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

MEMORANDUM Agenda Item No. 8(L)(1)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: April 3, 2012

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

SUBJECT: Resolution authorizing the conveyance of non-exclusive easements to Comcast of Miami, Inc.

Resolution No. R-296-12

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Co-Prime Sponsors Vice Chairwoman Audrey M. Edmonson and Commissioner Jean Monestime.

R. A. Cuevas, Jr.
County Attorney

RAC/up

Memorandum

MIAMI-DADE COUNTY

Date: April 3, 2012

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing the Conveyance of Non-exclusive Easements to Comcast of Miami, Inc., for the Construction, Operation, Maintenance, Inspection and Removal of Broadband Communications System Along Specified Easements for the HOPE VI-Phase II Development

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Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the conveyance of non-exclusive easements to Comcast of Miami, Inc., to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system referred to as "Company Wiring" around and within the specified easements for the HOPE VI-Phase II project sites as noted on attached easement agreements. These easements are necessary to provide utilities to the new development Northpark at Scott-Carver.

Scope

The extent of each easement is more specifically noted on each attached non-exclusive easement agreement located generally at the intersection of NW 75th Street and NW 22nd Avenue in conjunction with the HOPE VI redevelopment project. The folios contained in the attached easements and the corresponding Commission districts are provided below:

Folio	District	Folio	District
30-3110-079-0010	3	30-3110-081-0010	2
30-3110-079-0020	3	30-3110-081-0020	3
30-3110-079-0030	3	30-3110-081-0030	2
30-3110-080-0010	3	30-3110-081-0040	2
30-3110-080-0020	3	30-3110-081-0050	3
30-3110-080-0030	3	30-3110-081-0060	2

Fiscal Impact/Funding Source

Approval of this resolution will not create a fiscal impact to the County.

Track Record/Monitor

This project will be monitored by Jorge R. Cibran, Director of Facilities & Development for Public Housing and Community Development (PHCD)

Background

Comcast of Miami, Inc. has requested easements as delineated on attachments in order to provide utility requirements to the new HOPE VI-Phase II development. PHCD has no objection to these proposed locations.

The HOPE VI redevelopment project was made possible by the U.S. Housing and Urban Development (HUD) 1999 grant, which has been leveraged with other funding sources to facilitate the financial viability of the project.

Phase II of the redevelopment effort was started immediately after the execution of a Master Development Agreement (MDA) with the HOPE VI-Phase II developer, McCormack Baron Salazar, Inc. (MBS) in December 2008, and is anticipated to be completed by the end of 2012. A total of 354 family rental units are planned for this phase, of which 177 are public housing units, 107 are low and moderate income units and 70 are market-rate units.

Attachments

Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: April 3, 2012

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

SUBJECT: Agenda Item No. 8(L)(1)

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(L)(1)
4-3-12

RESOLUTION NO. R-296-12

RESOLUTION AUTHORIZING THE CONVEYANCE OF NON-EXCLUSIVE EASEMENTS TO COMCAST OF MIAMI, INC., TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS SYSTEM REFERRED TO AS "COMPANY WIRING" IN, ON, OVER, UNDER, AND ACROSS PROPERTY OWNED BY MIAMI-DADE COUNTY LOCATED GENERALLY AT THE INTERSECTION OF NW 75TH STREET AND NW 22ND AVENUE IN CONJUNCTION WITH HOPE VI-PHASE II PROJECT SITES; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE AGREEMENTS

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes the conveyance of non-exclusive easements to Comcast of Miami, Inc. (Comcast) to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system referred to as "Company Wiring" in, on, over, under and across Miami-Dade County-owned property located generally at the intersection of NW 75th Street and NW 22nd Avenue in conjunction with the HOPE VI-Phase II development, as more fully described in the attached Comcast easements, in substantially the form attached hereto and incorporated by reference; authorizes the County Mayor or County Mayor's designee to execute said easements for and on behalf of Miami-Dade County and to exercise all provisions therein; and pursuant to Resolution No. R-974-09, directs the County Mayor or the County Mayor's designee to record the instruments of easement conveyance

