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

MEMORANDUM Agenda Item No. 8(L)(2)

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 the Florida Power and Light Company

Resolution No. R-297-12

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 Florida Power and Light Company for the Construction, Operation and Maintenance of Underground Electric Utility Facilities for the HOPE VI-Phase II Development

---

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the conveyance of non-exclusive easements to the Florida Power and Light Company (FPL) for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time for the HOPE VI-Phase II project sites noted on attached easement agreements. These easements are necessary to provide utilities to the new development.

Scope

The extent of each easement is more specifically noted on each attached non-exclusive easement agreements. In general the easements are ten (10) feet wide along, and parallel with, all Public Right-of-Way lines lying within the tracts of land, and ten (10) feet wide on site 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

The Florida Power and Light Company 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)(2)

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)(2)
4-3-12

RESOLUTION NO. R-297-12

RESOLUTION AUTHORIZING THE CONVEYANCE OF NON-EXCLUSIVE EASEMENTS TO THE FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME ON 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 the Florida Power and Light Company (FPL) for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment and appurtenant above-ground equipment) to be installed from time to time on 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 FPL easement, 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

Work Request No. 3971119

Sec.10, Twp 53 S, Rge 41 E

Parcel I.D.see below
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: Polly Kinslowe
Co. Name: McCormack Baron Salazar, Inc.
Address: 720 Olive Street
St. Louis, MO 63101

Reserved for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area").
Folio numbers 30-3110-081-0040, 30-3110-081-0050, 30-3110-081-0060, 30-3110-081-0010, 30-3110-081-0020, and 30-3110-081-0030.

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

_____
(Witness' Signature)

Print Name: _____
(Witness)

Entity Name

By: _____

Print Name: _____

Print Address: _____

_____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

_____
Notary Public, Signature

Print Name _____

SCOTT CARVER SECTORS III & IIIA
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTIONS

EASEMENTS IN TRACT "A"

Ten (10) foot wide strips of land lying in Tract "A" of 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 centerline of which is being more particularly described as follows:

Commence at the intersection of the centerlines of N.W. 75th Street and N.W. 24th Avenue, as said Street and Avenue are shown on said plat of MDPHA LIBERTY; thence N87°53'18"E along the said centerline of N.W. 75th Street for 170.41 feet; thence S02°06'42"E for 25.00 feet to a point on the South Right-of-Way line of said N.W. 75th Street, said point being the POINT OF BEGINNING of the centerline of said ten (10) foot wide strip of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerline: continue S02°06'42"E for 72.34 feet; thence S87°53'18"W for 5.36 feet; thence S42°49'33"W for 94.03 feet to a point designated POINT "A"; thence S02°10'31"E for 15.98 feet; thence N87°49'29"E for 7.63 feet; thence S02°10'31"E for 118.30 feet to a point designated POINT "B"; thence continue S02°10'31"E for 71.29 feet to a point designated POINT "C"; thence N87°49'29"E for 19.28 feet; thence S02°04'36"E for 96.11 feet to its intersection with the North Right-of-Way line of N.W. 73rd Terrace for the Point of Termination of said centerline, said point lying 125.15 feet East of and 25.00 feet North of the intersection of the centerlines of N.W. 73rd Terrace and said N.W. 24th Avenue,

Thence from the above established POINT "A" run S87°49'29"W along the centerline of a ten (10) foot wide strip of land for 73.45 feet to its intersection with the Easterly Right-of-Way line of said N.W. 24th Avenue for the Point of Termination of said centerline, said point lying 164.00 feet South and 25.00 feet East of the said intersection of the said centerlines of N.W. 75th Avenue and N.W. 24th Avenue,

thence from the above established POINT "B" run the following courses and distances along the centerline of a ten (10) foot wide strip of land: N87°49'29"E for 77.36 feet; thence N02°13'52"W for 40.68 feet; thence N87°49'29"E for 121.39 feet; thence N02°13'52"W for 25.13 feet; thence N87°49'29"E for 79.00 feet to its intersection with the West Right-of-Way line of N.W. 23rd Court, for the Point of Termination of said centerline, said point lying 121.25 feet North and 25.00 feet West of the intersection of the centerlines of said N.W. 23rd Court and N.W. 74th Street;

thence from the above designated POINT "C", run S87°49'29"W along the centerline of a ten (10) foot wide strip of land for 81.08 feet to its intersection with the East Right-of-Way line of said N.W. 24th Avenue for the Point of Termination of said centerline, said point lying 120.90 feet North and 25.00 feet East of the intersection of the centerlines of said N.W. 24th Avenue and N.W. 73rd Terrace.

