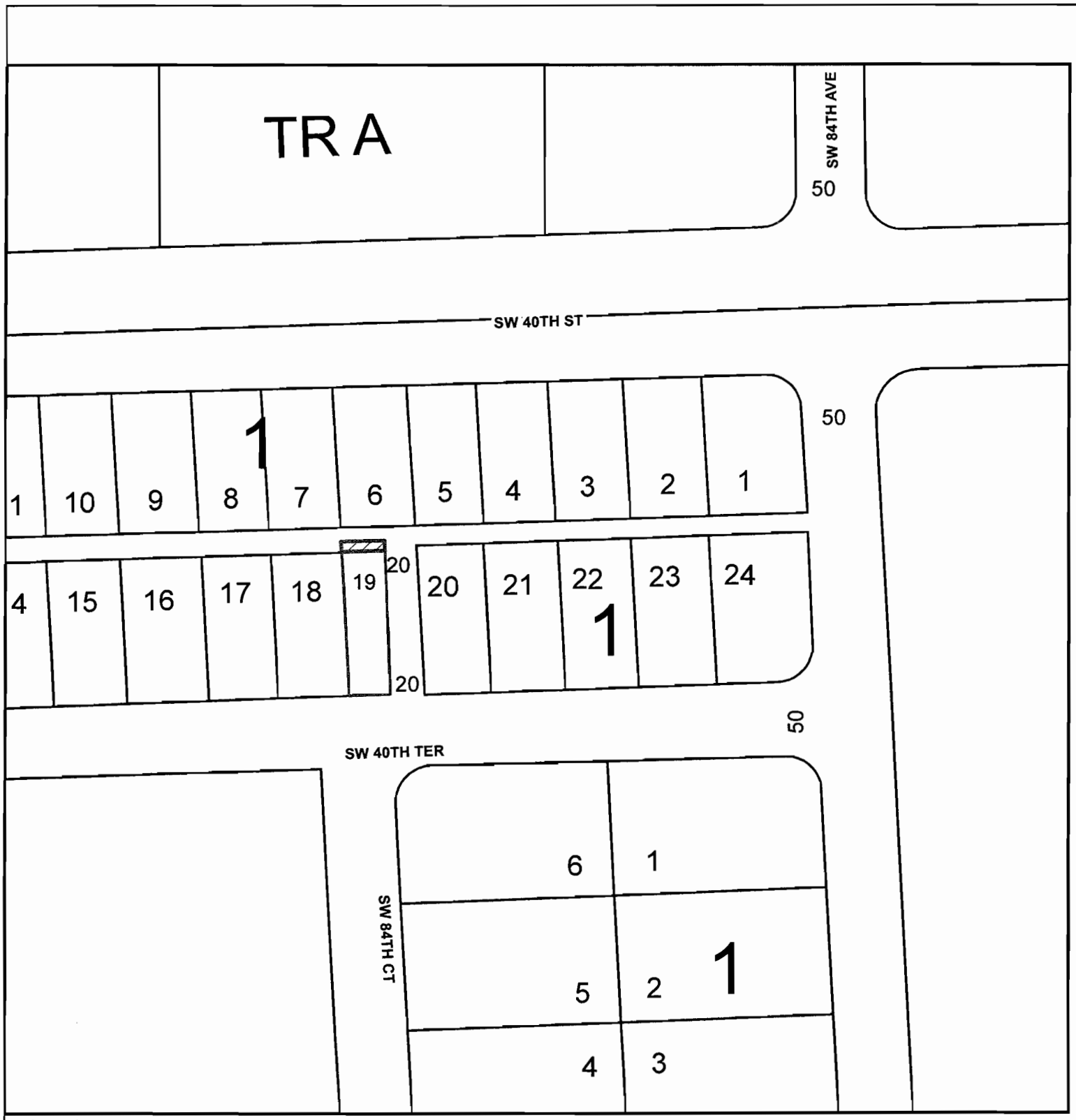
_____
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form and legal sufficiency.

Assistant County Attorney



THIS IS NOT A SURVEY
PARENT TRACT
REF: 30-4022-005-0050
DAISY ROSE INVESTMENTS, LLC
D-23048

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Sen, Javier D. Souto, 10
Miami-Dade County Mayor Carlos Alvarez

N
NTS

QUITCLAIM DEED

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

MIAMI-DADE COUNTY

PWD

Date: July 13 , 2009
Prepared By: Yazmin Moreno

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. 30-6826-000-0150/0160
User Department: Public Works

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

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

THIS INDENTURE, Made this 28 day of May, A.D. **2009**, by and between **White Star Farms, Inc.**, a Florida Corporation, and having its office and principal place of business at 25005 SW 193 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 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 5 feet of the North 40 feet of the NE ¼ of the NE ¼ of the NW ¼ of Section 26, Township 56 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).*

Jeanette Mejia
Witness

Jeanette Mejia
Printed Name

Gordon Mead
Witness

Gordon Mead
Printed Name

Gordon Mead
Witness

Gordon Mead
Printed Name

Jeanette Mejia
Witness

Jeanette Mejia
Printed Name

White Star Farms, Inc., a Florida Corporation
Name of Corporation

By:
Its President or a Vice President

Eugene E. Stearns
Printed Name

Attest:
Secretary

Jennifer Stearns Buttrick
Printed Name

CORP SEAL

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

I HEREBY CERTIFY, that on this 28 day of May, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Eugene Stearns and Jennifer Stearns Butrick, personally known to me, or proven, by producing the following identification: _____ to be the Vice President and ___ Secretary of White Star Farms, 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 _____ 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.

Mary Theresa Cotter
Notary Signature

Notary Public State of Florida
Mary Theresa Cotter
My Commission DD580720
Expires 09/05/2010

MARY THERESA COTTER
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: _____

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.

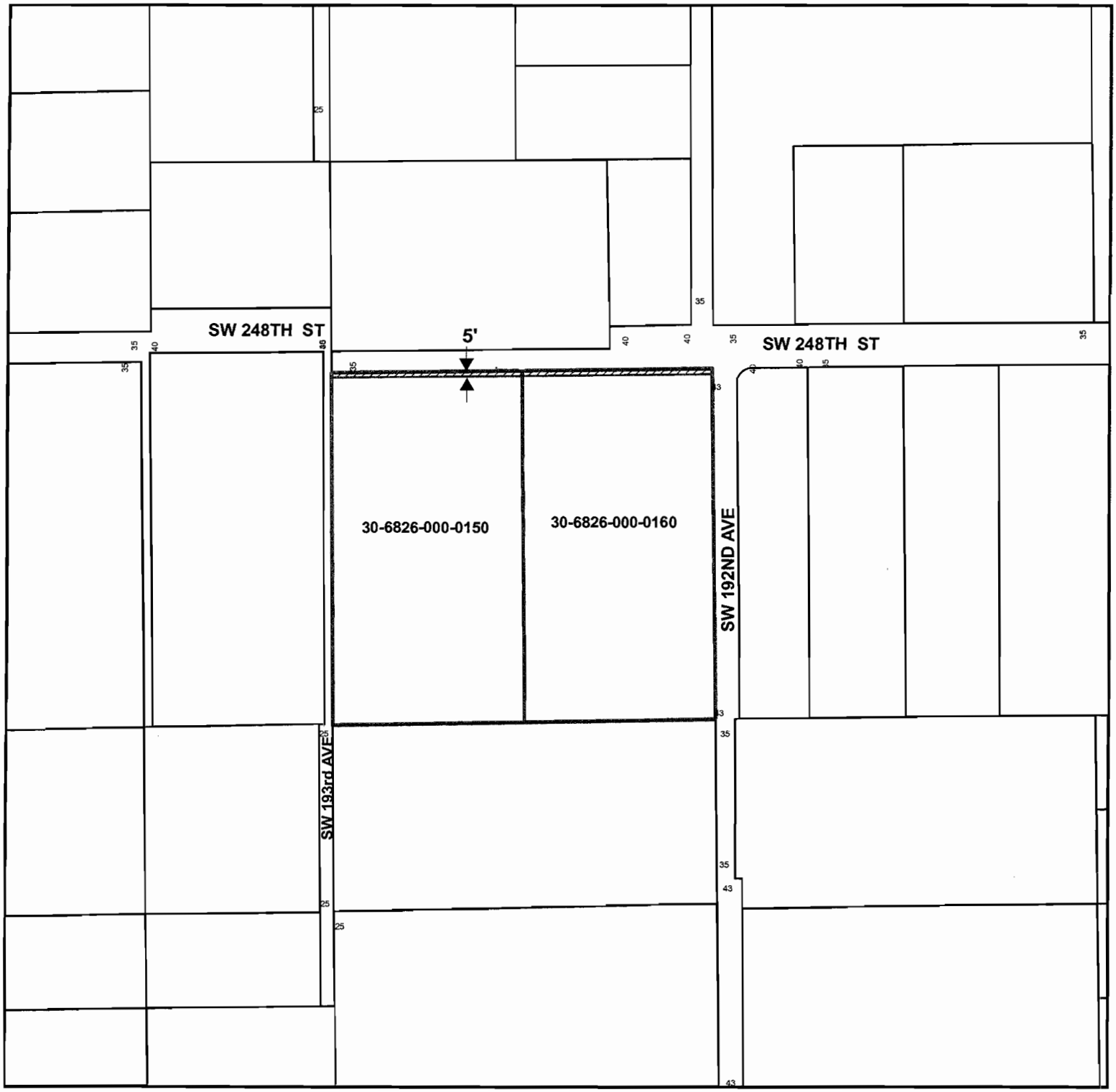
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Katy Sorenson, 8
Miami-Dade County Mayor Carlos Alvarez

N
NTS

PARENT TRACT

FOLIO NO. 30-6826-000-1550/0160
WHITE STAR FARMS, INC.

