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

Memorandum

MIAMI-DADE COUNTY

Date: February 2, 2010

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-120-10

Subject: Resolution Accepting Conveyances of Various Properties 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 Commission acceptance.

Scope

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

Fiscal Impact/Funding Source

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

Track Record/Monitor

Not Applicable.

Background

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

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	16605 N. Miami Avenue, LLC	RWD*	A portion of North Miami Avenue, from NE 166 Street North for 135 feet and the radius return thereof. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

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

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
2.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA	RWD*	A portion of SW 56 Street from SW 162 Avenue East approximately 1979 feet, SW 60 Street, from SW 162 Avenue East for approximately 1979 feet, and SW 162 Avenue, from SW 60 Street to SW 56 Street, and the radius returns thereof. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA	RWD*	A portion of SW 124 Avenue, from theoretical SW 242 Street to theoretical SW 244 Street. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
4.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA	RWD*	A portion of SW 162 Avenue, from SW 52 Street North for approximately 660 feet; and SW 52 Street, from SW 160 Avenue to SW 162 Avenue; and SW 160 Avenue, from SW 52 Street North for approximately 560 feet, and the radius returns thereof. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
5.	ALL STATES AUTO TRANSPORT, INC.	RWD*	A portion of NW 96 Street, from NW 22 Avenue East for approximately 284 feet; and NW 21 Avenue, from NW 95 Street North for approximately 90 feet, and the radius return at NW 22 Avenue and NW 96 Street. (District 2)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
6.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA	RWD*	A portion of SW 280 Street, from SW Florida Avenue West for approximately 1187 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
7.	Fernando Guerrero & Otilla Guerrero	RWD*	A portion of SW 184 Street, beginning 1001 feet East of SW 187 Avenue East for approximately 334 feet. (District 9)	Obtained in order to satisfy a zoning requirement that before a building permit is issued, section line right-of-way must be dedicated.
8.	NELSON GARCIA & MAYELIN ALAMO	RWD*	A portion of SW 136 Street, beginning 330 feet east of SW 187 Avenue, East for 330 feet. (District 9)	Obtained in order to satisfy a zoning requirement that before a building permit is issued, section line road rights-of-way must be dedicated.
9.	Elis Mendez & Yareimy Tamayo	RWD*	A portion of SW 228 Avenue, from SW 312 Street North for approximately 333 feet; and a portion of SW 312 Street from SW 228 Avenue West for approximately 665 feet, and the radius return thereof. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
10.	Blue Water Marine Services Inc.	QC*	A portion of Card Sound Road from the North line of Section 13-59-39 South for approximately 1545 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

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: February 2, 2010

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)
2-2-10

RESOLUTION NO. **R-120-10**

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. **16605 N. Miami Avenue, LLC**
2. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**
3. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**
4. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**
5. **ALL STATES AUTO TRANSPORT, INC.**
6. **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**
7. **Fernando Guerrero & Otilla Guerrero**
8. **NELSON GARCIA & MAYELIN ALAMO**
9. **Elis Mendez & Yareimy Tamayo**
10. **Blue Water Marine Services Inc.**

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 his designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; (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 **Barbara J. Jordan**, 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 **absent**

Bruno A. Barreiro	**aye**	Audrey M. Edmonson	**absent**
Carlos A. Gimenez	**absent**	Sally A. Heyman	**aye**
Barbara J. Jordan	**aye**	Joe A. Martinez	**absent**
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 2nd day of February, 2010. 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.

Jorge Martinez-Esteve

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. **30-2113-007-3760**
User Department: Public Works

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

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

THIS INDENTURE, Made this 21st day of **August**, A.D. **2009**, by and between **16605 N. MIAMI AVENUE, LLC**, a Florida limited liability company, whose address is 19521 NE 16th Court, North Miami Beach, Florida 33179, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 15 feet of Lot 48, Block 15, of "OLETA TERRACE", as recorded in Plat Book 8, Page 117, of the Public Records of Miami-Dade County, Florida; and the area within Lots 47 and 48 of said Block 15 bounded by the east line of said West 15 feet and by the most southern line of said lots, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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

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

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

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

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

Norman L LaPorte
Witness

NORMAN L LAPORTE
Witness Printed Name

Jean Bomback
Witness

Jean Bomback
Witness Printed Name

Norman L LaPorte
Witness

NORMAN L LAPORTE
Witness Printed Name

Jean Bomback
Witness

Jean Bomback
Witness Printed Name

16605 N. Miami Avenue, LLC
Name of LLC

_____ (Sign)
By: General Partner

HENRY G. SOLOMON
Printed Name

19521 N.E. 16 CT. N. MIAMI BEACH, FL.
Address (if different) 33179

_____ (Sign)
By: General Partner

Janet L. Solomon
Printed Name

19521 N.E. 16 Ct. N. Miami Beach, FL
Address (if different) 33179

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

I HEREBY CERTIFY, that on this 21 day of August, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Henry G. Solomon and Janet L Solomon personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of _____, a _____ limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Norman L LaPorte
Notary Signature

NORMAN L LA PORTE
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of _____

NORMAN L LAPORTE
MY COMMISSION # DD 842428
EXPIRES: January 19, 2013
Bonded Thru Notary Public Underwriters

My commission expires: _____

Commission/Serial No. _____

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.

_____

Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

THIS IS NOT A SURVEY

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

N

NTS

FOLIO NO. 30-2113-007-3760

16605 NORTH MIAMI AVENUE LLC

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

PWD

Date: August 31, 2009
Prepared By: Yazmin Moreno

11

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 # 30-4929-001-0030, 30-4929-001-0040, 30-4929-001-0130
30-4929-001-0131, 30-4929-001-0140, 30-4929-001-0150, 30-4929-001-0020
30-4929-001-0021, 30-4929-001-0022, 30-4929-001-0023, 30-4929-001-0024
Project # John Ferguson SHS, 15900 SW 56 Street

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

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

THIS INDENTURE, Made this 27th day of May, A.D. 2009, 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 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-1"

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: Dr. Solomon C. Stinson, 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: 7/31/09

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 14 day of August, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Solomon C. Stinson and Alberto M. Carvalho, respectively, the Granton 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, 2013
No. DD889447
Bonded thru Arthur J. Gallagher & Co.

Notary Public, State of Florida

My commission expires: 7/5/13

Commission/Serial No. DD889447

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.

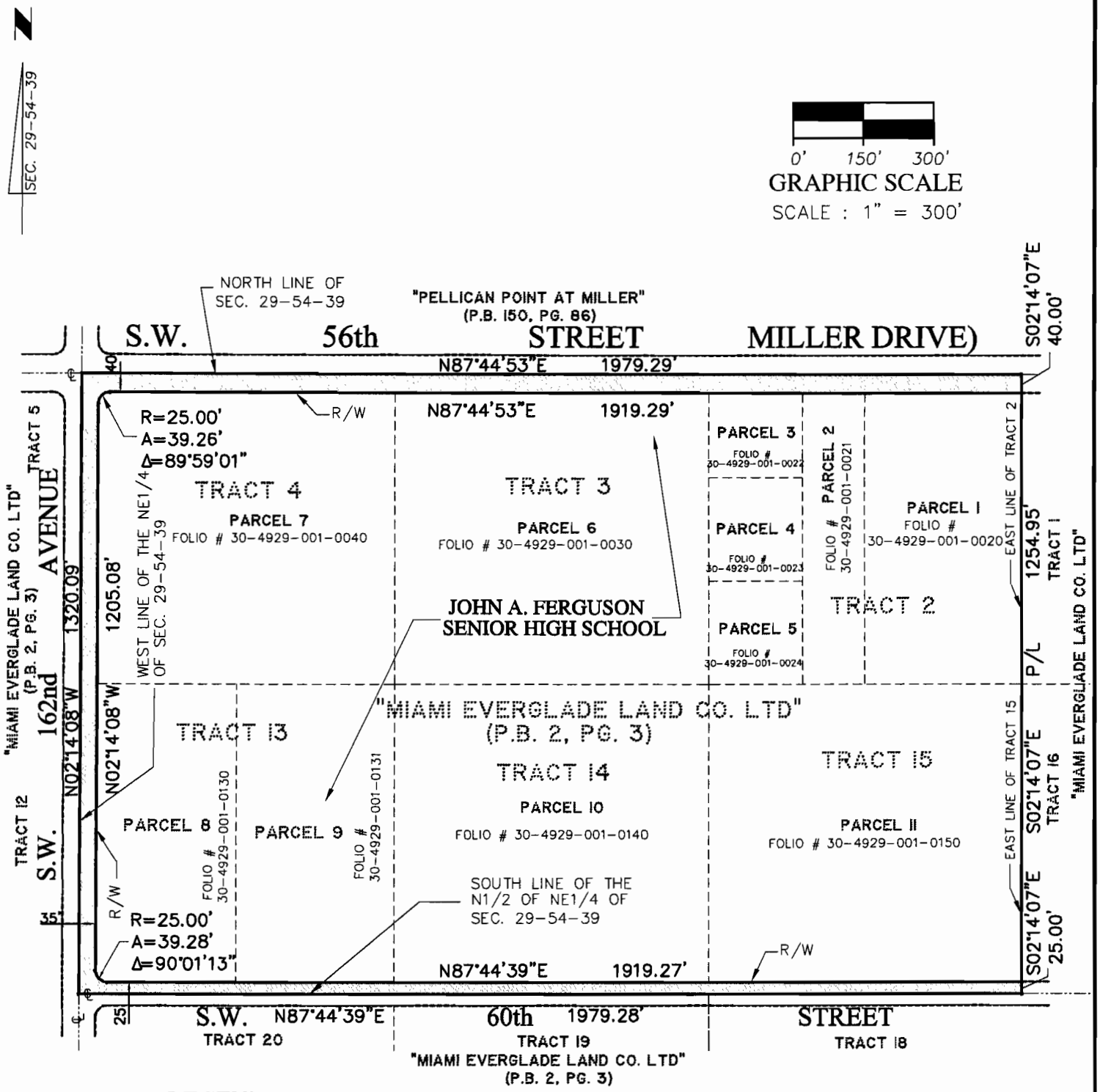
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