SCOTT CARVER SECTORS III & IIIA
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTIONS CONTINUED

EASEMENTS IN TRACTS "B"

Ten (10) foot wide strips of land lying in Tract "B" of 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 centerline of which is being more particularly described as follows:

Commence at the intersection of the centerlines of N.W. 73rd Terrace and N.W. 24th Avenue, as said Terrace and Avenue are shown on said MDPHA LIBERTY; thence N87°55'24"E along the said centerline of N.W. 73rd Terrace for 125.15 feet; thence S02°04'36"E for 25.00 feet to a point on the South Right of Way line of said N.W. 73rd Terrace, said point being the POINT OF BEGINNING of the centerline of a ten (10) foot wide strip of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerline; continue S02°04'36"E for 80.10 feet to a point designated POINT "D"; thence N87°55'24"E for 200.35 feet to a point designated POINT "E"; thence continue N87°55'24"E for 110.86 feet; thence N02°04'36"W for 41.81 feet; thence N87°55'24"E for 73.14 feet; thence N02°04'36"W for 79.06 feet to a point designated POINT "F"; thence N87°55'24"E for 75.98 feet to a point designated POINT "G"; thence continue N87°55'24"E for 68.24 feet to its intersection with the West Right of Way line of N.W. 23rd Avenue for the Point of Termination of said centerline, said point lying 121.90 feet South and 25.00 feet West of the intersection of the centerlines of said N.W. 23rd Avenue and N.W. 74th Street;

thence from the above established point designated POINT "D" run S87°55'24"W along the centerline of a ten (10) foot wide strip of land for 6.76 feet for the Point of Termination of said centerline;

thence from the above point designated POINT "E" run N02°04'36"W along the centerline of a ten (10) foot wide strip of land for 80.10 feet to its intersection with the South Right of Way line of said N.W. 73rd Terrace for the Point of Termination of said centerline;

thence from the above point designated POINT "E" run S02°04'36"E along the centerline of a ten (10) foot wide strip of land for 78.68 feet for the Point of Termination of said centerline;

thence from the above point designated POINT "F" run N02°04'36"W along the centerline of a ten (10) foot wide strip of land for 21.68 feet for the Point of Termination of said centerline;

thence from the above point designated POINT "G" run N02°04'36"W along the centerline of a ten (10) foot wide strip of land for 22.19 feet for the Point of Termination of said centerline;

SCOTT CARVER SECTORS III & IIIA
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTIONS CONTINUED

EASEMENTS IN TRACT "C"

Ten (10) foot wide strips of land lying in Tract "C" of 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 centerline of which is being more particularly described as follows:

EASEMENT C1

Commence at the intersection of the centerlines of N.W. 75th Street and N.W. 23rd Court, as said Street and Court are shown on said MDPHA LIBERTY; thence S02°13'52"E along the said centerline of N.W. 23rd Court for 130.14 feet; thence N87°46'08"E for 25.00 feet to a point on the East Right of Way line of said N.W. 23rd Court, said point being the POINT OF BEGINNING of the centerline of a ten (10) foot wide strip of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerline; continue N87°46'08"E for 88.49 feet; thence N02°13'52"W for 104.90 feet to its intersection with the South Right of Way line of said N.W. 75th Avenue, for the Point of Termination of said centerline, said point lying 113.54 feet East and 25.00 feet South of the said intersection of the centerline of N.W. 75th Street and N.W. 23rd Court;

EASEMENT C2

Commence at the intersection of the centerlines of N.W. 74th Street and N.W. 23rd Avenue as said Street and Avenue are shown on said MDPHA LIBERTY; thence N02°13'52"W along the said centerline of N.W. 23rd Avenue for 109.63 feet; thence S87°46'08"W for 25.00 feet to a point on the West Right of Way line of said N.W. 23rd Avenue, said point being the POINT OF BEGINNING of a ten (10) foot strip of land; thence from the above established Point of Beginning continue S87°46'08"W along the centerline of a ten (10) foot wide strip of land for 17.27 feet to the Point of Termination of said centerline.

EASEMENT IN TRACT "D"

Ten (10) foot wide strip of land lying in Tract "D" of 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 centerline of which is being more particularly described as follows:

Commence at the intersection of the centerlines of N.W. 74th Street and N.W. 23rd Court, as said Street and Court are shown on said MDPHA LIBERTY; thence S87°55'24"W along the said centerline of N.W. 74th Street for 30.00 feet; thence S02°13'52"E for 34.95 feet to a point on the Westerly Right-of-Way line of said N.W. 23rd Court, said point being the POINT OF BEGINNING of the ten (10) foot wide strip of land herein described;