The South 5 feet of the North 40 feet
of the NE 1/4 of the NE 1/4 of
the NW 1/4 of Section 26,
Township 56 South, Range 38 East

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

26

Date: June 16, 2009
Prepared By: Yazmin Moreno

Instrument prepared by:
Rita Llado, Coordinator II
The School Board of Miami-Dade County, FL
1450 NE 2nd Avenue
Miami, FL 33132
School Board File # 30-7905-000-0180
Project # Replacement School for South Dade SHS

RIGHT-OF-WAY DEED
CONVEYS THE TITLE FOR HIGHWAY PURPOSES

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

THIS INDENTURE, Made this 30 day of September, A.D. 2008, by and between **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**, a body corporate and politic, organized under the laws of the State of Florida, whose address is **1450 NE 2nd Avenue, Miami, Florida 33132**, Party of the First Part, and Miami Dade County a political subdivision of the State of Florida, and its successors in interest, whose address is Public Works Department, Right-of-Way Division, 111 NW 1 Street, Suite 1610, Miami, Fl 33128, 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) 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:

SEE EXHIBITS "A", "B" and "C"

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 successors and assigns, and they shall have the right to immediately re-possess 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, has hereunto set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

Witness

RITA LLADO
Witness Printed Name

Witness

Patricia Good
Witness Printed Name

The School Board of Miami-Dade County, Florida,

By: _____
Grantor's Signature
Print Name: Agustin J. Barrera, Chair
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Attest: _____
Secretary's Signature
Print Name: Alberto M. Carvalho, Secretary
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Approved as to form and legal sufficiency:

By: _____
School Board Attorney
Date: 10/20/05

Right-of-Way Deed to Miami Dade County
Project No. Replacement School for South Dade SHS
School Board File # 30-7905-000-0180
Page 3 of 3 pages

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of October, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Martin J. Barrera and Alberto M. Carvalho, respectively, the Chairman and Secretary of The School Board of Miami-Dade County, Florida, a body corporate and politic, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons who executed the foregoing instrument, on behalf of said corporation, freely and voluntarily for the purposes therein expressed, and who did not take an oath.

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

Sandra Johnakin
Notary Signature

Sandra Johnakin
Printed Notary Name

NOTARY SEAL/STAMP

SANDRA JOHNAKIN
Notary Public, State of Florida
My Comm. expires July 5, 2009
No. DD434010
Bonded thru Arthur J. Gallagher & Co.

Notary Public, State of Florida

My commission expires: 7/5/09

Commission/Serial No. DD434010

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.

_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

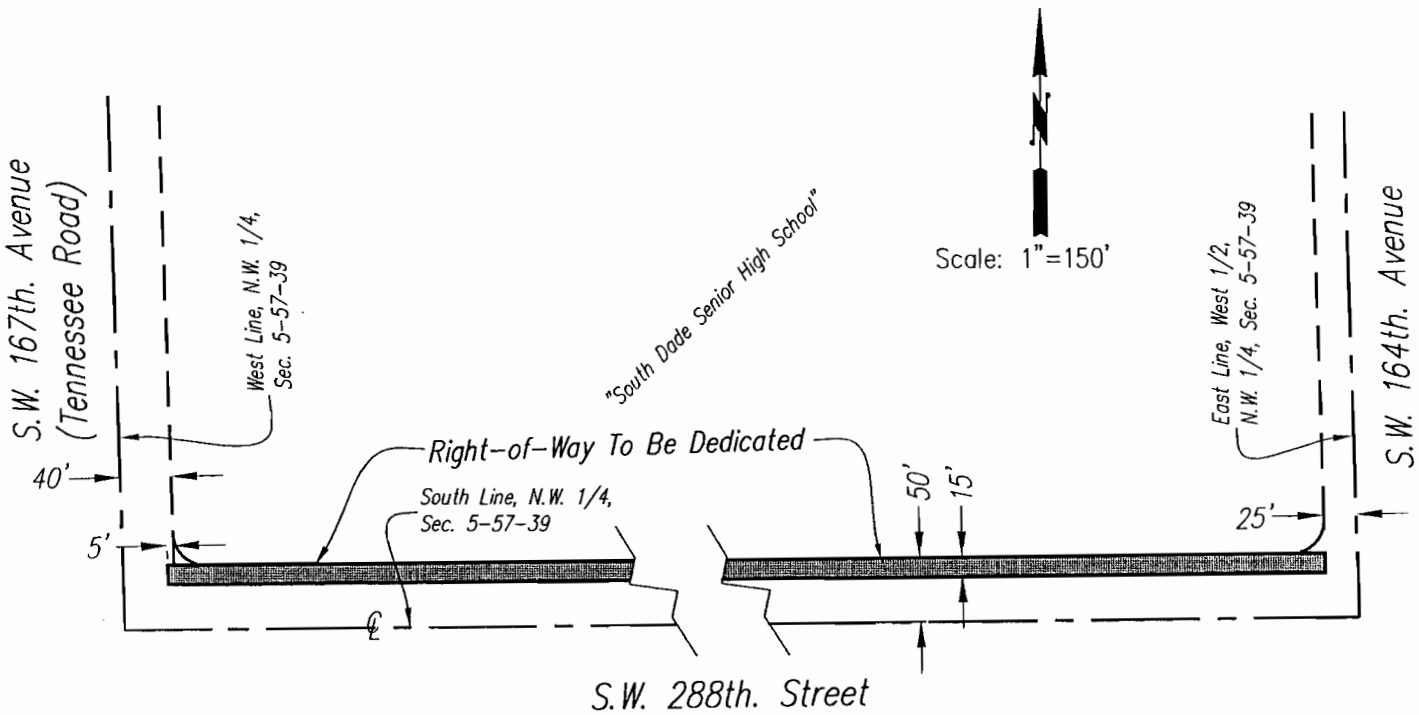
By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

EXHIBIT A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



RIGHT-WAY DEDICATION EASEMENT

LEGAL DESCRIPTION

The North 15.00 feet of the South 50.00 feet of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 57 South, Range 39 East, Miami-Dade County , Florida, less the West 35.00 feet and less the East 25.00 feet thereof.

Schwebke-Shiskin & Associates, Inc. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284

11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 444844

DATE: 06-27-07

31

SHEET 1 OF 1 SHEET(S)

F.B.: N.A.

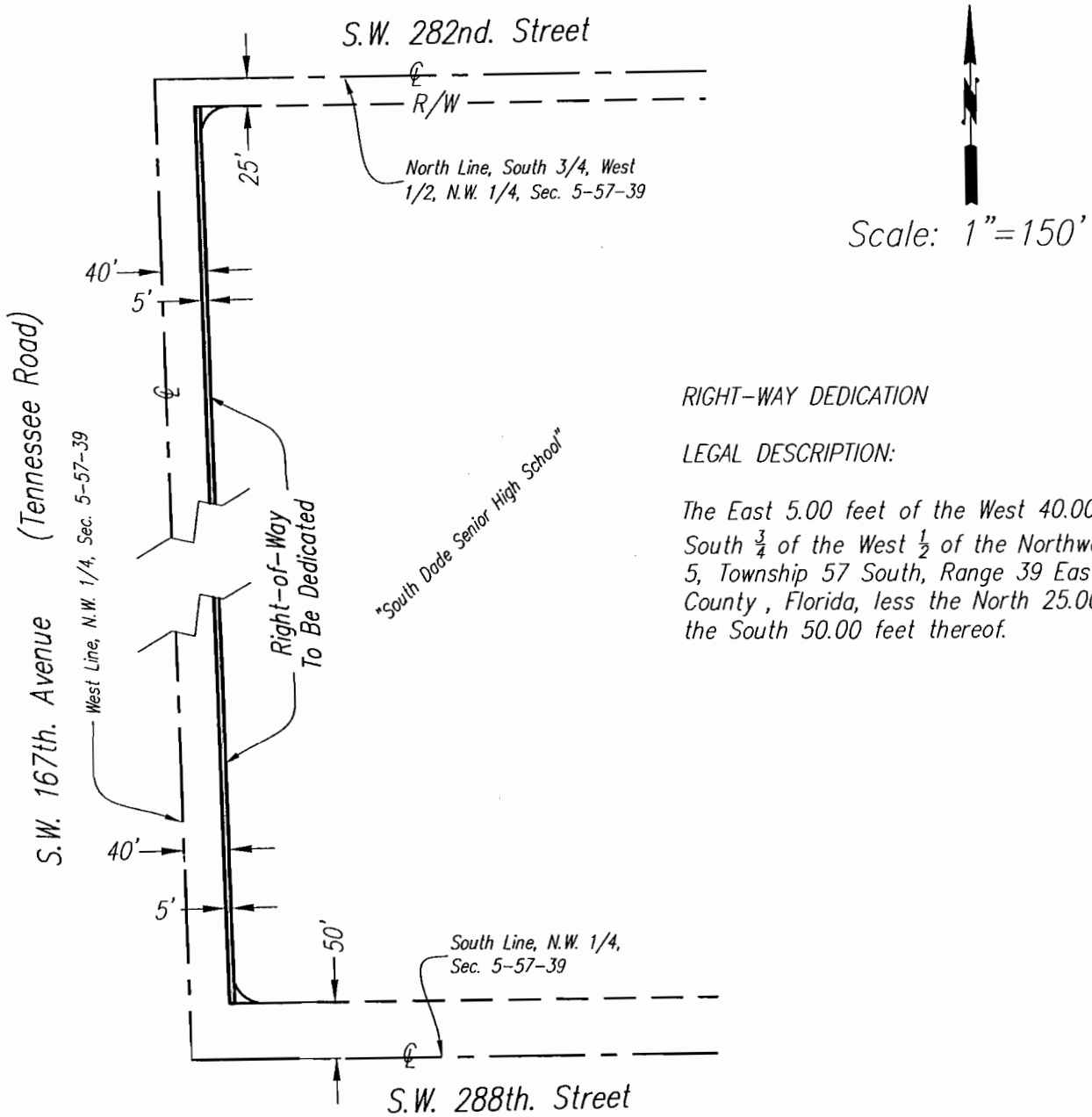
PREPARED UNDER MY SUPERVISION:

JOSE L. SANFIEL ASST. VICE PRES.

FLORIDA PROF. LAND SURVEYOR NO. 5636

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



RIGHT-WAY DEDICATION

LEGAL DESCRIPTION:

The East 5.00 feet of the West 40.00 feet of the South $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 57 South, Range 39 East, Miami-Dade County , Florida, less the North 25.00 feet and less the South 50.00 feet thereof.

Schwebke-Shiskin & Associates, Inc. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284

11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 444844

DATE: 06-27-07

32

SHEET 1 OF 1 SHEET(S)

F.B.: N.A.