LEGEND

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	℄	Centerline
PG.	Page	M	Monument line
R/W	Right-of-Way	COR	Corner

NOTICE:
Not full and complete without Pages 2 & 3

EXHIBIT "A-1"
SKETCH

SCALE: 1"= 300'

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"JOHN A. FERGUSON SENIOR HIGH SCHOOL",
15900 S.W. 56th STREET, MIAMI, FLORIDA
Folios # 30-4929-001-0040, 0020 TO 0024, 0030, 0130, 0131, 0140, 0150
MIAMI-DADE COUNTY
Section 29, Township 54 South, Range 39 East
Date: April 29, 2009

16

LEGAL DESCRIPTION :

Those portions of Tracts 2, 3 and 4 in Section 29, Township 54 South, Range 39 East of "Miami Everglade Land Co. LTD", as recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida which lie within the North 40 feet of said Section 29;
AND
Those portions of Tracts 4 and 13 in Section 29, Township 54 South, Range 39 East of "Miami Everglade Land Co. LTD", as recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida which lie within the West 35 feet of the NE ¼ of said Section 29;
AND
Those portions of Tracts 13, 14 and 15 in Section 29, Township 54 South, Range 39 East of "Miami Everglade Land Co. LTD", as recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida which lie within the South 25 feet of the N ½ of the NE ¼ of said Section 29;
Together with:
The area bounded by the south line of the north 40 feet and by the east line of the west 35 feet of the NE ¼ of said Section 29, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines;
Together with:
The area bounded by the north line of the south 25 feet and by the east line of the west 35 feet of the N ½ of the NE ¼ of said Section 29, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

Containing 172,850 Square feet or 3.97 Acres more or less by calculations.

NOTICE:
Not full and complete without Pages 1 & 3

EXHIBIT "A-1"
LEGAL DESCRIPTION

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"JOHN A. FERGUSON SENIOR HIGH SCHOOL",
15900 S.W. 56th STREET, MIAMI, FLORIDA
Folios # 30-4929-001-0040, 0020 TO 0024, 0030, 0130, 0131, 0140, 0150
MIAMI-DADE COUNTY
Section 29, Township 54 South, Range 39 East
Date: April 29, 2009

SOURCES OF DATA:

The Legal Description of the Subject Parcel of Land 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 manner. That is to say:

North arrow and Bearings refer to an assumed value of N87°44'53"E, along the centerline of S.W. 56th Street, Miami–Dade County, Florida.

CLIENT INFORMATION:
This Sketch and Legal Description was prepared at the insistence of:

Miami–Dade County Public School

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 legal restrictions on the subject property that are not shown on the Sketch 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 LB3398
9360 Southwest 72nd Street, Suite 265
Miami, Florida 33173 Phone: 305.598.8383

By: _____
Juan J. Bonfill, P.L.S.
Professional Land Surveyor No. 3179
State of Florida
April 29, 2009 Project: 05-0542 Job: 09-0083 Sketch & Legal

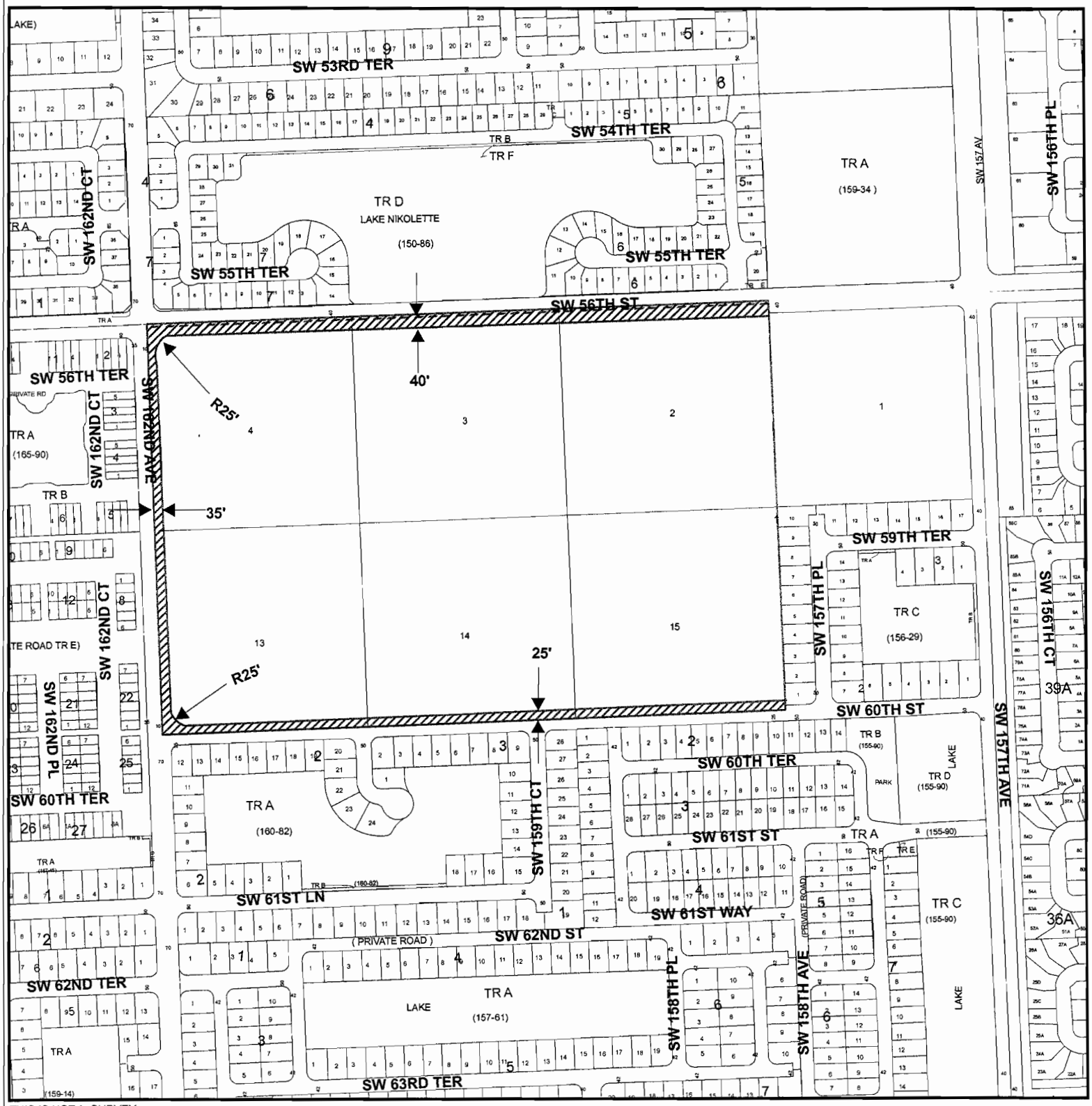
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17–6 of the Florida Administrative Code.