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

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

Joe A. Martinez, Chairman			**absent**
Audrey M. Edmonson, Vice Chairwoman			**aye**
Bruno A. Barreiro	**aye**	Lynda Bell	**aye**
Esteban L. Bovo, Jr.	**absent**	Jose "Pepe" Diaz	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**absent**
Rebeca Sosa	**aye**	Sen. Javier D. Souto	**aye**
Xavier L. Suarez	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of April, 2012. 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: *Christopher Agrippa*
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

Grant of Easement

(Do Not Type Above This Line-For Recording Purposes Only)

This Grant of Easement (the "Easement") is made and entered into this _____day of _____ 20___, by and between MIAMI-DADE COUNTY (Grantor), a political subdivision of the State of Florida and a "public housing agency" as defined in the United States Housing Act of 1937 (42 U.S.C. §1437 et seq., as amended), whose address is 73 W. Flagler Street, Suite #242, Miami, FL 33130 its successors and assigns, hereinafter referred to as "Grantor," and Comcast of Miami, Inc., its successors and assigns, hereinafter referred to as "Grantee," whose address is 789 International Parkway, Sunrise, FL 33325.

Grantee and SCOTT CARVER IIB, Limited Partnership, a Florida limited partnership, the lessee of the Grantor, whose address is 720 Olive Street, Suite 2500, St. Louis, MO 63101 are parties to a certain Services Agreement dated _____, 20_____, (the "Agreement") pursuant to which Grantee provides certain broadband communications services to the Premises.

In consideration of One Dollar ($1.00), Grantor, owner of the property described below, and in accordance with the Agreement, hereby grants to Grantee, its successors and assigns, a non-exclusive easement to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications in accordance to the Agreement, in, on, over, under, across and along that certain real property (the "Premises"), located in, County of Miami-Dade, State of Florida, described as shown in Schedule A follows:

See Attached Schedule A - Legal Description

Grantor agrees for themselves and their heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee subject to Section 13 of the Agreement and may not be altered, obstructed or removed without the express written consent of the Grantee except as set forth in the Agreement. The Grantee, and its contractors, agents and employees shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of

exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, subject to Section 1 of the Agreement, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical.

This Easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service to the Premises and for a period of sixty (60) days thereafter. The parameters of the easement granted to Grantee at the Premises shall be limited to those exterior areas of the Premises actually occupied by the Company Wiring.

WITNESS:

GRANTOR:
MIAMI-DADE COUNTY

_____
Witness Signature
Print Name:_____

By: _____
Name: _____
Title: _____
Date: _____

Attest: _____
Clerk of the Board

Approved as to form and legal sufficiency

By: _____
Terrence A. Smith
Assistant County Attorney

WITNESS:

GRANTEE:

Comcast of Miami, Inc.

_____
Witness Signature

Print Name:_____

By:_____
Name: Sharon Desmond
Title: Senior Vice President of Revenue & Business Operations

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____(name), _____(title), the entity. He/she is (personally known to me) or (has presented _____ (type of identification) as identification and did/did not take an oath).

Witness my hand and official seal.

_____
_____ Notary Public
My Commission Expires: _____
Acting in the County of _____

STATE OF PENNSYLVANIA)
) ss.
COUNTY OF PHILADELPHIA)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by Sharon Desmond, the Senior Vice-President of Revenue & Business Operations of Comcast of Miami, Inc. on behalf of the entity, personally known to me and who did not take an oath.

Witness my hand and official seal.