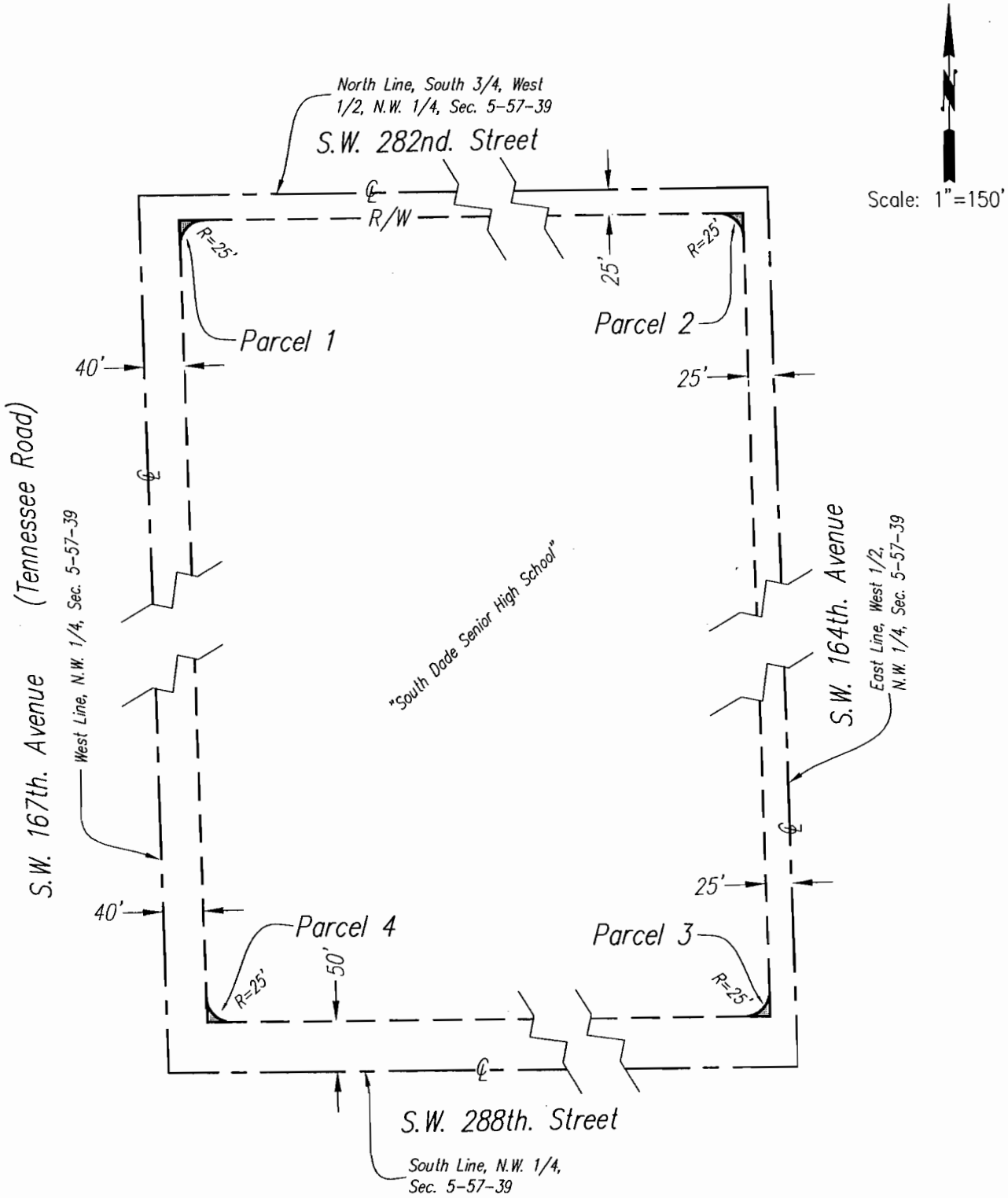
PREPARED UNDER MY SUPERVISION:

JOSE L. SANFIEL ASST. VICE PRES.

FLORIDA PROF. LAND SURVEYOR NO. 5636

EXHIBIT C

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Schwebke-Shiskin & Associates, Inc. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284

11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 444844

DATE: 06-27-07

F.B.: N.A.

SHEET 1 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

JOSE L. SANFIEL ASST. VICE PRES.

FLORIDA PROF. LAND SURVEYOR NO. 5636

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIGHT-WAY DEDICATIONS

LEGAL DESCRIPTION:

PARCEL 1:
A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County , Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Southeast, said arc being tangent to a line 25.00 feet South of and parallel with, as measured at right angles to, the North line of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, and being tangent to a line 40.00 feet East of and parallel with, as measured at right angles to, the West line of the Northwest 1/4 of said Section 5.

PARCEL 2:
A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County , Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Southwest, said arc being tangent to a line 25.00 feet South of and parallel with, as measured at right angles to, the North line of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, and being tangent to a line 25.00 feet West of and parallel with, as measured at right angles to, the East line of the West 1/2 of Northwest 1/4 of said Section 5.

PARCEL 3:
A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County , Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Northwest, said arc being tangent to a line 25.00 feet West of and parallel with, as measured at right angles to, the East line of the West 1/2 of the Northwest 1/4 of said Section 5, and being tangent to a line 50.00 feet North of a parallel with, as measured at right angles to, the South line of the Northwest 1/4 of said Section 5.

PARCEL 4:
A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County , Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Northeast, said arc being tangent to a line 50.00 feet North of the South line of the Northwest 1/4 of said Section 5, and being tangent to a line 40.00 feet East of and parallel with, as measured at right angles to, the West line of the Northwest 1/4 of said Section 5.

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 444844

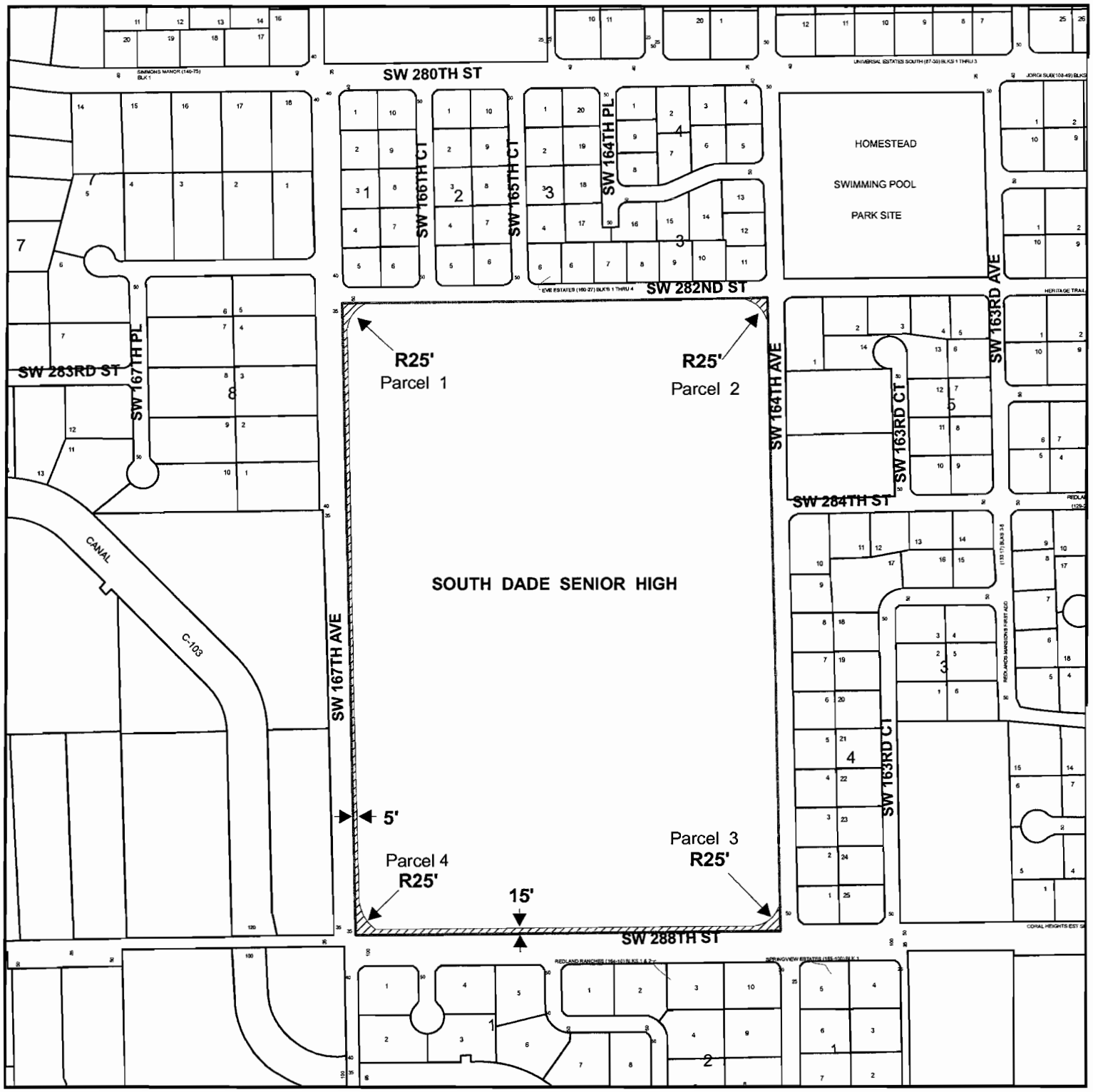
DATE: 06-27-07 34

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

PREPARED UNDER MY SUPERVISION

JOSE L. SANFIEL ASST. VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 5636



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Katy Sorenson, 8
Miami-Dade County Mayor Carlos Alvarez

N
NTS

PARENT TRACT

FOLIO NO. 30-7905-000-0180
THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

35

Date: May 27, 2009
Prepared By: Yazmin Moreno

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. 30-3121-034-1980
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 28th day of April, A.D. 2009, by and between **Richard Kohn** and **Ronald Kohn**, Trustees, whose address is 3580 Palmetto Ave., 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 area bounded by the north and east lines of Lot 1, Block 18 of "SEMINOLE LAWN", as recorded in Plat Book 16, Page 4, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the southwest, 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 *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 *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)

Witness

Ronald E. Revales
Witness Printed Name

Isabel C. Herrera
Witness

Isabel C. Herrera
Witness Printed Name

Witness

Ronald E. Revales
Witness Printed Name

Isabel C. Herrera
Witness

Isabel C. Herrera
Witness Printed Name

(Sign)

Richard Kohn
Printed Name

60 Edgewater Dr. Coral Gables, FLA 33133
Address (if different)

(Sign)

Ronald Kohn
Printed Name

3580 Palmetto Ave, Miami, FL 33133
Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28 day of April, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RONALD KOHN, RICHARD KOHN 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.