SCOTT CARVER SECORS III & IIIA
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTIONS CONTINUED

thence from the above established Point of Beginning run the following courses and distances along said centerline: S02°13'52"E along a line that is 30 feet West of, and parallel with, the said centerline of N.W. 23rd court for 52.67 feet to a point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 20.00 and a central angle of 90°09'16" for an arc distance of 31.47 feet to the point of tangency; thence S87°55'24"W along a line that is 30.00 feet North of, and parallel with, the centerline of N.W. 73rd Terrace for 45.15 feet to the Point of Termination of said centerline,

EASEMENT IN BLOCK 1

Ten (10) foot wide strip of land lying in Lot 3 of Block 1 of 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 centerline of which is being more particularly described as follows:

Commence at the intersection of the centerlines of N.W. 74th Street and N.W. 23rd Avenue as said Street and Avenue are shown on said MDPHA LIBERTY; thence N02°13'52"W along the said centerline of N.W. 23rd Avenue for 134.63 feet; thence N87°46'08"E for 25.00 feet to a point on the East Right of Way line of said N.W. 23rd Avenue, said point being the POINT OF BEGINNING of a ten (10) foot strip of land herein described; thence from the above established Point of Beginning continue N87°46'08"E along the centerline of a ten (10) foot wide strip of land for 91.28 feet to the Point of Termination of said centerline.

LESS there from any portion of the above strip of lands that may lie under any building.

NOTES:

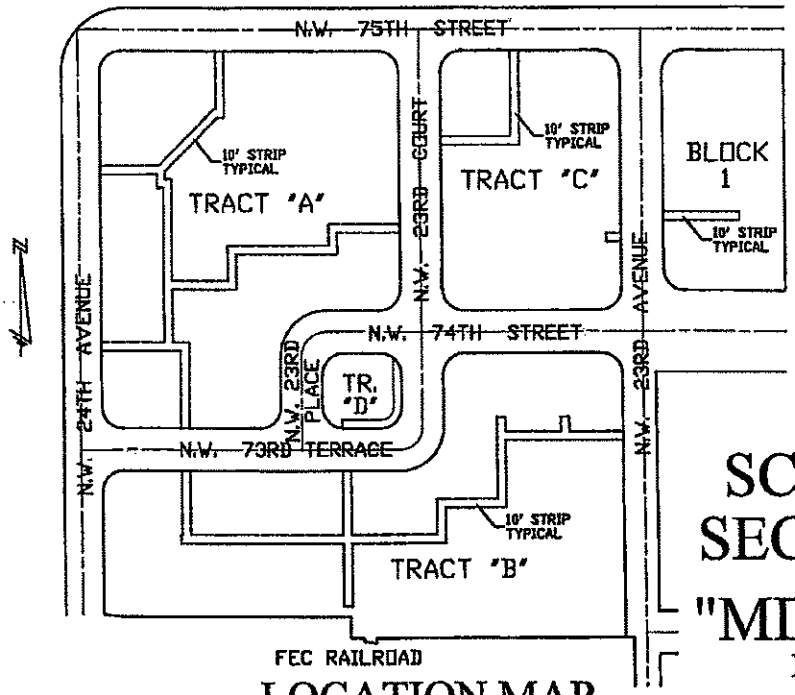
1. The legal descriptions were prepared by Biscayne Engineering Company, Inc.

2. The bearings are based on an assumed direction of N87°53'18"E along the centerline of N.W. 75th Street between N.W. 23rd Avenue and N.W. 24th Avenue, Miami-Dade County, Florida.

3. The side lines of the strips of land are to be shortened or prolonged to meet at angle points and boundary lines.

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization No's: EB129 & LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671

November 1, 2011
Job No. 03-79868



LOCATION MAP
SCALE: 1"=200'

ABBREVIATIONS

ESMT = Easement
FEC = Florida East Coast
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
TR. = Tract

FP&L EASEMENTS IN SCOTT CARVER SECTORS III & IIIA

"MDPHA LIBERTY"

PLAT BOOK 168, PAGE 92

NOTES:

1. The legal descriptions were prepared by Biscayne Engineering Company, Inc.

2. The bearings are based on an assumed direction of N87°53'18"E along the centerline of N.W. 75th Street between N.W. 23rd Avenue and N.W. 24th Avenue, Miami-Dade County, Florida.

3. The attached legal descriptions are for a series of ten (10) foot wide strips of land in Tracts "A", "B", "C", "D" and Block 1 of MDPHA LIBERTY, according to the plat recorded in Plat Book 168, Page 92, Miami-Dade County, Florida.

4. The alignment of the strips of land is based on an as-built drawing furnished by Florida Power & Light Company and field location of paint marks placed by a locator.