NOTICE:
Not full and complete without Pages 1 & 2

EXHIBIT "A-1"
SURVEYOR'S NOTES

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"JOHN A. FERGUSON SENIOR HIGH SCHOOL",
15900 S.W. 56th STREET, MIAMI, FLORIDA
Folios # 30-4929-001-0040, 0020 TO 0024, 0030, 0130, 0131, 0140, 0150
MIAMI-DADE COUNTY
Section 29, Township 54 South, Range 39 East
Date: April 29, 2009



THIS IS NOT A SURVEY

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Joe A. Martinez, 11
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-4929-001-0030 - 0040- 0130- 0131- 0140- 0150- 0020- 0021- 0022- 0023- 0024-

EXHIBIT " A-1 "

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
NTS

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: September 18, 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 # 30-6924-000-1180
Project # Coconut Palm K-8 Academy State School "CC-1", 24400 SW 124 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 31 day of July, A.D. 2009, 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 L Ladó
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: Dr. Solomon C. Stinson, 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: 7/31/09

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 14 day of August, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Solomon C. Stinson and Alberto M. Carvalho, respectively, the grantor 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, 2013
No. DD889447
Bonded thru Arthur J. Gallagher & Co.

Notary Public, State of Florida

My commission expires: 7/5/13

Commission/Serial No. DD889447

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

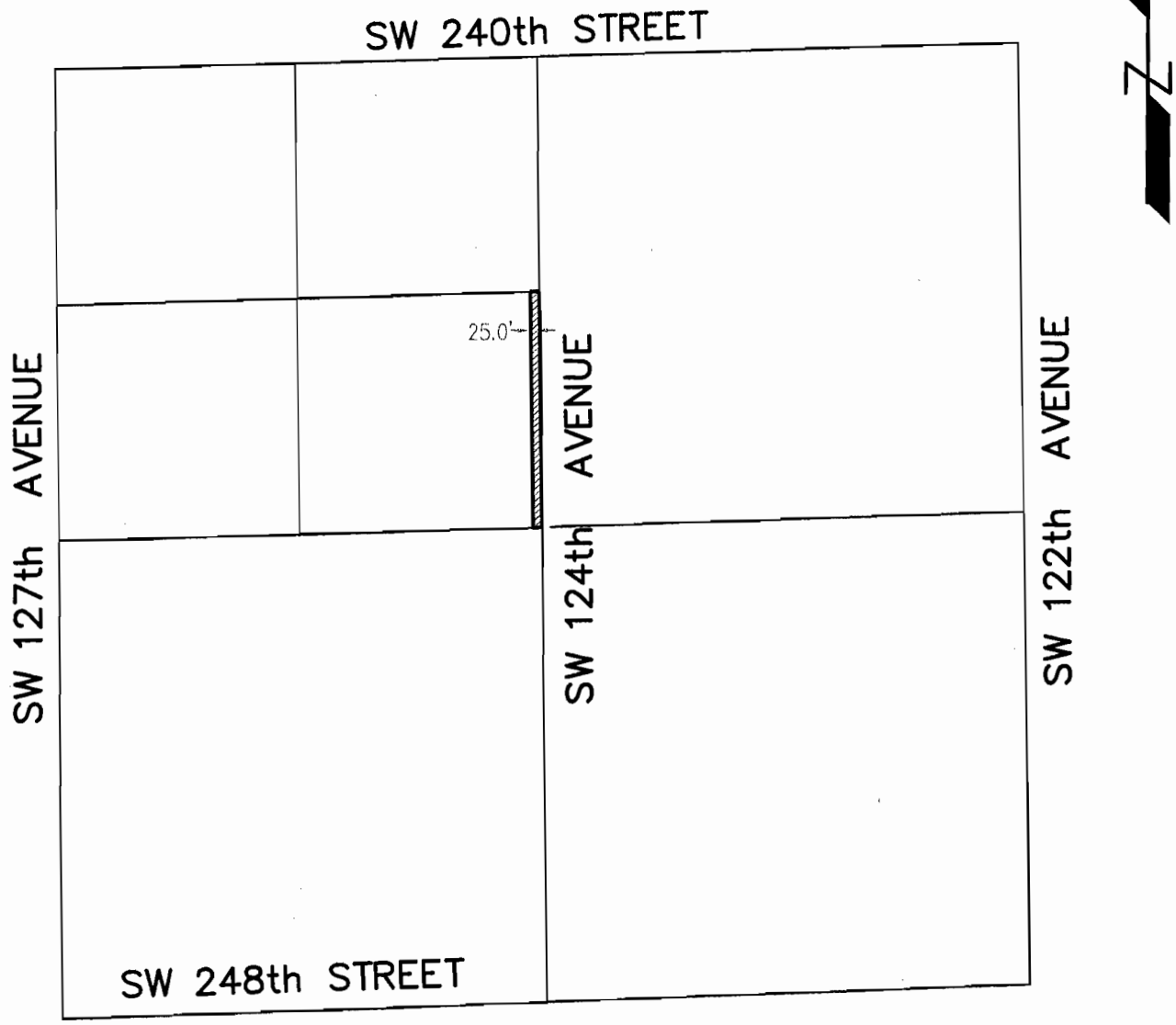
Approved as to form
and legal sufficiency

_____
Assistant County Attorney

EXHIBIT A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

THE SW 1/4 OF SECTION 24 TOWNSHIP 56 SOUTH RANGE 39 EAST.



Thomas Brownell

THOMAS BROWNELL
Executive Vice President
Professional Land Surveyor # 2891
State of Florida

REV. 10/20/2008

THIS IS NOT A BOUNDARY SURVEY

This Description and the accompany Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This Description and the accompanying Sketch are not valid one without the other.

MIAMI DADE COUNTY PUBLIC SCHOOL COCONUT PALM K-8 STATE SCHOOL CC 1		
	Draw By: AA	Date: 07-25-08
SHEET I OF 2	Job #: 55860-AS1	Scale: 1"=500'

E.R. BROWNELL & ASSOC., INC.
CONSULTING ENGINEERS LAND SURVEYORS
2434 S.W. 28 Lane Miami, Florida, 33145
PH: 305.860.3866 FAX: 305.860.3870
Certificate of Autorization No: LB 761 Sk No.: SM-2260

EXHIBIT "A"

Date July 25, 2008
SHEET 2 OF 2

REV. 10/20/2008

The East 25.00 feet of the Southeast ¼, of the Northwest ¼, of the Southwest ¼, of Section 24, Township 56 South, Range 39 East, Lying and being situated in Miami Dade County, Florida.

ER BROWNELL & ASSOCIATES, INC

This Description and the accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This Description and the accompanying Sketch are not valid one without the other.

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: JOE A. MARTINEZ, 11
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-6924-000-1180

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

EXHIBIT " A "

N

NTS

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: September 28, 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 # **30-4920-001-0420**
Project # Dr. Manuel C. Barreiro Elementary School State School "W-1"
5125 SW 162 Avenue, Miami, FL
User Department: Public Works

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

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

THIS INDENTURE, Made this 31st day of July, A.D. 2009, 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 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

Marta Cil Alvarado
Witness

Marta Cil-Alvarado
Witness Printed Name

The School Board of Miami-Dade County, Florida,

By: _____
Grantor's Signature
Print Name: Dr. Solomon C. Stinson, 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: 7/31/09

Right-of-Way Deed to Miami Dade County
Project No. Dr. Manuel C. Barreiro Elementary School State School "W-1", 5125 SW 162 Avenue, Miami, FL
School Board File # 30-4020-001-4020

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 14 day of August, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Solomon C. Stinson and Alberto M. Carvalho, respectively, the grantor 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, 2013
No. DD889447
Bonded thru Arthur J. Gallagher & Co.