Jovanna Rodriguez
Notary Signature

Jovanna Rodriguez
Printed Notary Name

NOTARY SEAL/STAMP

JOVANNA RODRIGUEZ
MY COMMISSION # DD795107
EXPIRES: June 05, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public, State of Fl

My commission expires: 6/5/12

Commission/Serial No. DD795107

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.

_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

_____
Assistant County Attorney

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Dorrin D. Rolle, 2

Miami-Dade County Mayor Carlos Alvarez

N

NTS

PARENT TRACT

FOLIO NO. 30-3121-034-1980

RICHARD KOHN &

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

MIAMI-DADE COUNTY

MIAMI-DADE PWD

Date: June 3nd, 2009
Prepared By: Yazmin Moreno

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. 30-4009-003-0030
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

CORP SEAL

STATE OF _Florida_____)
)
COUNTY OF _Dade _____)

I HEREBY CERTIFY, that on this 14 day of February, A.D. 2006, 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 SEAL/STAMP

LISA H. HARRIS
Notary Public, State of Florida
My Comm. expires July 5, 2009
No. DD410357
Bonded thru Arthur J. Gallagher & Co.

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 portion of land lying and being in Section 9, Township 54 South, Range 40 East, and in Tract 3–A, REVISED PLAT OF MIAMI WESTGATE TRACT, according to the plat thereof as recorded in Plat Book 33 at Page 58 of the Public Records of Miami–Dade County, Florida being more particularly described as follows:

Commence at the Southwest corner of said Tract 3–A; thence S89°54'23"E along the South line of said Tract 3–A for 25.00 feet; thence N00°13'19"E along a line 25 feet east of and parallel with the West line of said Tract 3–A for 20.00 feet to the Point of Beginning; thence N00°13'19"E along the East right of way line of S.W. 89th Court for 1272.10 feet; thence S89°59'14" E along the Southerly right of way line of S.W. 12th Street, being a line 5.00 feet North of the North line of said Tract 3–A for 17.56 feet to a point on ~~a to a point on~~ a circular curve, concave to the Southeast and whose radius point bears S00°00'46"W; thence Southwesterly along a 11.50 foot radius curve leading to the left, through a central angle of 89°47'27" for an arc distance of 18.02 feet to a point of tangency; thence S00°13'19"W along a line 31.10 feet east of and parallel with said West line of Tract 3–A for 1243.11 feet to a point of curvature; thence Southeasterly along a 17.50 foat radius curve leading to the left, through a central angle of 90°07'42" for an arc distance of 27.53 feet to a point of cusp; thence N89°54'23"W along the Northerly right of way line of S.W. 16th Street for 23.64 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 9, Township 54 South, Range 40 East, Miami–Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 89°54'23" E for the South line of Tract 3–A.
- Dimensions indicated hereon are based on Fortin, Leavy, Skiles, sketch no. 2004–040c.
- Lands shown hereon containing 7,854 square feet, or 0.18 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on May 28, 2004, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17–6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

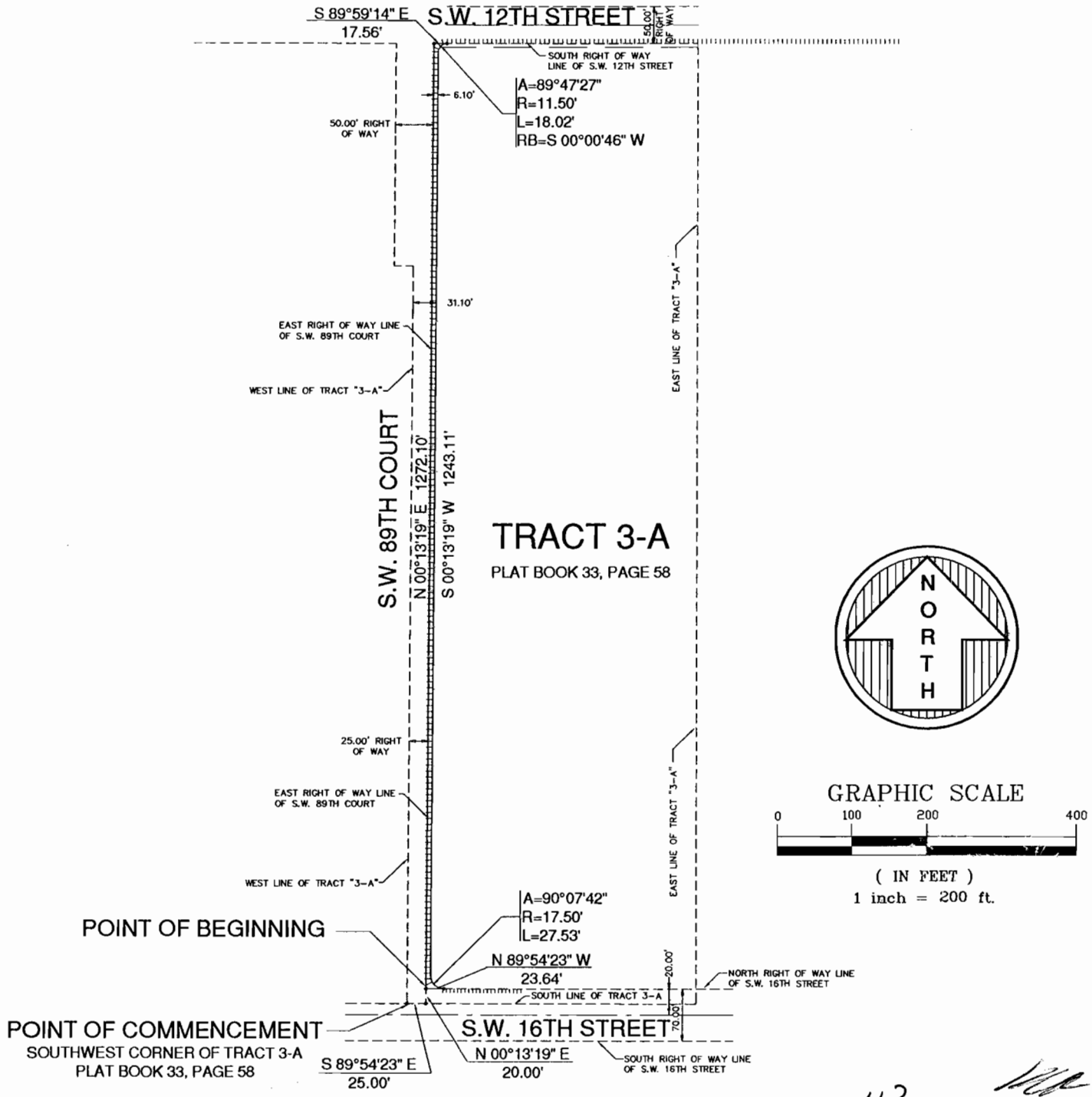
By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

42

LEGAL DESCRIPTION

Drawn By	ACS	DESCRIPTION, NOTES, & CERTIFICATION		Date	5/28/04
Cad. No.	041000	FORTIN, LEAVY, SKILES, INC.		Scale	NO SCALE
Ref. Dwg.	2004–040c	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Job. No.	041000
Revision:	10/14/04	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Dwg. No.	1004–070
Plotted:	10/14/04 2:31p	180 Northeast 168th. Street / North Miami Beach, Florida. 33162		Sheet	1 of 2
		Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com			

EXHIBIT "A"



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

43

Drawn By	ACS	SKETCH OF DESCRIPTION		Date	5/28/04
Cad. No.	041000	FORTIN, LEAVY, SKILES, INC.		Scale	1" = 200'
Ref. Dwg.	2004-040c	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Job. No.	041000
Revision:	10/14/04	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Dwg. No.	1004-070
Plotted:	10/14/04 2:31p	180 Northeast 168th. Street / North Miami Beach, Florida. 33162		Sheet	2 of 2
		Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com			

Opinion of Title

TO: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a proposed Right-of-Way Deed, covering the real property hereinafter described, it is hereby certified that we have examined the Title Report covering the period through the ***9th day of September, 2004***, inclusive, of the following described property:

See Attached Exhibit "A"

I am in the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

The Board of Public Instruction of Dade County, Florida,
now known as The School Board of Miami-Dade County Florida

Subject to the following encumbrances, liens, and other exceptions (If "none" please indicate):

1. RECORDED MORTGAGES:
None

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

Resolution No. 7899 granting petition of Board of Public Instruction to close portions of S.W. 89th Avenue and S.W. 12th Street, recorded on September 26, 1962 in Official Record 3347, Page 558, of the public records of Miami-Dade County, Florida.

3. GENERAL EXCEPTIONS:

1. All taxes for the year in which this opinion is rendered and subsequent years or special assessments which are not shown as existing liens by the public record.

2. Rights or claims of parties in possession other than the above owner not show by the public record.

3. Facts that would be disclosed by an accurate survey.

4. Any unrecorded labor, mechanics or materialmen's liens.

5. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

A. Memorandum of Series 2001 Ground Lease dated May 1, 2001 recorded on June 19, 2001 under Clerk's File No. 01R318248 in Official Record 192729, Page 2198, public records of Miami-Dade County, Florida.

B. Memorandum of Series 2001-1 Lease dated May 1, 2001 recorded on June 19, 2001 under Clerk's File No. 01R318249 of Miami-Dade County, Florida.

C. Right-of-Way Easement to Dade County dated January 23, 1957, recorded in Book 79, Page 639, public records of Miami-Dade County, Florida.

D. Right-of-Way Deed Easement dated April 11, 1990, recorded in Official Record 14552, Page 2762, public records of Miami-Dade County, Florida.

E. Agreement for Water and Sanitary Sewer dated March 24, 2003, recorded under Clerk File No. 2003R0299711 in Official Book 21230, Page 4847 public records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

Name	**Interest**	**Special Exception Number**
None		

The following is a description of the aforementioned Title Report and its continuations:

Number	**Company Certifying**	**No. of Entries**	**Period Covered**
Certificate No. 382,568	National Title Abstract Company	9	Through 9/9/04

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted this ***21st day of April, 2005.***

Name

Print Name: Johnny Brown, Esq.
Florida Bar No. 0249319

Address: 1450 N.E. 2nd Avenue, Rm #400
Miami, Florida 33132

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21st day of April, by Johnny Brown, who is personally known to me or has produced _____, as identification.