_____
_____ Notary Public
My Commission Expires: _____
Acting in the County of Philadelphia

Schedule A
Legal Description

See Attached

SCOTT CARVER SECTOR IV
UTILITY EASEMENTS
LEGAL DESCRIPTION

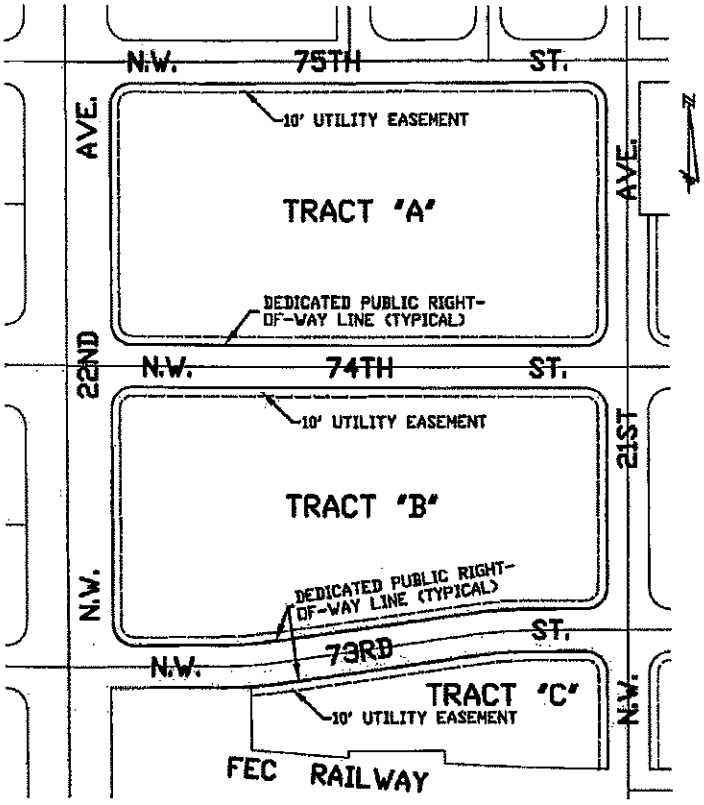
A ten (10) foot wide strip of land along and parallel with all Public Right-of-Way lines lying in Tracts "A", "B" and "C" of MDPHA SCOTT, according to the plat thereof recorded in Plat Book 168, at Page 90, of the Public Records of Miami-Dade County, Florida. The Southerly and Westerly lines of Tract "C" are not considered Public Right-of-Way. Less therefrom any portion of the above strips of land which may lie under any building.

Note: The above legal description was prepared by Biscayne Engineering Company, Inc.

Prepared for:
Beauchamp Company
Job No. 03-79868-2
October 28, 2011

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 and LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

2116-SS-11



UTILITY EASEMENTS

SCOTT CARVER SECTOR IV

"MDPHA SCOTT"

PLAT BOOK 168, PAGE 90

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1" = 200'

NOTES:

1. The attached legal description was prepared by Biscayne Engineering Company, Inc.
2. The attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION is not valid without the signature and original raised seal of a Florida Licensed Survey & Mapper.

LEGAL DESCRIPTION:

A ten (10) foot wide strip of land along, and parallel with, all Public Right-of-Way lines in Tracts A, B and C, of MDPHA SCOTT, according to the plat thereof recorded in Plat Book 168, at Page 90, of the Public Records of Miami-Dade County, Florida. The Southerly and Westerly lines of Tract "C" are not considered Public Right-of-Way. Less therefrom any portion of the above strips of land which may lie under any building.

WE HEREBY CERTIFY: that the attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION was prepared under our direction and complies with the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

October 28, 2011
Job No. 03-79868

BISCAYNE ENGINEERING COMPANY, INC.

By: _____

Robin D. Teagarden, Jr., for the firm
Professional Surveyor &
Mapper No. LS2354
State of Florida

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 and LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

2116-SS-11

SCOTT CARVER, SECTOR CARVER
UTILITY EASEMENTS
LEGAL DESCRIPTION

A ten (10) foot wide strip of land along, and parallel with, all Public Right-of-Way lines lying within Tracts "A", "B" & "C", MDPHA CARVER, according to the plat thereof recorded in Plat Book 168, at Page 91, of the Public Records of Miami-Dade County, Florida. The Southerly line of Tract "B" and the North line of Tract "A" are not considered Public Right-of-Way. Less therefrom any portion of the above strips of land which may lie under any building.