5. The attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION is not valid if it does not include all 8 pages.

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

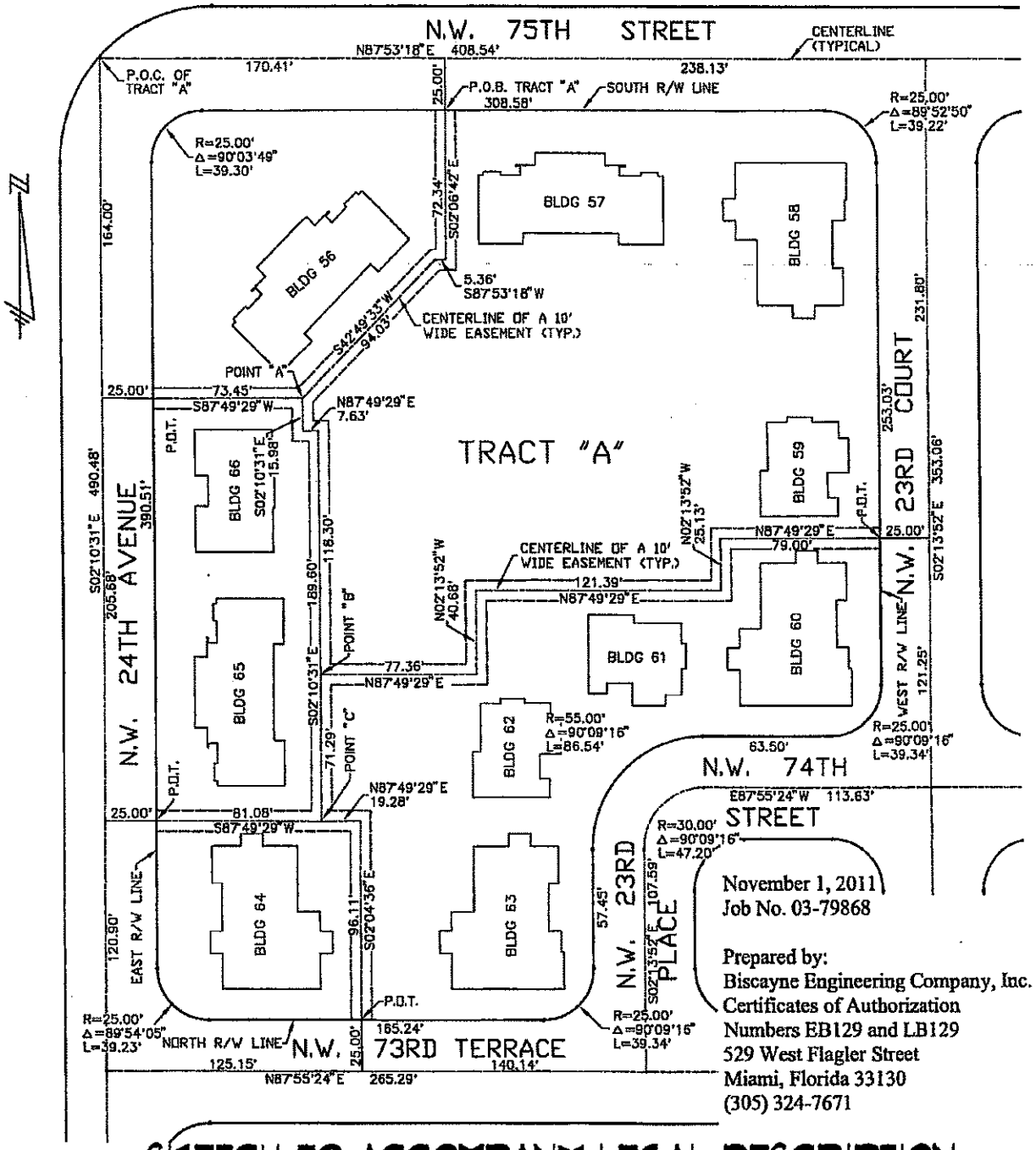
WE HEREBY CERTIFY: that the attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION was prepared under our direction and complies with the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida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