PAMELA CARTER
Notary Public, State of Florida
My Comm. Expires July 05, 2005
No. [illegible]
Bonded thru Arthur J. Gallagher & Co.

Notary Public

Print Name

My Commission Expires:

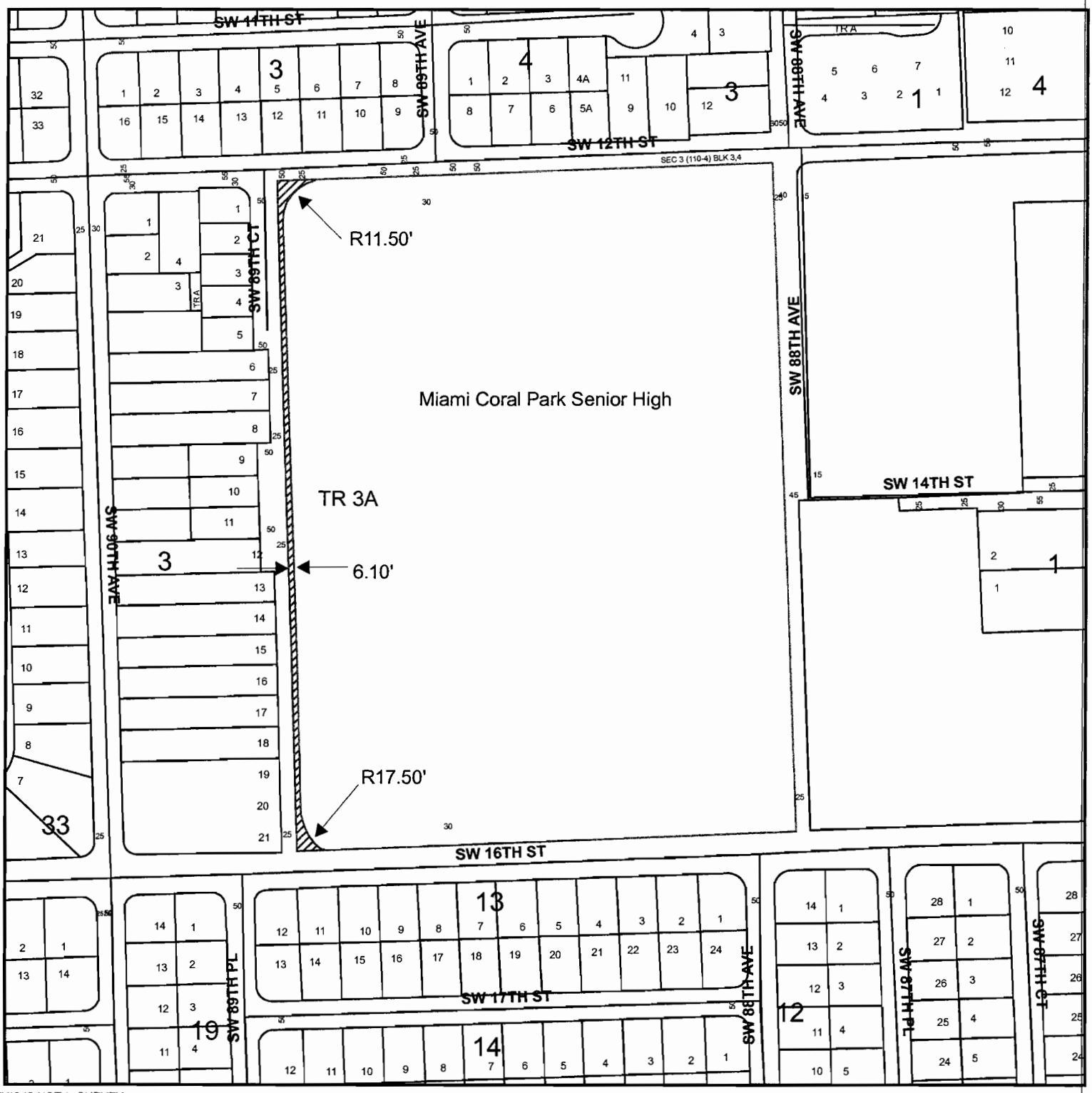
45

EXHIBIT A

The West ½ of the Southeast ¼ of the Northeast ¼ of Section 9, Township 54 South, Range 40 East, Miami-Dade County, Florida, less the South 35.00 feet, the East 25.00 feet and the North 25.00 feet thereof;

TOGETHER WITH

Tract 3-A, **"REVISED PLAT OF MIAMI WESTGATE TRACT"**, according to the Plat thereof as recorded in Plat Book 33, at Page 58, of the Public Records of Miami-Dade County, Florida, less the South 20.00 feet and the West 25.00 feet thereof, subject to the closing of S.W. 89 Avenue and the South 5.00 feet of S.W. 12th Street as bounded by said Tract 3-A.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Sen.Javier D. Soto, 10
Miami-Dade County Mayor Carlos Alvarez

N

NTS

PARENT TRACT

FOLIO NO. 30-4009-003-0030

SCHOOL BOARD OF MIAMI-DADE COUNTY

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

MIAMI-DADE COUNTY

PWD

Date: August 24, 2009
Prepared By: Yazmin Moreno

Instrument prepared by:
Rita Llado, Coordinator II
The School Board of Miami-Dade County, FL
1450 NE 2nd Avenue
Miami, FL 33132
School Board File # 30-6019-000-0015
Project # State School "A-1", 23555 SW 112 Avenue, Miami, Fl 33032

RIGHT-OF-WAY DEED
CONVEYS THE TITLE FOR HIGHWAY PURPOSES

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

THIS INDENTURE, Made this 30 day of September, A.D. 2008, by and between **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**, a body corporate and politic, organized under the laws of the State of Florida, whose address is **1450 NE 2nd Avenue, Miami, Florida 33132**, Party of the First Part, and Miami Dade County a political subdivision of the State of Florida, and its successors in interest, whose address is Public Works Department, Right-of-Way Division, 111 NW 1 Street, Suite 1610, Miami, Fl 33128 , 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) 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:

SEE EXHIBIT A

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 successors and assigns, and they shall have the right to immediately re-possess 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, has hereunto set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

Witness

RITA LLADO
Witness Printed Name

Annette Jones.
Witness

Annette Jones
Witness Printed Name

The School Board of Miami-Dade County, Florida,

By: _____
Grantor's Signature
Print Name: Agustin J. Barrera, Chair
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Attest: _____
Secretary's Signature
Print Name: Alberto M. Carvalho, Secretary
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Approved as to form and legal sufficiency:

By: _____
School Board Attorney
Date: 10/20/06

Right-of-Way Deed to Miami Dade County
Project No. State School "A-1", 23555 SW 112 Avenue, Miami, Fl 33032
School Board File # 30-6019-000-0015

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of October, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Agustin J. Barrera and Alberto M. Carvalho, respectively, the Chair and Secretary of The School Board of Miami-Dade County, Florida, a body corporate and politic, personally known to me, or proven, by producing the following methods of identification:_____ to be the persons who executed the foregoing instrument, on behalf of said corporation, freely and voluntarily for the purposes therein expressed, and who did not take an oath.

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

Sandra Johnakin
Notary Signature

Sandra Johnakin
Printed Notary Name

NOTARY SEAL/STAMP

SANDRA JOHNAKIN
Notary Public, State of Florida
My Comm. expires July 5, 2009
No. DD434010
Bonded thru Arthur J. Gallagher & Co.

Notary Public, State of Florida

My commission expires: 7/5/09

Commission/Serial No. DD434010

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.

_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

"EXHIBIT A"

SCHOOL A-1 CAYON DEVELOPMENT.
LEGAL DESCRIPTION

DEDICATION OF 25.00 FEET R/W FOR MIAMI-DADE COUNTY

LEGAL DESCRIPTION.

SCHOOL A–1 CAYON DEVELOPMENT

DESCRIPTION FOR DEDICATION OF 25.00 FEET R/W FOR MIAMI–DADE COUNTY

THAT PART OF THE NORTH ½ OF THE N.E. ¼ OF SECTION 19 TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI–DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE N.E. ¼ OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI–DADE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SAID NORTH ½ OF THE N.E. ¼, NORTH 89 DEGREES, 13 MINUTES AND 27 SECONDS EAST FOR 50.00 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 50 FEET OF SAID NORTH ½ AND THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 50.00 FEET, NORTH 00 DEGREES 19 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 50.20 FEET TO A POINT OF CUSP; THEN ALONG A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES, 26 MINUTES, 46 SECONDS FOR AN ARC DISTANCE OF 39.46 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY IS 25.00 FEET NORTH OF SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTH EAST 1/4; THENCE NORTH 89 DEGREES 13 MINUTES AND 27 SECONDS EAST FOR A DISTANCE OF 584.61 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES AND 33 SECONDS EAST FOR 25 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE NORTH ½ OF THE NE ¼, THENCE ALONG SAID LINE SOUTH 89 DEGREES 13 MINUTES AND 27 SECONDS WEST FOR 610.00 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 15,384.15 Square feet OR 0.3532 Acres