NOTES:

1. The above legal description was prepared by Biscayne Engineering Company, Inc.

2. The bearings are based on an assumed direction of S01°44'09"E along the centerline of N.W. 19th Avenue between N.W. 73rd Street and N.W. 74th Terrace as shown on MDPHA CARVER, Plat Book 168, Page 91, Public Records of Miami-Dade County, Florida.

October 13, 2011
Job No. 03-79868.1

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 and LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

SECTOR CARVER
MDPHA CARVER

90' 0 90' 180'

LEGAL DESCRIPTION:

A ten (10) foot wide strip of land along, and parallel with, all Public Right-of-Way lines lying within Tracts "A", "B" & "C", MDPHA CARVER, according to the plat thereof recorded in Plat Book 168, at Page 91, of the Public Records of Miami-Dade County, Florida. The Southerly line of Tract "B" and the North line of Tract "A" are not considered Public Right-of-Way. Less therefrom any portion of the above strips of land which may lie under any building.

NOTES:

1. The legal description was prepared by Biscayne Engineering Company, Inc.
2. Tracts "A", "B" and "C" are as shown on the plat MDPHA CARTER, recorded in Plat Book 168, at Page 91, of the Public Records of Miami-Dade County, Florida.
3. The buildings shown are being constructed as part of the Scott/Carver, Sector Carter project.
4. The bearings are based on an assumed direction of S01°44'09"E along the centerline of N.W. 19th Avenue between N.W. 73rd Street and N.W. 74th Terrace as shown on MDPHA CARVER, Plat Book 168, Page 91, Public Records of Miami-Dade County, Florida.
5. The attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION is not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.

CERTIFICATION:

WE HEREBY CERTIFY: that the attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION was prepared under our direction and complies with the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

BISCAYNE ENGINEERING COMPANY, INC.

By: _____

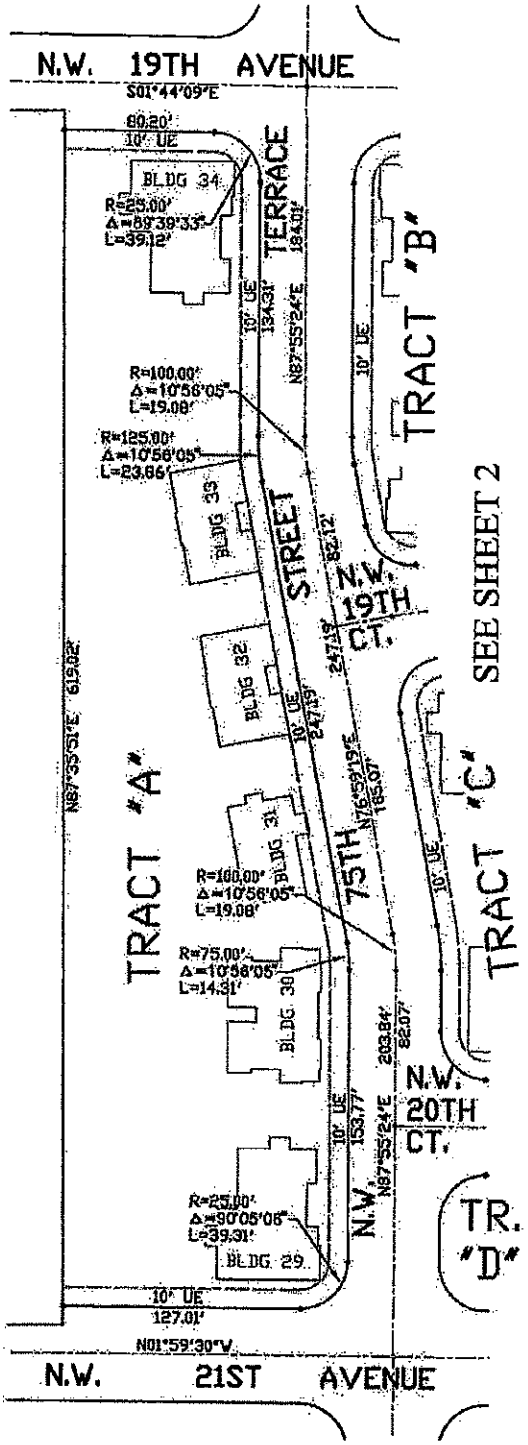
Robin D. Teagarden, Jr, for the firm
Professional Survey &
Mapper No. LS2354
State of Florida