November 1, 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



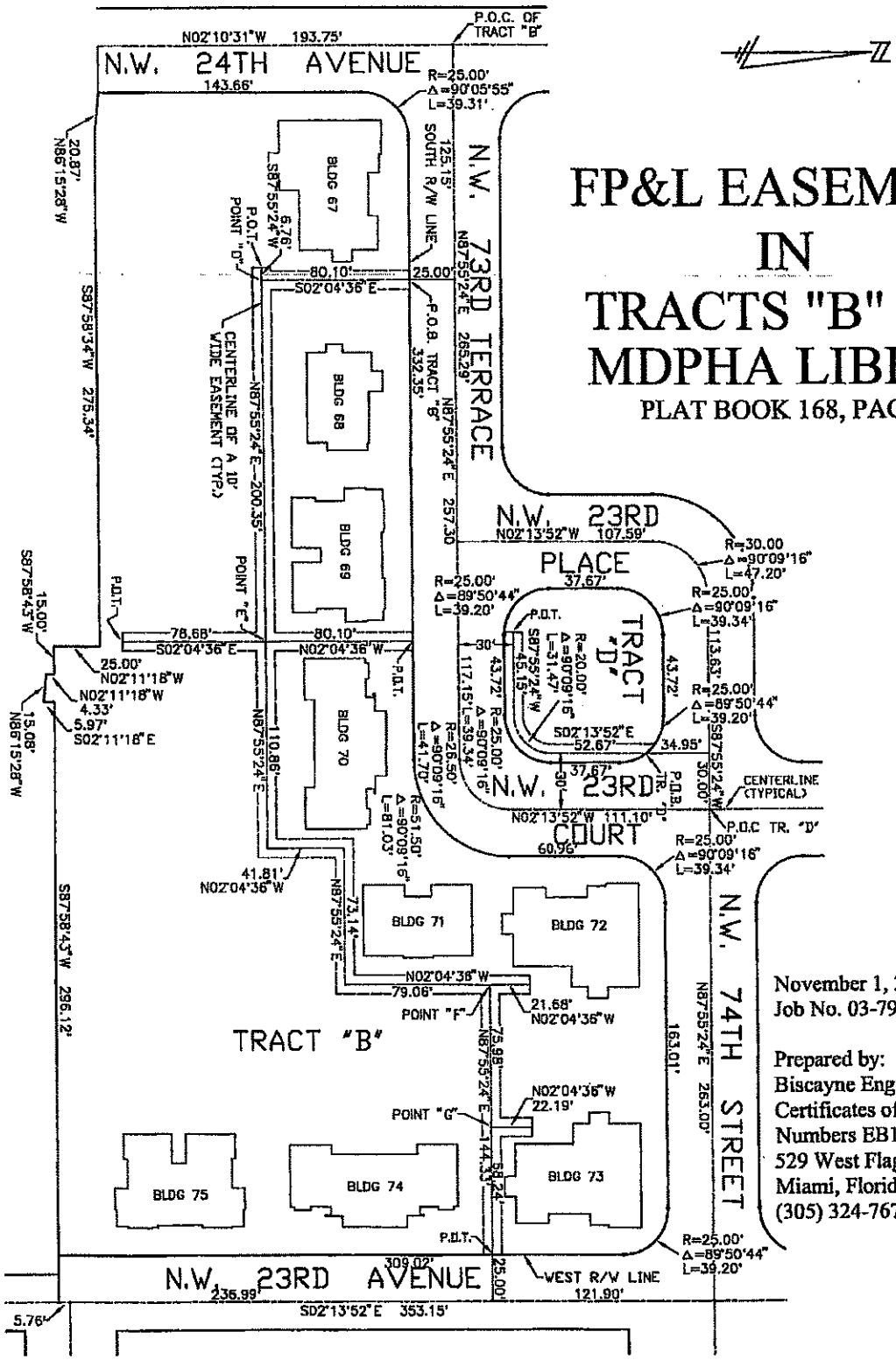
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1" = 70'