Notary Public, State of Florida

My commission expires: 7/5/13

Commission/Serial No. DD889447

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

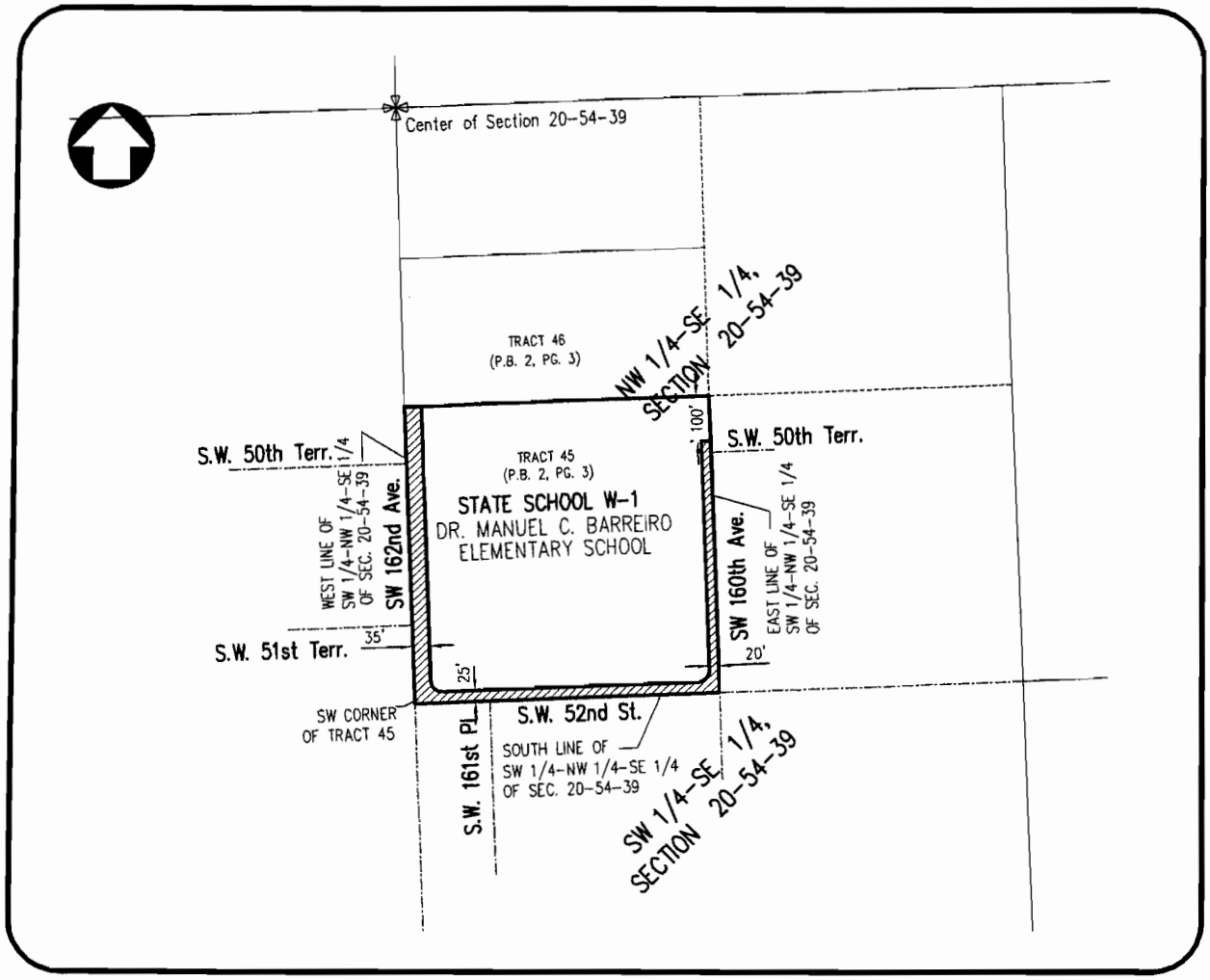
ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

EXHIBIT A



NOTICE:
Not full and complete without Pages 2 through 4
Page 1 of 4

EXHIBIT "A-1" LOCATION SKETCH NOT TO SCALE -THIS IS NOT A SURVEY-	RIGHT OF WAY DEDICATION "DR. MANUEL C. BARREIRO ELEMENATRY SCHOOL", STATE SCHOOL W-1 5125 S.W. 162nd AVENUE, MIAMI, FLORIDA Folio # 30-4920-001-0420 MIAMI-DADE COUNTY Section 20, Township 54 South, Range 39 East Date: March 18, 2009

LEGAL DESCRIPTION :

Those portions of Tract 45, of MIAMI EVERGLADE LAND CO. LTD, SUBDIVISION, in Section 20, Township 54 South, Range 39 East, as recorded in Plat Book 2, at Page 3 of the Public Records of Miami-Dade County, Florida, lying within the West 35 feet, the South 25 feet and the East 20 feet of the SW ¼ of the NW ¼ of the SE ¼ of said Section 20, less the North 100 feet of the East 20 feet thereof;

And

The area bounded by the east line of the West 35 feet and the north line of the South 25 feet of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 20, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines;

And

The area bounded by the west line of the East 20 feet and bounded by the north line of the South 25 feet of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 20, and bounded by a 25 foot radius arc concave to the Northwest, said arc being tangent to both of the last described lines.

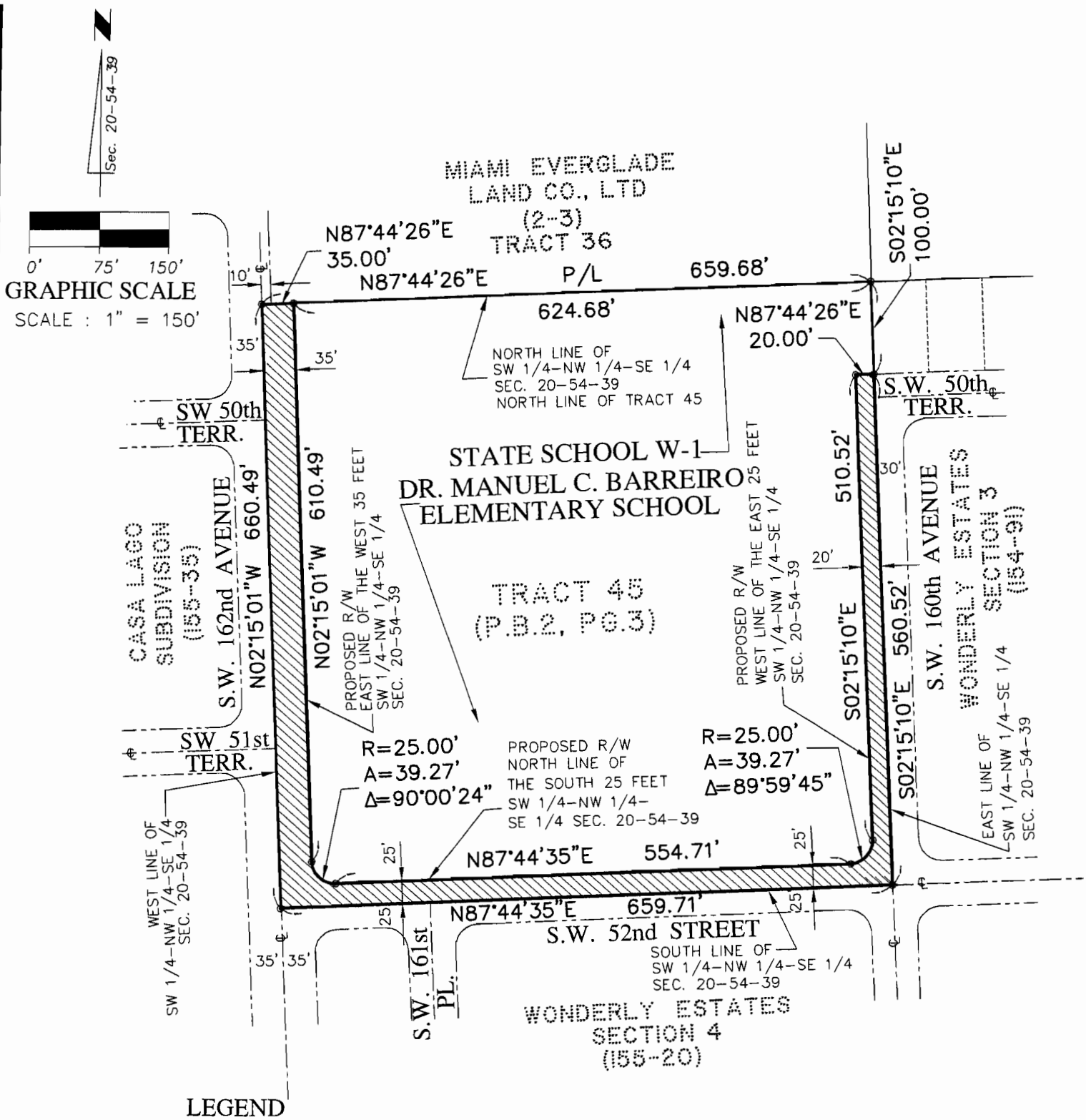
Containing 49,714 Square Feet or 1.14 Acres more or less by calculations.