Prepared for:
Beauchamp Construction Co.
Job No. 03-79868.1
October 13, 2011

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 & LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

ABBREVIATIONS:

BLDG = Building
TR. = Tract
UE = Utility Easement
℄ = Centerline



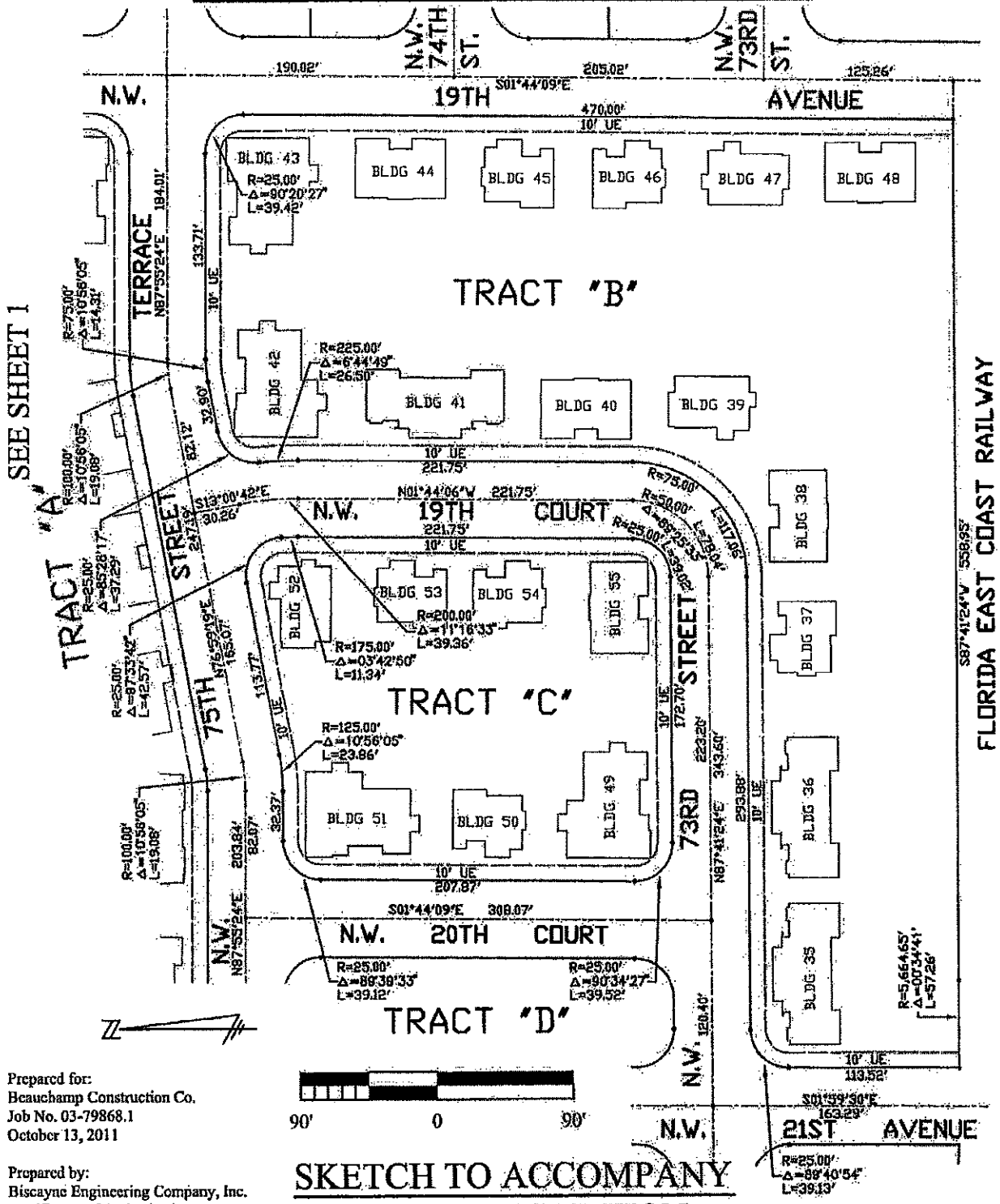
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1"=90'