FP&L EASEMENTS IN TRACT "A" MDPHA LIBERTY

FP&L EASEMENTS IN TRACTS "B" & "D" MDPHA LIBERTY

PLAT BOOK 168, PAGE 92



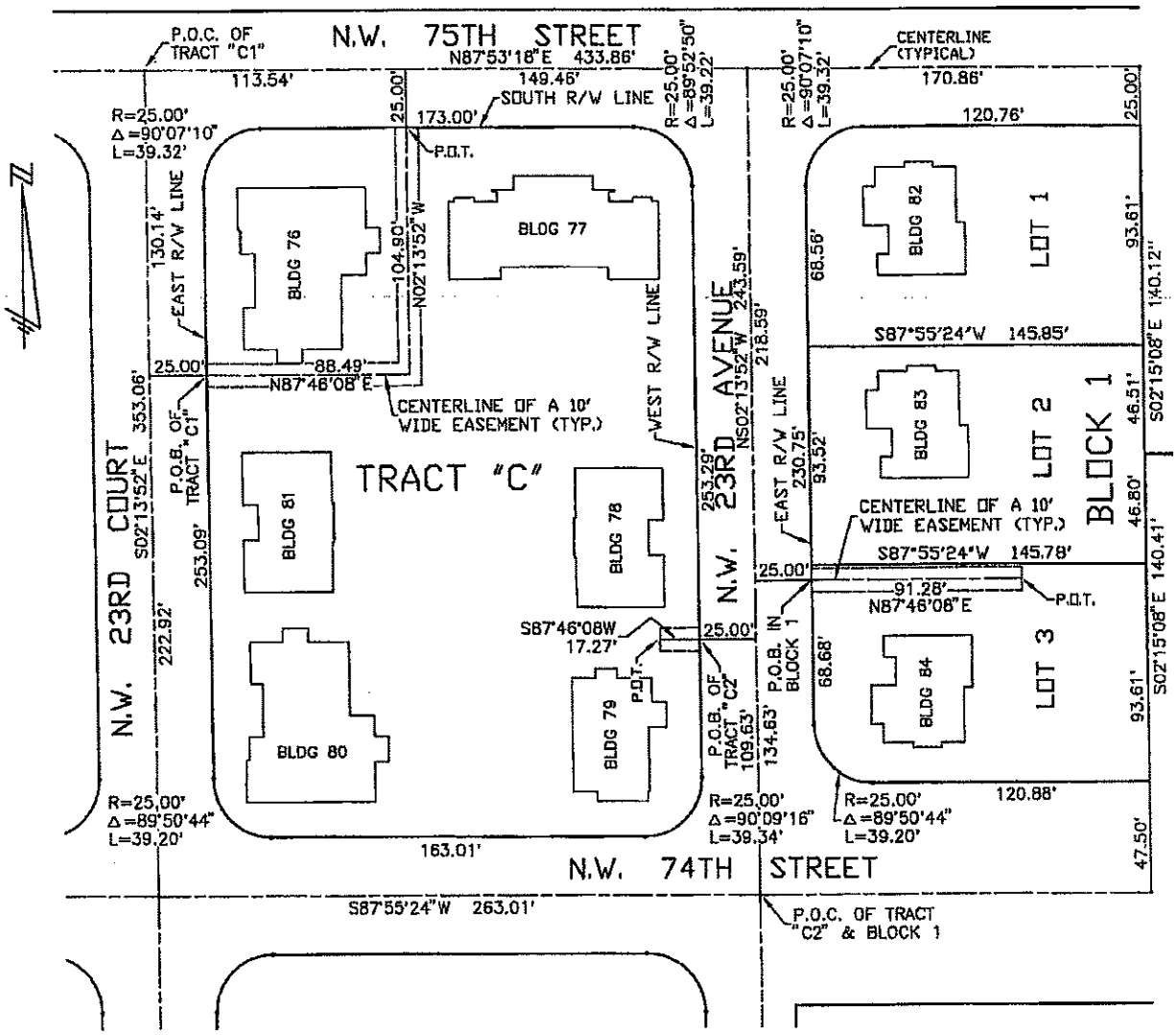
November 1, 2011
Job No. 03-79868

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1" = 80'

2115-SS-03



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1" = 70'

FP&L EASEMENTS
IN
TRACTS "C" & "BLOCK 1"
MDPHA LIBERTY

PLAT BOOK 168, PAGE 92

November 1, 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

Work Request No. 3971119

Sec.10, Twp 53 S, Rge 41 E

Parcel I.D.see below
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: Polly Kinslowe
Co. Name: McCormack Baron Salazar, Inc.
Address: 720 Olive Street
St. Louis, MO 63101

pg 1 of 1.

Reserved for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area").
Folio numbers 30-3110-081-0040, 30-3110-081-0050, 30-3110-081-0060, 30-3110-081-0010, 30-3110-081-0020, and 30-3110-081-0030.

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

_____
(Witness' Signature)

Print Name: _____
(Witness)

Entity Name

By: _____

Print Name: _____

Print Address: _____

_____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

_____
Notary Public, Signature

Print Name _____

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.

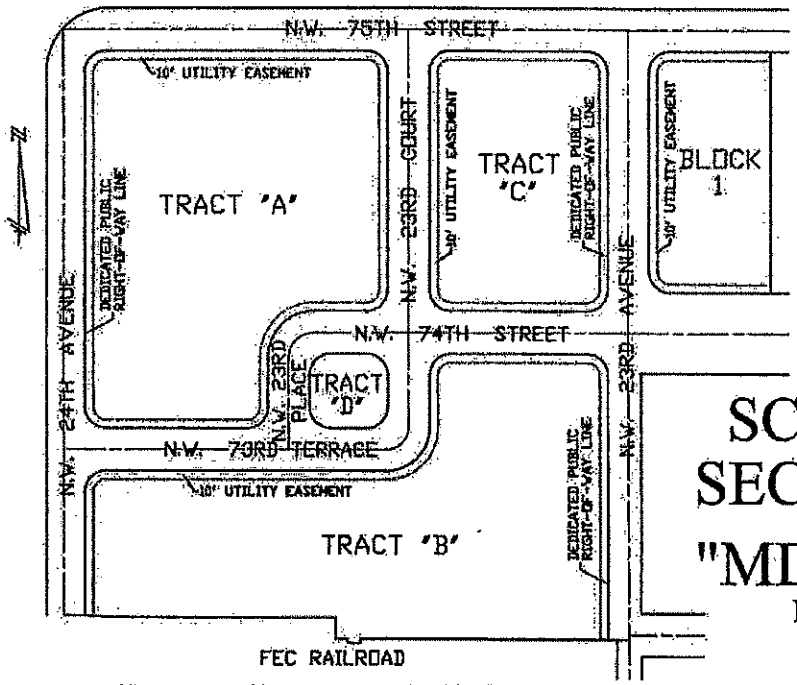
NOTES:

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.