NOTICE:
Not full and complete without Pages 1, 3 & 4

EXHIBIT "A-1"
LEGAL DESCRIPTION

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"DR. MANUEL C. BARREIRO ELEMENATRY SCHOOL",
STATE SCHOOL W-1 5125 S.W. 162nd AVENUE, MIAMI, FLORIDA
Folio # 30-4920-001-0420
MIAMI-DADE COUNTY
Section 20, Township 54 South, Range 39 East
Date: March 18, 2009



LEGEND

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	℄	Centerline
PG.	Page	M	Monument line
R/W	Right-of-Way	COR	Corner

NOTICE:
Not full and complete without Pages 1, 2 & 4

Page 3 of 4

EXHIBIT "A-1"
SKETCH

SCALE: 1"= 150'
-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"DR. MANUEL C. BARREIRO ELEMENATRY SCHOOL",
STATE SCHOOL W-1 5125 S.W. 162nd AVENUE, MIAMI, FLORIDA
Folio # 30-4920-001-0420
MIAMI-DADE COUNTY
Section 20, Township 54 South, Range 39 East
Date: March 18, 2009

SOURCES OF DATA:

The Legal Description of the Subject Parcel of Land 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 manner. That is to say:

North arrow and Bearings refer to an assumed value of N02°15'01"W, along the West line of SW ¼of the NW ¼ of the SE ¼ of Section 20, Township 54 South, Range 39 East, Miami-Dade County, Florida.

CLIENT INFORMATION:
This Sketch and Legal Description was prepared at the insistence of:

Miami-Dade County Public School

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 legal restrictions on the subject property that are not shown on the Sketch 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 LB3398
9360 Southwest 72nd Street, Suite 265
Miami, Florida 33173 Phone: 305.598.8383

By: _____
Juan J. Bonfill, P.L.S.
Professional Land Surveyor No. 3179
State of Florida
March 18, 2009 Project: 08-0090 Job: 09-0075 Sketch & Legal Rev. 1

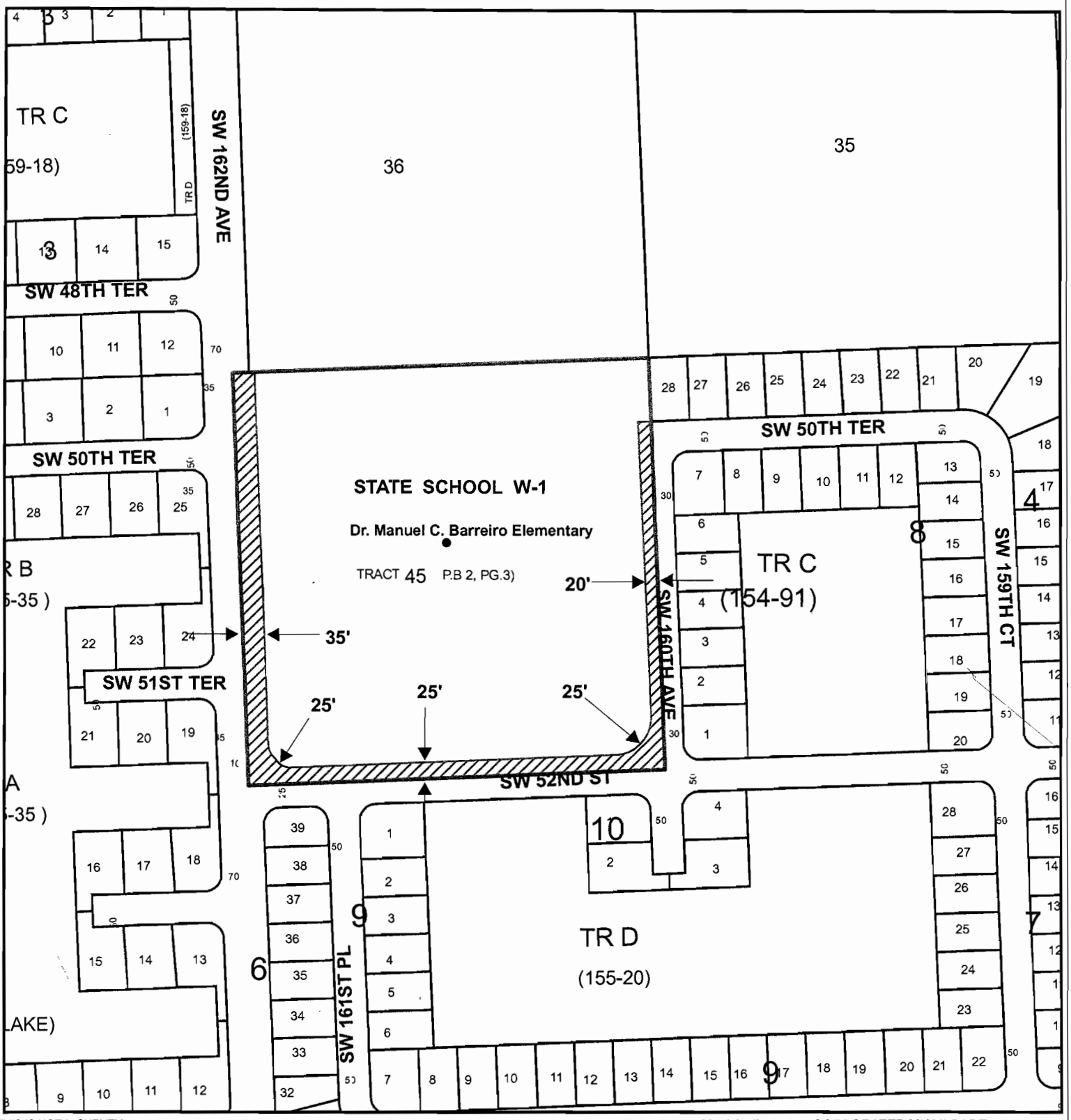
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

NOTICE:
Not full and complete without Pages 1 through 3

EXHIBIT "A-1"
SURVEYOR'S NOTES

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"DR. MANUEL C. BARREIRO ELEMENATRY SCHOOL",
STATE SCHOOL W-1 5125 S.W. 162nd AVENUE, MIAMI, FLORIDA
Folio # 30-4920-001-0420
MIAMI-DADE COUNTY
Section 20, Township 54 South, Range 39 East
Date: March 18, 2009



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: JOE A. MARTINEZ, 11
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-4920-001-0420
THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

EXHIBIT " A-1 "

N
NTS

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

Date: September 28, 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. 30-3103-000-0040
User Department: Public Works
D-22581

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 **18** day of **June**, A.D. **2009**, by and between **ALL STATES AUTO TRANSPORT, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 2101 NW 95 Street, 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:

Legal Description:

The North 25 feet of the South ½ of the SW ¼ of the SW ¼ of the NE ¼, less the East 340 feet, of Section 3, Township 53 South, Range 41 East, and less the West 50 feet thereof; and the area bounded by the south line of the North 25 feet and by the east line of the West 50 feet of the South ½ of the SW ¼ of the SW ¼ of the NE ¼ of said Section 3, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

AND

The East 25 feet of the South ½ of the SW ¼ of the SW ¼ of the NE ¼, less the North 210 feet and the South 35 feet thereof, of Section 3, Township 53 South, Range 41 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).*

Witness

Antonio A. Toledo
(Printed Name)

Witness

Olga Alvarez
(Printed Name)

Witness

Julio Garcia
Printed Name

ALL STATES AUTO TRANSPORT, INC.
a Florida Corporation

By: _____ President
Carlos A. Marquez

_____
Address if different

_____(Sign)
Attest: _____ Secretary

_____
Printed Name

_____
Address if different

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 18 day of June, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared **Carlos A. Marquez**, personally known to me, or proven, by producing the following identification: _____ to be the President of **ALL STATES AUTO TRANSPORT, 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 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.

Anna Alvarez
Notary Signature

ANNA ALVAREZ
Printed Notary Name

ANNA ALVAREZ
Notary Public - State of Florida
My Commission Expires Jul 26, 2011
Commission # DD 699439
Bonded Through National Notary Assn.

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: JUL 26, 2011

Commission/Serial No. DD 699439

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.