Sheet 1 of 2

2116-SS-07

SECTOR CARVER ~ MDPHA CARVER



Prepared for:
Beauchamp Construction Co.
Job No. 03-79868.1
October 13, 2011

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 & LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1"=90'

Sheet 2 of 2

2116-SS-07

Grant of Easement

(Do Not Type Above This Line-For Recording Purposes Only)

This Grant of Easement (the "Easement") is made and entered into this _____ day of _____ 20____ by and between MIAMI-DADE COUNTY (Grantor), a political subdivision of the State of Florida and a "public housing agency" as defined in the United States Housing Act of 1937 (42 U.S.C. §1437 et seq., as amended), whose address is 73 W. Flagler Street, Suite #242, Miami, FL 33130 its successors and assigns, hereinafter referred to as "Grantor," and Comcast of Miami, Inc., its successors and assigns, hereinafter referred to as "Grantee," whose address is 789 International Parkway, Sunrise, FL 33325.

Grantee and SCOTT CARVER IIC, Limited Partnership, a Florida limited partnership, the lessee of the Grantor, whose address is 720 Olive Street, Suite 2500, St. Louis, MO 63101 are parties to a certain Services Agreement dated _____, 20__, (the "Agreement") pursuant to which Grantee provides certain broadband communications services to the Premises.

In consideration of One Dollar ($1.00), Grantor, owner of the property described below, and in accordance with the Agreement, hereby grants to Grantee, its successors and assigns, a non-exclusive easement to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications in accordance to the Agreement, in, on, over, under, across and along that certain real property (the "Premises"), located in, County of Miami-Dade, State of Florida, described as shown in Schedule A follows:

See Attached Schedule A - Legal Description

Grantor agrees for themselves and their heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee subject to Section 13 of the Agreement and may not be altered, obstructed or removed without the express written consent of the Grantee except as set forth in the Agreement. The Grantee, and its contractors, agents and employees shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of

exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, subject to Section 1 of the Agreement, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical.

This Easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service to the Premises and for a period of sixty (60) days thereafter. The parameters of the easement granted to Grantee at the Premises shall be limited to those exterior areas of the Premises actually occupied by the Company Wiring.

WITNESS:

_____
Witness Signature
Print Name:_____

GRANTOR:
MIAMI-DADE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Attest: _____
Clerk of the Board

Approved as to form and legal sufficiency

By: _____
Terrence A. Smith
Assistant County Attorney

WITNESS:

_____
Witness Signature

Print Name:_____

GRANTEE:

Comcast of Miami, Inc.

By:_____
Name: Sharon Desmond
Title: Senior Vice President of Revenue & Business Operations

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by_____(name), _____(title), the entity. He/she is (personally known to me) or (has presented _____ (type of identification) as identification and did/did not take an oath).

Witness my hand and official seal.

_____
_____ Notary Public
My Commission Expires: _____
Acting in the County of _____

STATE OF PENNSYLVANIA)
) ss.
COUNTY OF PHILADELPHIA)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by Sharon Desmond, the Senior Vice-President of Revenue & Business Operations of Comcast of Miami, Inc. on behalf of the entity, personally known to me and who did not take an oath.