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

2115-SS-03

Work Request No. 3971344

Sec.10, Twp 53 S, Rge 41 E

Parcel I.D.see below
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: Polly Kinslowe
Co. Name: McCormack Baron Salazar, Inc.
Address: 720 Olive Street
St. Louis, MO 63101

Reserved for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area").
Folio numbers 30-3110-079-0010, 30-3110-079-0020, 30-3110-079-0030.

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

_____
(Witness' Signature)

Print Name: _____
(Witness)

By: _____

Print Name: _____

Print Address: _____

_____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

_____
Notary Public, Signature

Print Name _____

SCOTT CARVER SECTOR IV
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTION

Ten (10) foot wide strips of land lying in Tracts "A" and "B" 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 centerlines of which are being more particularly described as follows:

EASEMENTS IN TRACT "A"

Commence at the intersection of the centerlines of N.W. 74th Street and N.W. 22nd Avenue, as said Street and Avenue are shown on said plat of MDPHA SCOTT; thence N02°15'32"W along the said centerline of N.W. 22nd Avenue for 124.58 feet; thence N87°44'28"E for 53.00 feet to a point on the Westerly line of said Tract "A", said point being the POINT OF BEGINNING of the centerline of said ten (10) foot wide strip of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerline: continue N87°44'28"E for 96.00 feet; thence N02°15'32"W for 112.38 feet to a point that is 92.00 feet South of, as measured at right angles to, the North line of said Tract "A"; thence N87°36'49"E along a line that is 92.00 feet South of, and parallel with, the said North line of Tract "A" for 495.24 feet to its intersection with the East line of said Tract "A" for the end of said centerline, said point lying 117 feet South and 25.00 feet West of the intersection of the centerlines of N.W. 75th Street and N.W. 21st Avenue, as said Street and Avenue are shown on said plat of MDPHA SCOTT,

AND

Commence at the intersection of the centerlines of N.W. 74th Street and N.W. 21st Avenue, as said Street and Avenue is shown on said plat of MDPHA SCOTT; thence S87°55'24"W along the said centerline of N.W. 74th Street for 117.76 feet; thence N02°04'36"W for 25.00 feet to a point on the South line of said Tract "A", said point being the POINT OF BEFINNING of the centerline of said ten (10) foot wide strip of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerline: continue N02°04'36"W for 73.27 feet; thence N30°20'25"E for 15.08 feet to a point designated POINT "A"; thence continue N30°20'25"E for 30.98 feet to the end of said centerline,

thence from the above established POINT "A" run the following courses and distances along said centerline of a ten (10) foot wide strip of land: S87°55'24"W for 92.13 feet; thence S02°04'36"E for 86.00 feet to its intersection with the South line of said Tract "A" for the end of said centerline, said point lying 201.81 feet West and 25.00 feet North of the intersection of said centerlines of N.W. 74th Street and N.W. 21st Avenue,

AND

SCOTT CARVER SECTOR IV
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTION CONTINUED

EASEMENTS IN TRACT "B"

Commence at the intersection of the centerlines of N.W. 73rd Street and N.W. 22nd Avenue, as said Street and Avenue are shown on said plat of MDPHA SCOTT; thence N87°32'07"E along the said centerline of N.W. 73rd Street for 164.24 feet; thence N02°27'53"W for 25.00 feet to a point on the South line of said Tract "B", said point being the POINT OF BEGINNING of the centerline of the ten (10) foot wide strip of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerline: continue N02°27'53"W for 86.13 feet to a point designated POINT "B"; thence S82°56'44"W for 21.91 feet to a point that is 89.00 feet East of, as measured at right angles to, the West line of said Tract "B"; thence N02°15'32"W along a line that is 89.00 feet East of, and parallel with, the said West line of Tract "B" for 135.01 feet to a point that is 83.00 feet South of, as measured at right angles to, the North line of said Tract "B"; thence N87°55'24"E along a line that is 83.00 feet South of, and parallel with, the said North line of said Tract "B" for 197.47 feet to a point designated POINT "C"; thence N02°04'36"W for 83.00 feet to its intersection with the said North line of Tract "B" for the end of said centerline, said point lying 328.31 feet West and 25.00 feet South of the intersection of the centerlines of N.W. 74th Street and said N.W. 21st Avenue, as said Street and Avenue is shown on said plat of MDPHA SCOTT,