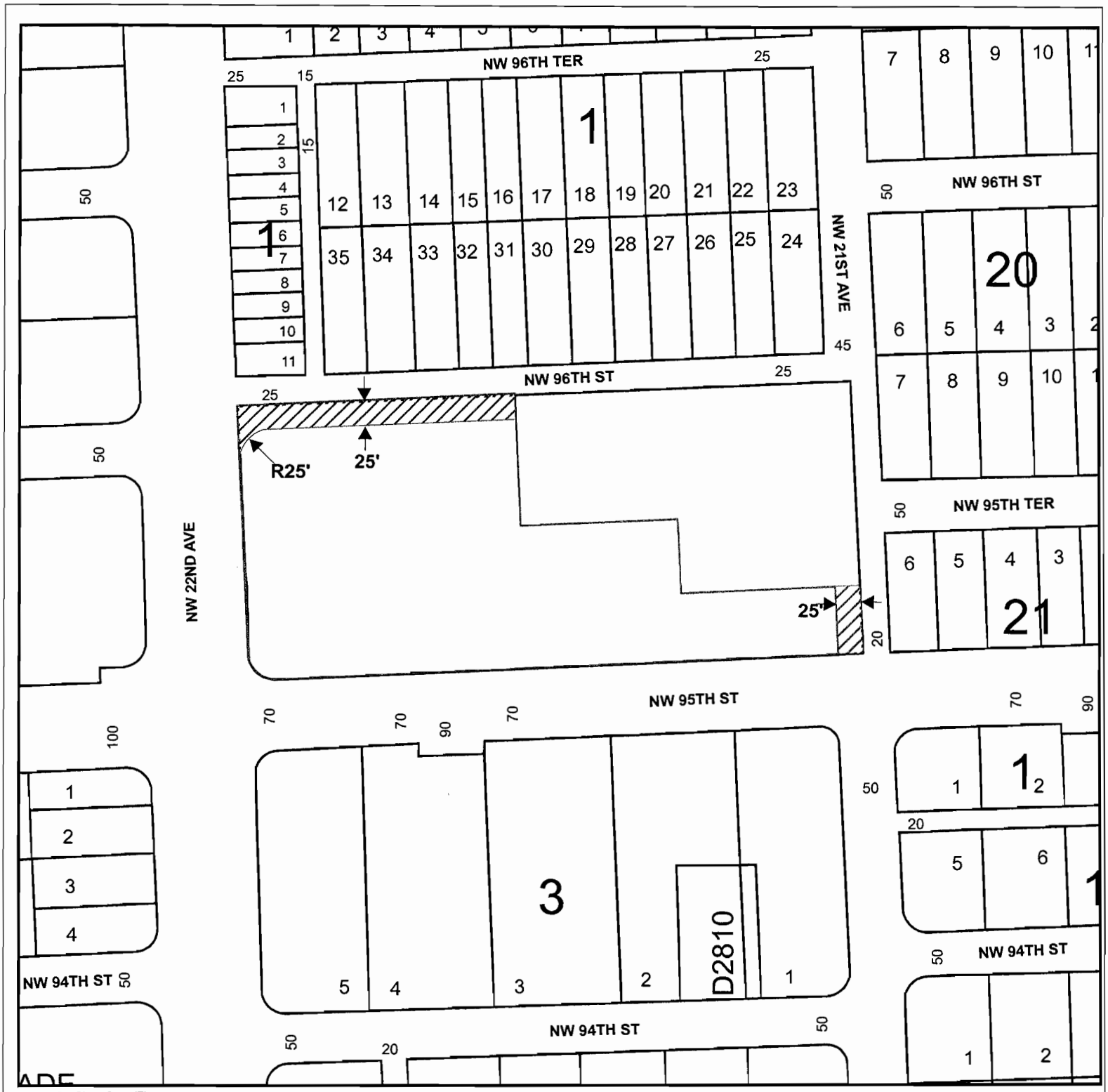
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

30-3103-000-0040 D-22581

ALL STATES AUTO TRANSPORT, INC.

3 53 41 2.77 AC M/L
S1/2 OF SW1/4 OF
SW1/4 OF NE1/4 LESS
N134FT OF E340FT &
LESS E157FT OF S76FT
OF N210FT & LESS
S35FT & W50FT &
E25FT FOR R/W & LESS N25FT

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

N
NTS

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

Date:August 7, 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 # 30-6936-000-0280
Project # Mandarin Lakes K-8 Academy, 12225 SW 280 Street, 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 31 day of July, A.D. 2009, 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.

April 22, 2008
September 29, 2008 (Revised)
October 28, 2008 (Revised)

EXHIBIT "A"

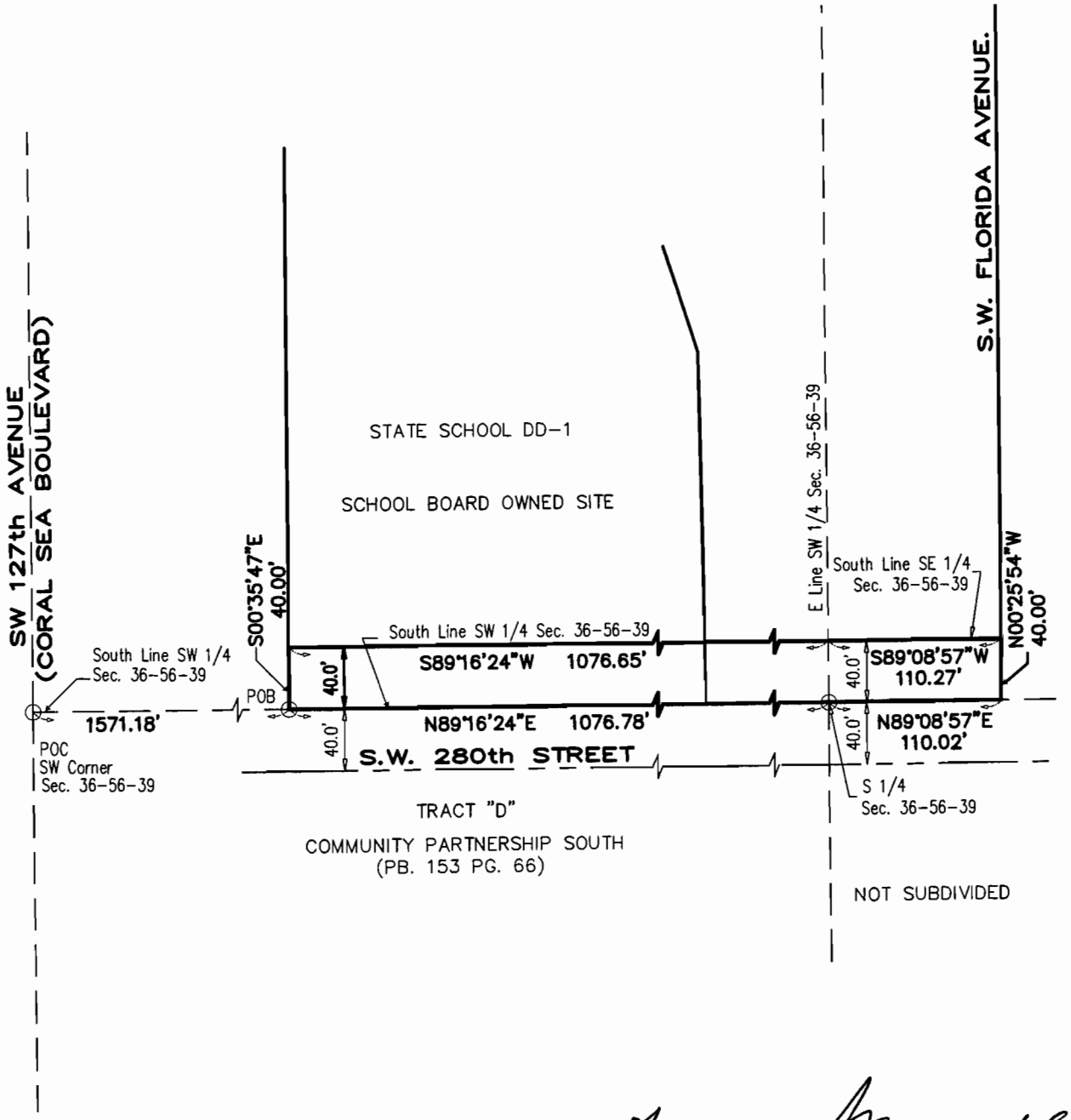
A portion of the South 40.00 feet of the Southwest 1/4 and the Southeast 1/4 of Section 36, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 36; thence run North 89°16'24" East along the South line of the Southwest 1/4 of said Section 36 for a distance of 1571.18 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 89°16'24" East, along the South line of the Southwest 1/4 of said Section 36 for a distance of 1076.78 feet to the South 1/4 corner of said Section 36; thence run North 89°08'57" East along the South line of the Southeast 1/4 of said Section 36 for a distance of 110.02 feet to a point; thence run North 00°25'54" West for a distance of 40.00 feet to a point on a line 40.00 feet North of and parallel with the South Line of Southeast 1/4 of said Section 36; thence run South 89°08'57" West, along a line 40.00 feet North of and parallel with the South Line of Southeast 1/4 of said Section 36, for a distance of 110.27 feet to a point; thence run South 89°16'24" West, along a line 40.00 feet North of and parallel with the South Line of Southwest 1/4 of said Section 36, for a distance of 1076.65 feet to a point; thence run South 00°35'47" East for a distance of 40.00 feet to the Point of Beginning.