PREPARED BY:
FERNANDO Z. GATELL PSM
F.R. ALEMAN AND ASSOCIATES, INC
10305 NW 41ST STREET SUITE 200
MIAMI, FLORIDA 33178

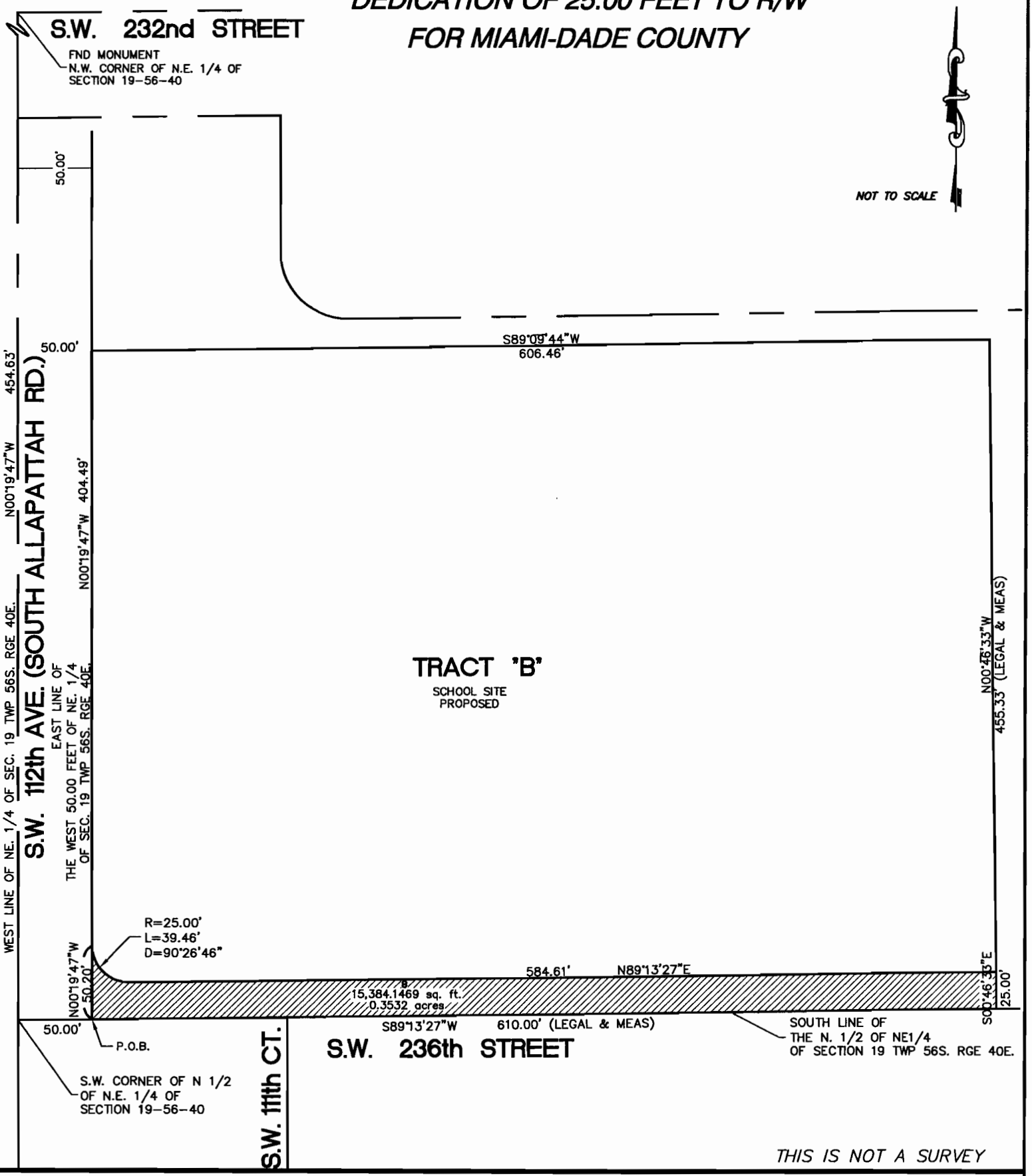
LB: 6785

FERNANDO Z. GATELL P.S.M.
VICE–PRESIDENT
CERTIFICATE No. 2821
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DEDICATION OF 25.00 FEET TO R/W FOR MIAMI-DADE COUNTY



THIS IS NOT A SURVEY

SCHOOL A-1 CAYON DEVELOPMENT
DEDICATION TO R/W

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: katy Sorenson, 8
Miami-Dade County Mayor Carlos Alvarez

PARENT TRACT
FOLIO NO. 30-6019-000-0015
SCHOOL BOARD OF MIAMI DADE COUNTY

N
NTS

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY

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

54

MIAMI-DADE PWD

Date: May 19, 2009
Prepared By: Yazmin Moreno

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

Instrument prepared by:
Judith A. Burke, Esq.
Shutts & Bowen LLP
Suite 1500
201 South Biscayne Boulevard
Miami, FL 33131
Folio No. 31-2211-004-0150

User Department Public Works

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, made this ____ day of ____June_____, A.D. 2009, between Fortune Ocean, LLLP, a Florida limited liability limited partnership, and having its office and principal place of business at _1300 Brickell Avenue, Miami, Florida, 33131, 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 to the party of the second part, and its successors in interest, a non-exclusive easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, controllers, poles, traffic signal detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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).

Witness

SHEILA MARQUEZ

Printed Name

Witness

Jennifer King

Printed Name

Witness

PABLO LONTOU

Printed Name

Witness

GEORGE FRAGUIO

Printed Name

Fortune Ocean, LLLP, a Florida limited liability company

By: Ocean Residences GP, LLC, a Florida limited liability company, General Partner

By: Fortune International Management Inc., a Florida corporation, Manager

By: Edgardo Defortuna President

By: CARLOS CARBALLO Secretary

Printed Name

Address if different

CORP SEAL

STATE OF Florida)
)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 26 day of May, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Edgardo Defortuna, as President of Fortune International Management, Inc., a Florida corporation, Manager of Ocean Residences GP, LLC, a Florida limited liability company, General Partner, of Fortune Ocean, LLLP, a Florida limited liability limited partnership on behalf of the partnership and _____, personally known to me, or proven, by producing the following identification: _____ to be the President and Secretary of Fortune International Management, Inc., a corporation 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 he / she / 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.

NOTARY PUBLIC STATE OF FLORIDA
Sudian Perez
Commission #DD748162
Expires: MAR. 02, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Sudian Perez
Notary Signature

SUDIAN PEREZ
Printed Notary Name

NOTARY SEAL/STAMP Notary Public, State of Florida
My commission expires: 3-2-2012
Commission/Serial No. DD748162

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.

_____
Special Assistant to the
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By:_____
Deputy Clerk

_____
Assistant County Attorney

AFFIDAVIT OF MEMBERS, MANAGING MEMBERS, AND MANAGERS OF FLORIDA LIMITED LIABILITY COMPANY

WE, (Print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit; the list of names and titles shall include all names on the list required by Section 608.4101(1)(a), Fla. Stat. (2004), as same may be amended from time to time)

Full name	**Title(s)**
Edgardo Defortuna	President

hereby swear or affirm that

1. **The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat. (2004), as same may be amended from time to time, of the Florida Limited Liability Company known as Fortune Ocean, LLLP, a Florida limited liability limited partnership (Print name of the Florida Limited Liability Company as the name appears in the Articles of Organization currently filed with the Secretary of State of the State of Florida);**
2. **There are no Members, Managing Members or Managers of the aforesaid Florida Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.**
3. **There are no provisions in any Articles of Organization of the aforesaid Florida Limited Liability Company or in any operating agreement, written or oral, of the aforesaid Florida Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Traffic Signal Easement (Print the title of the instrument or document) by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability as set forth in the foregoing instrument or document.**
4. **All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the foregoing Florida Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by**

reference hereto, to wit, Traffic Signal Easement (Print the title of the instrument or document) for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instrument or document.

5. **All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.**

Sworn to and subscribed before me this 26 day of May, 2009 (year) by Edgardo Defortuna (print name legibly), who is personally known to me or who has produced _____ (type of identification).

Sudian Perez **(Signature of Notary Public)**

SUDIAN PEREZ **(Print, type or stamp name of notary public)**

(Add additional Notary Public areas for other LLC Members, Managing Members, and Managers, as needed)

NOTARY PUBLIC-STATE OF FLORIDA
Sudian Perez
Commission #DD748162
Expires: MAR. 02, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

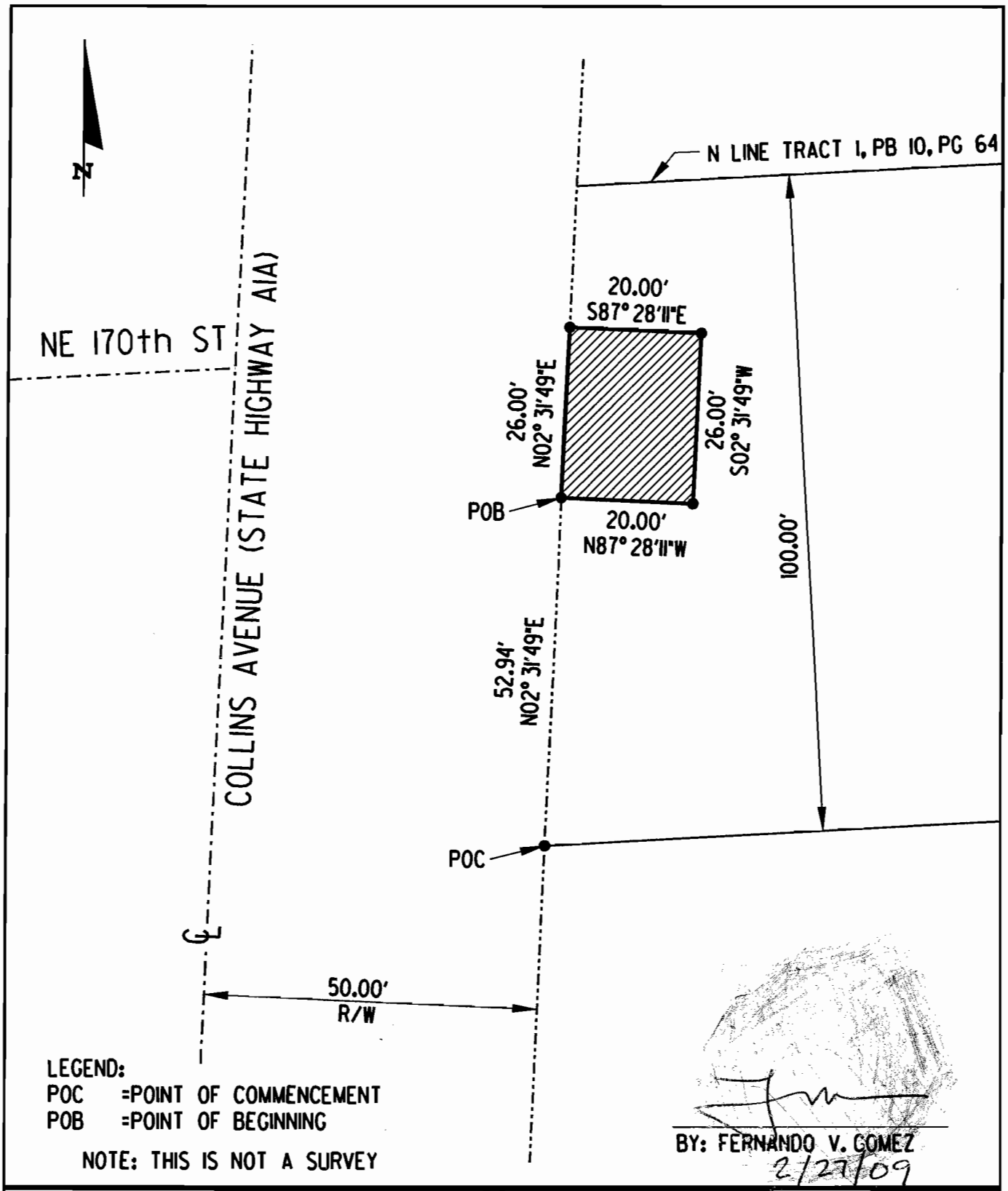
January 10, 2006

SIGNAL EQUIPMENT MAINTENANCE EASEMENT

LEGAL DESCRIPTION:

A portion of the North 100 feet of Tract 1, lying East of State Highway A1A (Collins Avenue) as shown on the plat entitled "SUBDIVISION OF GOVERNMENT LOT 6 IN SECTION 2, TOWNSHIP 52 SOUTH, RANGE 42 EAST, AND GOVERNMENT LOTS 1, 2, 4 AND PORTIONS OF LOTS 5 AND 6, SECTION 11, TOWNSHIP 52 SOUTH, RANGE 42 EAST" made by Tatum's Ocean Park Co., according to the map or plat thereof as recorded in Plat Book 10, Page 64, of the public records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at a point of intersection with the East right of way line of Collins Avenue and the South line of the North 100 feet of the aforementioned Tract 1; thence run North 02°31'49" East, along the East right of way line of Collins Avenue, for a distance of 52.94 feet to the POINT OF BEGINNING; thence continue North 02°31'49" East, along the last described course for a distance of 26.00 feet; thence run South 87°28'11" East for a distance of 20.00 feet; thence run South 02°31'49" West, along a line parallel with and 20.00 East of, as measured at right angles to, the East right of way line of Collins Avenue for a distance of 26.00 feet; thence run North 87°28'11" West for a distance of 20.00 feet to the POINT OF BEGINNING; containing 520 square feet more or less.



LEGEND:
POC =POINT OF COMMENCEMENT
POB =POINT OF BEGINNING

NOTE: THIS IS NOT A SURVEY

BY: FERNANDO V. GOMEZ
2/27/09

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SIGNAL EQUIPMENT MAINTENANCE EASEMENT

Bolton, Perez & Associates
CONSULTING ENGINEERS
7205 CORPORATE CENTER DRIVE., SUITE 201
MIAMI, FLORIDA 33126
CERTIFICATE OF AUTHORIZATION NO. 7904

SCALE: 1"=20'	DATE: 01-10-06		PAGE 2 OF 2

THIS IS NOT A SURVEY

Municipality: SUNNY ISLES BEACH
Commission District: Sally A. Heyman, 4
Miami-Dade County Mayor Carlos Alvarez

N

NTS

FOLIO NO. 31-2211-004-0150
FORTUNE OCEAN, LLLP

TRAFFIC SIGNAL EASEMENT

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

MIAMI-DADE COUNTY

PWD

Date: August 21, 2009
Prepared by: Yazmin Moreno

RETURN TO:

RIGHT OF WAY DIVISION
MIAMI-DADE COUNTY PUBLIC WORKS DEPT.
111 NW 1ST STREET
MIAMI, FLORIDA 33128-1970

Folio #
35-3027-067-3210

THIS INSTRUMENT PREPARED BY:

RICHARD L. SCHANERMAN, ESQUIRE
AKERMAN SENTERFITT
ONE SOUTHEAST THIRD AVENUE, 25TH FLOOR
MIAMI, FLORIDA 33131

TRAFFIC SIGNAL EASEMENT

THIS EASEMENT, made this 25 day of June, 2009 between Park Square Commercial – Phase 1, Inc., a Florida corporation, having its office and principal place of business at 5835 Blue Lagoon Drive, 4th Floor, Miami, Florida 33126, 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 NW 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 to the party of the second part, and its successors in interest, an easement, license and privilege to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

THE NORTH 50.00 FEET OF THE EAST 36.00 FEET OF TRACT "C" OF "PARK SQUARE AT DORAL" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167 AT PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

[SIGNATURE BLOCK APPEARS ON THE FOLLOWING PAGE]

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:

PRINT NAME OF WITNESS BELOW:
ISABEL D. MELAS

PRINT NAME OF WITNESS BELOW:
Julio Cabrera

PRINT NAME OF WITNESS BELOW:
Elizabeth Gonzalez

PRINT NAME OF WITNESS BELOW:
AMILDES BETANCOURT

PARK SQUARE COMMERCIAL – PHASE 1, INC., a Florida corporation

By: Masoud Shojaee, President

By: Maria Lamas Shojaee, Secretary

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was hereby acknowledged this 25 day of June, 2009 by Masoud Shojaee, President and Maria Lamas Shojaee, Secretary of Park Square Commercial – Phase 1, Inc., a Florida corporation, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA

LYDIA CABRERA
Notary Public - State of Florida
My Commission Expires Aug 30, 2012
Commission # DD 785284
Bonded Through National Notary Assn.

JOINDER OF

PARK SQUARE COMMERCIAL ASSOCIATION, INC.

Park Square Commercial Association, Inc. ("Association") does hereby join in the foregoing Traffic Signal Easement (the "Easement") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 25 day of June, 2009.

WITNESSES:

Print Name: MABEL Q. MELAS

Print Name: Elizabeth Gonzalez

PARK SQUARE COMMERCIAL ASSOCIATION, INC., a Florida not-for-profit corporation

By:

Name: Chantel Melendi
Title: President
Date: 6/25/09

[SEAL]

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

The foregoing instrument was acknowledged before me this 25 day of June, 2009 by Chantel Melendi, as President of Park Square Commercial Association, Inc., a Florida not-for-profit corporation, who is personally known to me or who produced _____ as identification, on behalf of the corporation.

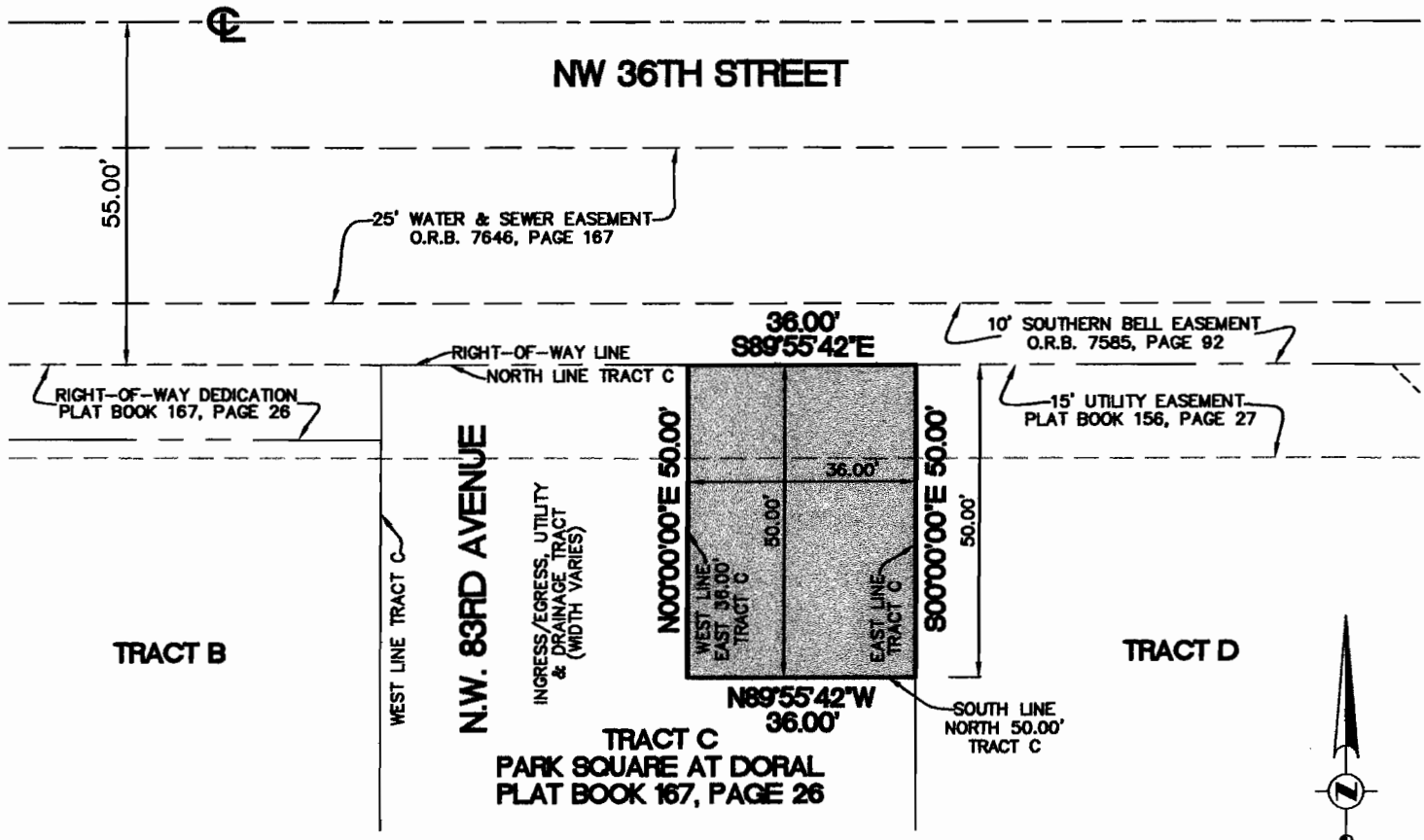
My commission expires:

NOTARY PUBLIC, State of Florida at Large
Print Name Lydia Cabrera

LYDIA CABRERA
Notary Public - State of Florida
My Commission Expires Aug 30, 2012
Commission # DD 785284
Bonded Through National Notary Assn.