Witness my hand and official seal.

_____
_____ Notary Public
My Commission Expires: _____
Acting in the County of Philadelphia

Schedule A
Legal Description

See attached

SCOTT CARVER SECTORS III & IIIA
UTILITY EASEMENTS
LEGAL DESCRIPTION

A ten (10) foot wide easement along, and parallel with, all Public Right-of-Way lines lying within Tracts "A", "B", "C" and Block 1, MDPHA LIBERTY, according to the plat thereof recorded in Plat Book 168, at Page 92, of the Public Records of Miami-Dade County, Florida. The Southerly line of Tract "B" and the East line of Block 1 are not considered Public Right-of-Way. Less therefrom any portion of the above strips of land which may lie under any building.

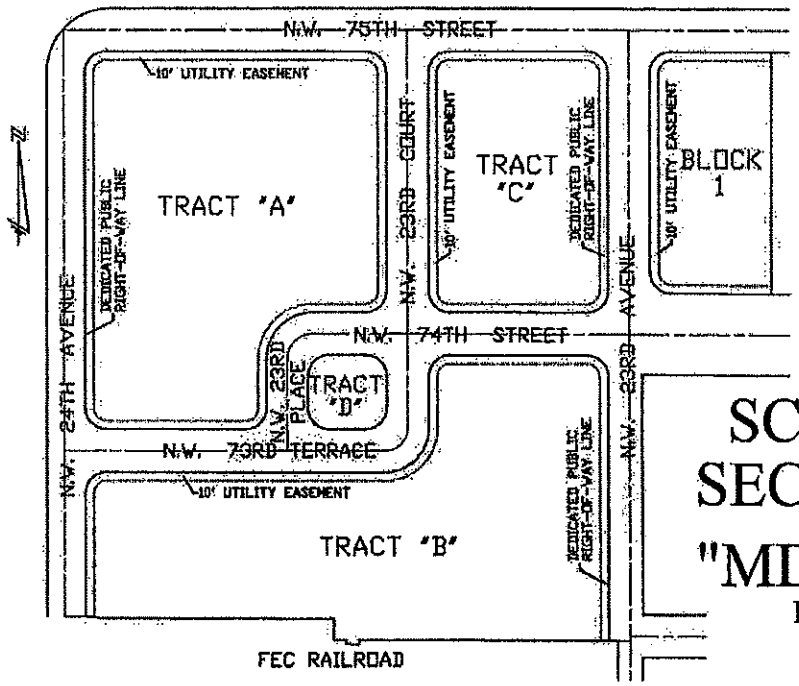
NOTES:

1. The above legal description was prepared by Biscayne Engineering Company, Inc.

October 13, 2011
Job No. 03-79868

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 and LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

2115-SS-03



UTILITY EASEMENTS IN SCOTT CARVER SECTORS III & IIIA "MDPHA LIBERTY"

PLAT BOOK 168, PAGE 92

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1"=200'

LEGAL DESCRIPTION:

A ten (10) foot wide easement along, and parallel with, all Public Right-of-Way lines in Tracts A, B, C and Block 1 MDPHA LIBERTY, according to the plat thereof recorded in Plat Book 168, at Page 92, of the Public Records of Miami-Dade County, Florida. The Southerly line of Tract "B" and the East line of Block 1 are not considered Public Right-of-Way. Less therefrom any portion of the above easement which may lie under any building.

NOTES:

1. The above legal description was prepared by Biscayne Engineering Company, Inc.

2. The attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION is not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.

WE HEREBY CERTIFY: that the attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION was prepared under our direction and complies with the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

October 13, 2011
Job No. 03-79868

BISCAYNE ENGINEERING COMPANY, INC.

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 and LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

By: _____
Robin D. Teagarden, Jr., for the firm
Professional Surveyor &
Mapper No. LS2354
State of Florida

2115-SS-03