ER BROWNELL & ASSOCIATES, INC

This Description and the accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This Description and the accompanying Sketch are not valid one without the other.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION



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REV. 09/03/2009
REV. 10/28/2008
THIS IS NOT A BOUNDARY SURVEY

Thomas Brownell

THOMAS BROWNELL
Executive Vice President
Professional Land Surveyor # 2891
State of Florida

SCHOOL BOARD OF MIAMI-DADE COUNTY		
	Draw By: AA	Date: FILE
Sheet 2 of 2	Job #: 55860AP6	Scale:

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2434 SW 28 Lane Miami, Florida, 33133
305.860.3866 Fax; 305.860.3870
Certificate of Autorization No. 761 Sk.No.: SM-2232

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: Dr. Solomon C. Stinson, 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: 7/31/09

Right-of-Way Deed to Miami Dade County
Project No. Mandarin Lakes K-8 Academy, 12225 SW 280 Street, Miami, FL 33032
School Board File # 30-4013-000-0080

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

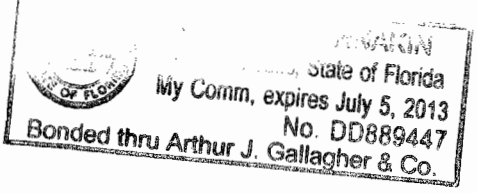
I HEREBY CERTIFY, that on this 14 day of August, 200_, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Solomon A. Stinson and Alberto M. Carvalho, respectively, the Grantor and Secretary of The School Board of Miami-Dade County, Florida, a body 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



Notary Public, State of Florida

My commission expires: 7/5/13

Commission/Serial No. DD889447

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.

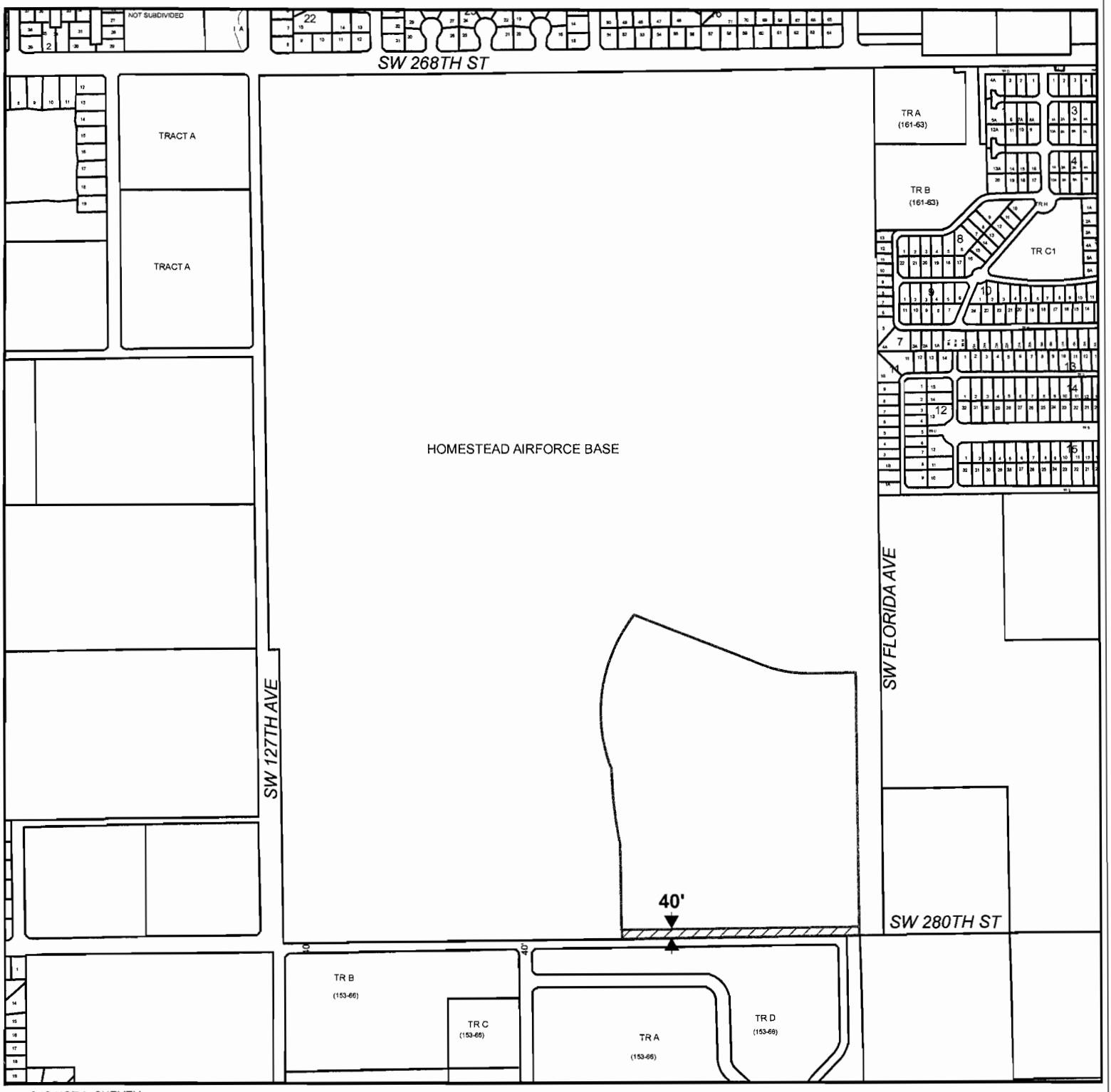
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss
Miami-Dade County Mayor Carlos Alvarez

THE SCHOOL BOARD OF MIAMI DADE

FOLIO NO. 30-6939-000-0280

EXHIBIT "A"

N
NTS

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: Nov. 10, 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:
Pablo Rodríguez, PLS
Folio No. **30-6801-000-0071**
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 **25th** day of **August**, A.D. **2009**, by and between **Fernando Guerrero** and **Otilia Guerrero**, whose address is 22800 SW 212 Ave., Miami, Florida 33187, *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 north 40 feet of the East ½ of the NE ¼ of the NW ¼ of the NW ¼ of Section 1, Township 56 South, Range 38 East.

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

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

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

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

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

Witness

Maria Celeste Guerrero
Witness Printed Name

Witness

Jennifer Guerrero
Witness Printed Name

Isala Manrique
Witness

Isala Manrique
Witness Printed Name

Witness

Hugo Rodriguez
Witness Printed Name

(Sign)
Fernando Guerrero

Address (if different)

(Sign)
Otilia Guerrero

Address (if different)

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

I HEREBY CERTIFY, that on this 25 day of AUGUST, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Fernando Guerrero, and Otilia Guerrero, 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

LETICIA BRENNER
MY COMMISSION #DD641515
EXPIRES: FEB 18, 2011
Bonded through 1st State Insurance

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: FEB 18, 2011

Commission/Serial No. DD641515

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.