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 LB#3870

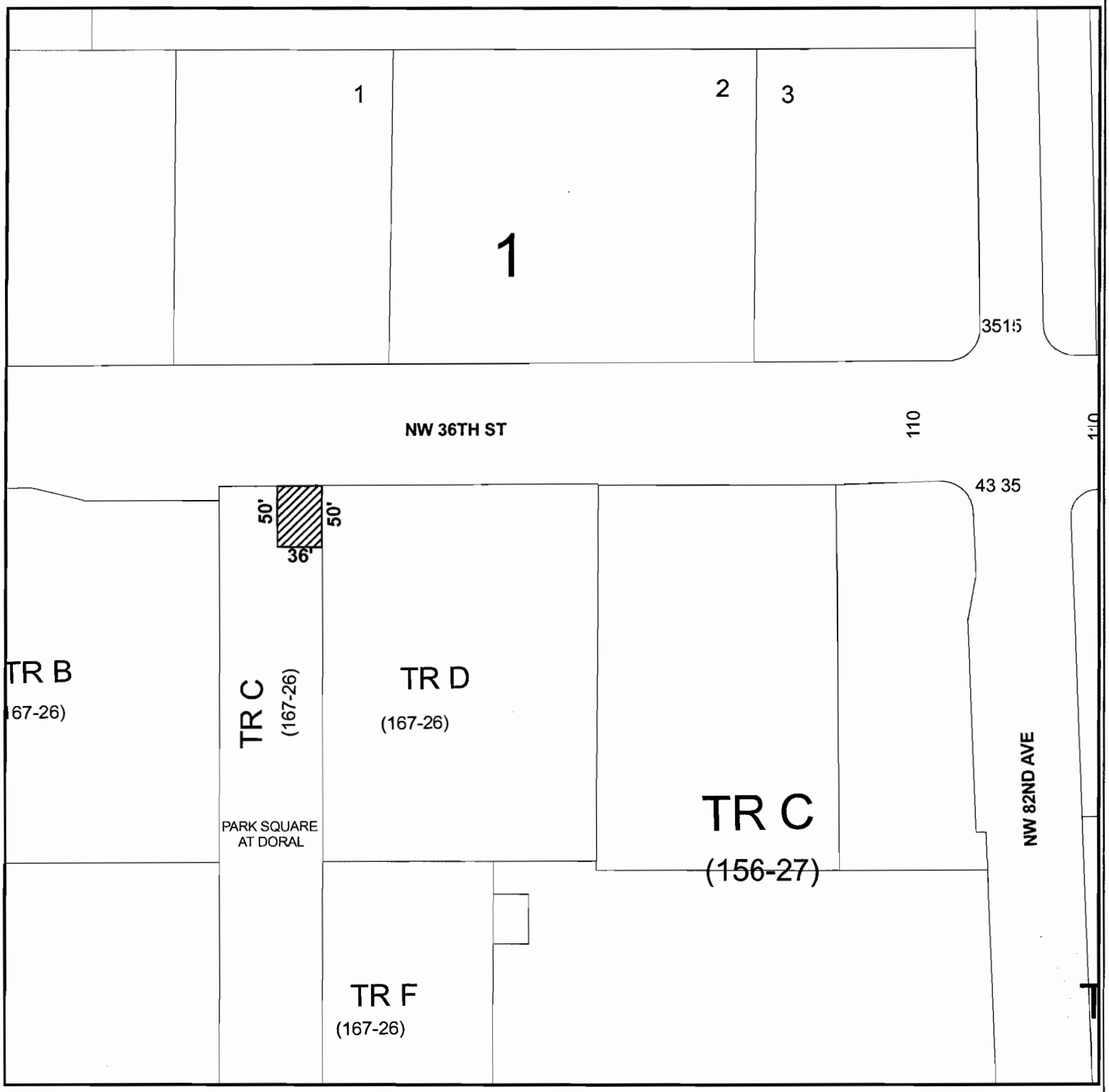
LEGAL DESCRIPTION:TRAFFIC SIGNAL EASEMENT
THE NORTH 50.00 FEET OF THE EAST 36.00 FEET OF TRACT "C" OF "PARK SQUARE AT DORAL" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 1,800 SQUARE FEET, 0.0413 ACRES.



NOTES:
1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT C BEING N89°55'42"E.
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) O.R.B. DENOTES: OFFICIAL RECORDS BOOK.
5) ℄ DENOTES: CENTERLINE.

FILE: SHOMA DEVELOPMENT
SCALE: 1"=30'
ORDER NO.: 52379
DATE: 06/08/09; REV. 07/06/09
TRAFFIC SIGNAL EASEMENT
DORAL, MIAMI-DADE COUNTY, FLORIDA
FOR: SHOMA DORAL

☑ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



THIS IS NOT A SURVEY

Municipality: DORAL
Commission District: Jose "Pepe" Diaz, 12
Miami-Dade County Mayor Carlos Alvarez

N
NTS

FOLIO NO. 35-3027-067-3210
PARK SQUARE COMMERCIAL - PHASE I, INC.

TRAFFIC SIGNAL EASEMENT

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

Date: August 24, 2009
Prepared By: Yazmin Moren

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

Instrument prepared by:
Maria I. Escoto-Castiello, Esq.
2000 South Dixie Highway, Sutie 104a
Miami, Florida 33133
Folio No.:30-3111-014-0032
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 19th day of May, A.D. 2009, by and between **Equity Alliance, LLC, a Florida limited liability company** under the laws of the State of Florida, and having its office and principal place of business at 6574 State Road 7, Unit 164, Coconut Creek, Florida 33073, 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 property 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 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 Lot 6 of "THIRD ADDITION TO ROSE PARK", as recorded in Plat Book 16, Page 21, of the Public Records of Miami-Dade County, Florida, bounded by the north and the East lines of said lot and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

The same to be and forever remain freed, exonerated and discharged form the lien of said mortgage, and every part thereof; **PROVIDED,** always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect of the lien of encumbrance of the aforesaid mortgage on the remaining part of said mortgaged premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

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

EQUITY ALLIANCE, LLC,
a Florida limited liability company

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

Witness

Giselle M. Garcia
Printed Name

By: Matthew V. Lawrence, as President

Witness

Maria I. Escoto-Castiello
Printed Name

Witness

Giselle M. Garcia
Printed Name

By: Matthew V. Lawrence, as Secretary

Witness

Maria I. Escoto-Castiello
Printed Name

CORP SEAL

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

I HEREBY CERTIFY, that on this 27 day of May, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appear Matthew V. Lawrence, as President and Secretary of Equity Alliance, LLC, personally known to me, or proven, by producing the following identification: _____, and in whose name the foregoing instrument is executed and in whose name the foregoing instrument is executed and that said officer 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.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
Maria L. Escoto-Castiello
Commission # DD732555
Expires: FEB. 28, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

_____
NOTARY PUBLIC, State of Florida
My Commission Expires: _____

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

_____
Assistant County Manager

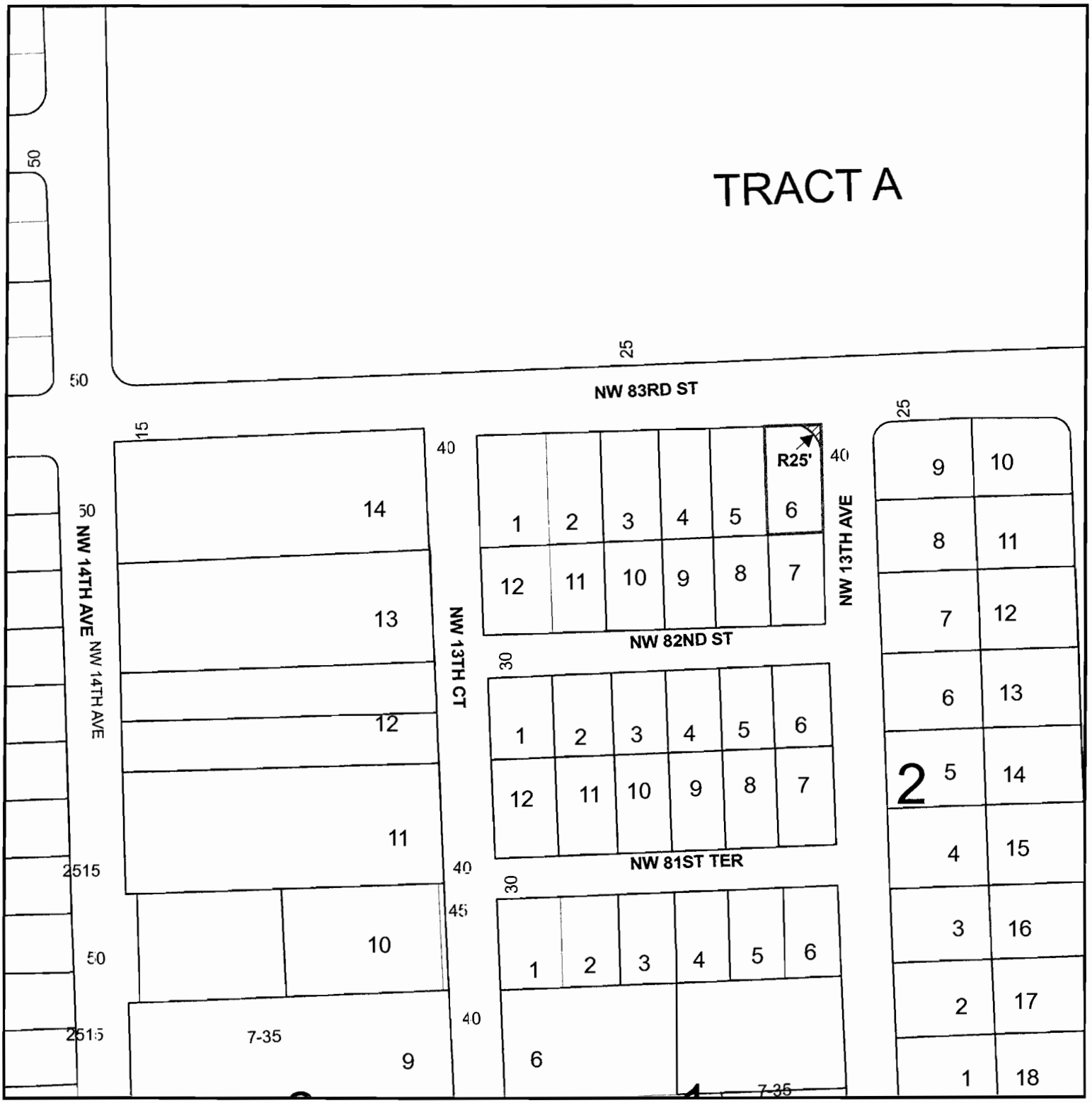
ATTEST: HARVEY RUBIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

70



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dorrin D. Rolle, 2
Miami-Dade County Mayor Carlos Alvarez

N
NTS

PARENT TRACT
FOLIO NO. 30-3111-014-0032
EQUITY ALLIANCE, LLC

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

71

Date: June 2nd, 2009
Prepared By: Yazmin Moreno