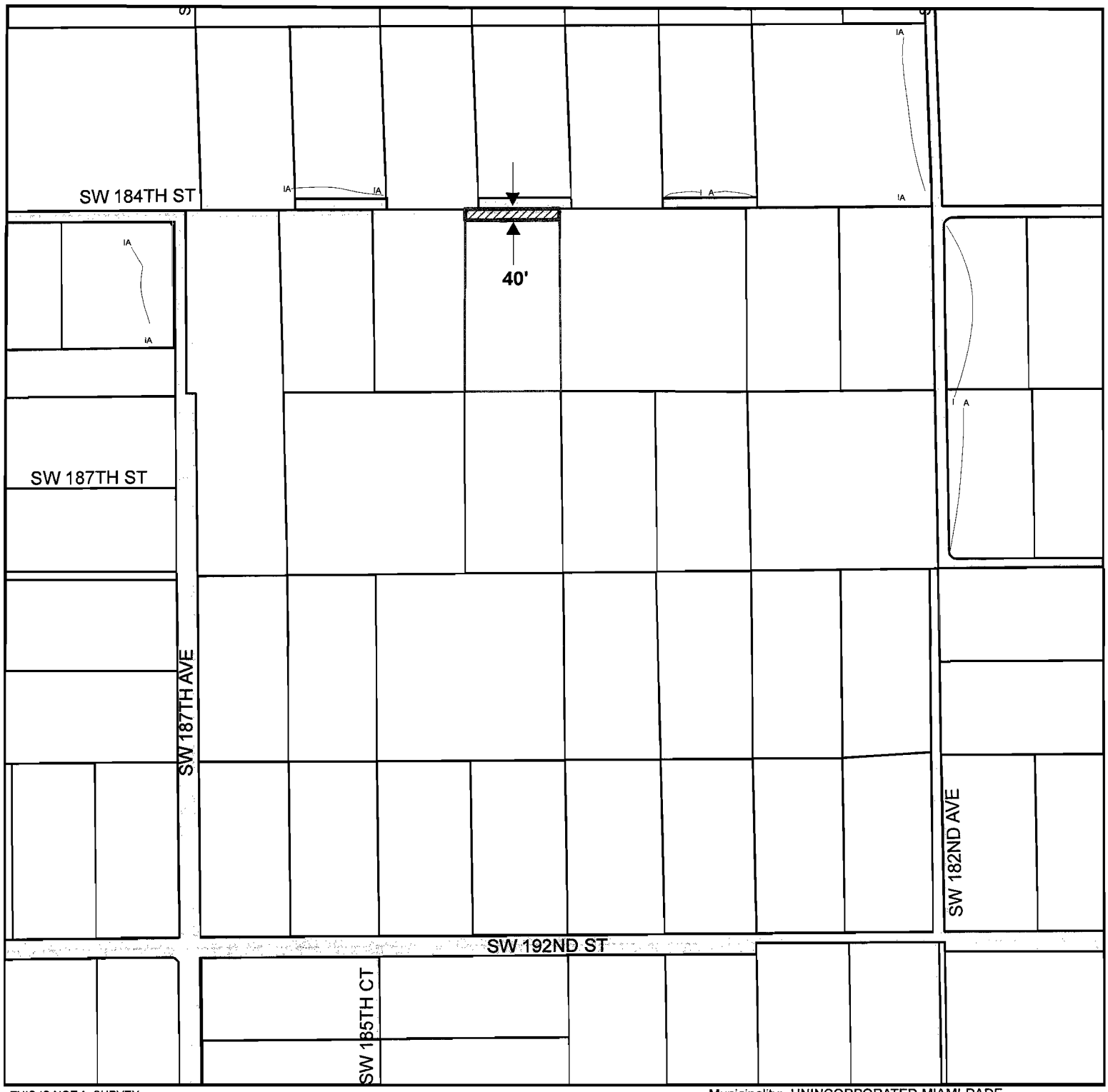
Assistant County Manager

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: Dennis C. Moss, 9
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-6801-000-0071

FERNANDO GUERRERO &
OTILIA GUERRERO

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
NTS

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: November 17, 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:
Nelson Garcia
Folio No. 30-5813-000-1250
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 2 day of NOVEMBER, A.D. 2009, by and between NELSON GARCIA and MAYELIN ALAMO, whose address is 10773 NW 58 ST #66, MIAMI FL 33178, *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, *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 *parties* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit: The South 40 feet of the East ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 13, Township 55 South, Range 38 East.

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

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

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

IN WITNESS WHEREOF, the said *parties* of the first part, *has* here unto set their hands and seals, the day and year first above written.

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

Witness

JOSE ALFONSO
Witness Printed Name

Witness

Mark Joseph
Witness Printed Name

Witness

JOSE ALFONSO
Witness Printed Name

Witness

ADRIAN GARCIA
Witness Printed Name

(Sign)

NELSON GARCIA
Printed Name

Address (if different)

(Sign)

Mayelin Alamo
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 2nd day of NOVEMBER, 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared NELSON GARCIA, and MAYELIN ALAMO, personally known to me, or proven, by producing the following methods of identification: PERSONALLY KNOWN 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

NILDE DELGADO
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: JAN 29, 2011

Commission/Serial No. DD634414

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: Dennis C. Moss, 9
Miami-Dade County Mayor Carlos Alvarez

N
NTS

FOLIO NO. 30-5813-000-1250
NELSON GARCIA and MAYELIN ALAMO

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: November 24, 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:
Pablo Rodríguez, PLS
Folio No. 30-7807-000-1260
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 **7th** day of **November**, A.D. **2003**, by and between **Elis Mendez** and **Yareimy Tamayo**, whose address is 31112 SW 228 Avenue, Miami, Florida 33030, *parties* of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 40 feet and the East 25 feet of the South ½ of the SW ¼ of the SE ¼ of the SE ¼ of Section 7, Township 57 South, Range 38 East, Miami-Dade County, Florida, and the area bounded by the north line of the South 40 feet and by the west line of the East 25 feet of the SW ¼ of the SE ¼ of the SE ¼ of said Section 7, 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 *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

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

x _____ (SEAL)

Elis Mendez
Printed Name

Address (if different)

x _____ (SEAL)

Yareimy Tamayo
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 7 day of NOVEMBER, 2003 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ELIS MENDEZ, and YAREIMY TAMAYO, 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.

Constanza Manrique
Notary Signature

CONSTANZA MANRIQUE
Printed Notary Name

STATE OF FLORIDA NOTARY PUBLIC
CONSTANZA MANRIQUE
My Comm Exp. 6/5/04
No. CC 942081
[ ] Personally Known [ ] Other I.D.

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 6-5-04

Commission/Serial No. CC 942081

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

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss, 9
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-7807-000-1260
ELIS MENDEZ & YAREIMY TAMAYO

N
NTS

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

59

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: November 23, 2009
Prepared By: Yazmin Moreno

CFN 2009R0867808
OR Bk 27104 Pgs 3661 - 3664; (4pgs
RECORDED 12/04/2009 14:05:12
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Return To:

Luis F. Lacau Jr
Public Works Dept.
111 NW 1st St. Suite 1620
Miami Fl 33128

Parcel ID Number: 30-9913-000-0017

QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 24 day of Sept, 2009, by Blue Water Marine Services, Inc., a Florida Corporation, whose address is 14100 SW 256th Street, Suite 14, Homestead, FL, 33032, hereinafter called "Grantor", to: Miami-Dade County, a political subdivision of the State of Florida, whose post office address is 111 NW 1st Street, Miami, Florida 33128-1970, hereinafter called "Grantee":

WITNESSETH: That Grantor, for and in consideration of the sum of Ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey, remise, release and quit-claim unto Grantee, all right, title, interest, claim or demand of the Grantor in and to the following described land, situate, lying and being in Miami-Dade County, Florida, to wit:

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

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the use, benefit and profit of the Grantees forever. Subject to conditions, restrictions, easements of record, and reservations and taxes for the year 2009 and subsequent years.

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents on the date set forth above.

Signed, sealed and delivered in our presence:

Printed Name: Doula Balladares
Witness

Printed Name: Alicia Orgeron
Witness

BLUE WATER MARINE SERVICES, INC.,
a Florida Corporation

By: Bill Hicks, It's Director

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

60

Leyla Balladares
Printed Name:
Witness

Alicia Argeron
Witness

By: _____
Andy Avins, It's Director

Leyla Balladares
Printed Name:
Witness

Alicia Argeron
Witness

By: _____
Todd A. Seeds, It's Director

(Corporate Seal)

STATE OF Florida)

COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 24th day of September, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Bill Hicks personally known to me, or proven, by producing the following forms of identification: Florida Driver's License to be a Director of BLUE WATER MARINE SERVICES, INC., a corporation under the laws of the State of Florida, 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.

Notary Signature

NOTARY SEAL/STAMP

Jessica Reyes
Printed Notary Signature

JESSICA REYES
Commission DD 816239
Expires August 20, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF Florida)

COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 24th day of September, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Andy Avins personally known to me, or proven, by producing the following forms of identification: Florida Drivers Licenee to be a Director of BLUE WATER MARINE SERVICES, INC., a corporation under the laws of the State of Florida, 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.

NOTARY SEAL/STAMP

JESSICA REYES
Commission DD 816239
Expires August 20, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Signature

Jessica Reyes
Printed Notary Signature

STATE OF Florida)

COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 24th day of September, A.D. 2009, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Todd A. Seeds personally known to me, or proven, by producing the following forms of identification: Florida Drivers Licenee to be a Director of BLUE WATER MARINE SERVICES, INC., a corporation under the laws of the State of Florida, 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.

Notary Signature

NOTARY SEAL/STAMP

Jessica Reyes
Printed Notary Signature

JESSICA REYES
Commission DD 816239
Expires August 20, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"
LEGAL DESCRIPTION

The North 1/2 of the following described parcel of land:

A parcel of land lying in Section 13, Township 59 South, Range 39 East, of Miami-Dade County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Section 13-59-39; thence South 89°37'24" East along the North line of said Section for 3019.75 feet to the intersection of the North line of Section 13-59-39 and the centerline of Card Sound Road as shown on the Township Survey Map of Township 59 South, Range 39 East, as prepared by Metropolitan Dade County Public Works Department dated December, 1970; thence South 30°43'59" East along said centerline for 283.11 feet; thence South 13°21'56" East continuing along said centerline for 1261.61 feet; thence South 43°30'59" East for 1435.00 feet to the Point of Beginning of a 150 foot wide strip of land lying 75 feet on both sides of said centerline; thence continue South 43° 30'59" East for 779.16 feet to the point of terminus of the said 150 foot wide strip of land, less the land "Northerly" of "FPL A5" of said parcel.