thence from the above established POINT "B" run the following courses and distances along said centerline of a ten (10) foot wide strip of land: N82°56'44"E for 78.33 feet; thence N70°07'20"E for 36.84 feet; thence N82°03'42"E for 103.36 feet; thence S10°08'12"E for 89.95 feet to its intersection with the said South line of Tract "B", for the end of said centerline,

thence from the above established POINT "C" run the following courses and distances along said centerline of a ten (10) foot wide strip of land: N87°55'24"E along a line that is 83.00 feet South of, and parallel with, the said North line of Tract "B" for 210.15 feet to a point that is 93.00 feet West of, as measured at right angles to, the East line of said Tract "B"; thence S01°59'30"E for 53.02 feet; thence N88°00'30"E for 93.00 feet to its intersection with the East line of said Tract "B" for the end of said centerline, said point lying 161.19 feet South and 25.00 feet West of said intersection of the centerlines of N.W. 73rd Street and N.W. 21st Avenue.

Less therefrom any portion of the above strips of land that may lie under any building.

SCOTT CARVER SECTOR IV
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTION CONTINUED

NOTES:

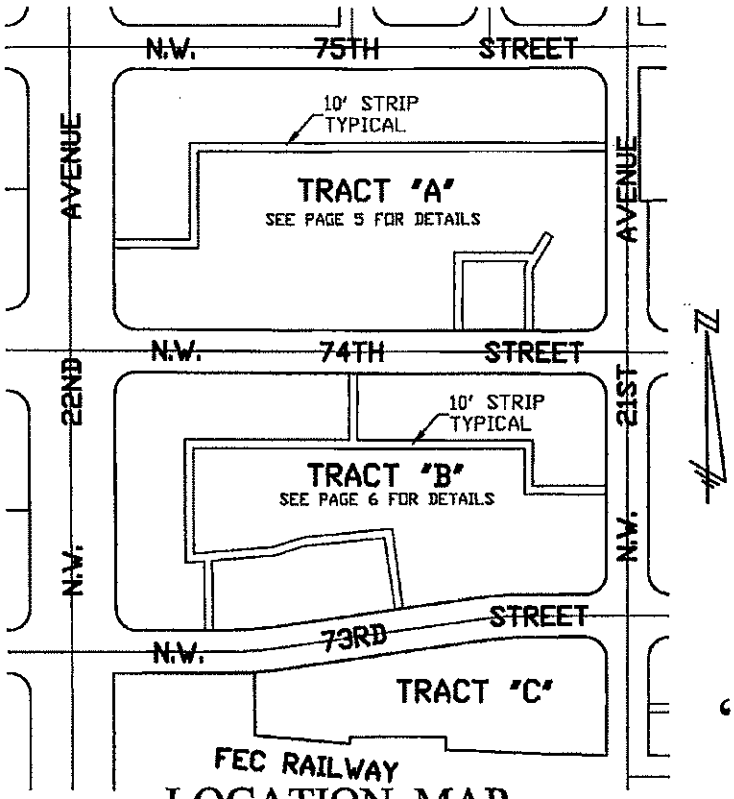
1. The legal descriptions were prepared by Biscayne engineering Company, Inc.

2. The bearings are based on an assumed direction of S87°36'49"W along the centerline of N.W. 75th Street between N.W. 21st and N.W. 22nd Avenues.

3. The side lines of the strips of land are to be shortened or prolonged to meet at angle points and boundary lines.

November 1, 2011
Job No. 03-79868-2

Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization No's EB129 & LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7371



LOCATION MAP

SCALE: 1"=200'

ABBREVIATIONS

BLDG = Building
ESMT = Easement
FEC = Florida East Coast
MNT. = Maintenance
MGMT = Management
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
TR. = Tract

FP&L EASEMENTS IN SCOTT CARVER SECTOR IV "MDPHA SCOTT"

PLAT BOOK 168, PAGE 90

NOTES:

1. The legal descriptions were prepared by Biscayne Engineering Company, Inc.
2. The bearings are based on an assumed direction of N87°36'49"E along the centerline of N.W. 75th Street between N.W. 21st Avenue and N.W. 22nd Avenues.
3. The attached legal descriptions are for a series of ten (10) foot wide strips of land in Tracts "A" and "B" 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.
4. The alignment of the strips of land are based on an as-built drawing furnished by Florida Power & Light Company and field location of paint marks placed by a Locator.
5. The side lines of the strips of land are to be shortened or prolonged to meet at angle points and boundary lines.
6. The attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION is not valid without the signature and original raised seal of a licensed Professional Surveyor & Mapper and inclusion of all six pages.

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.

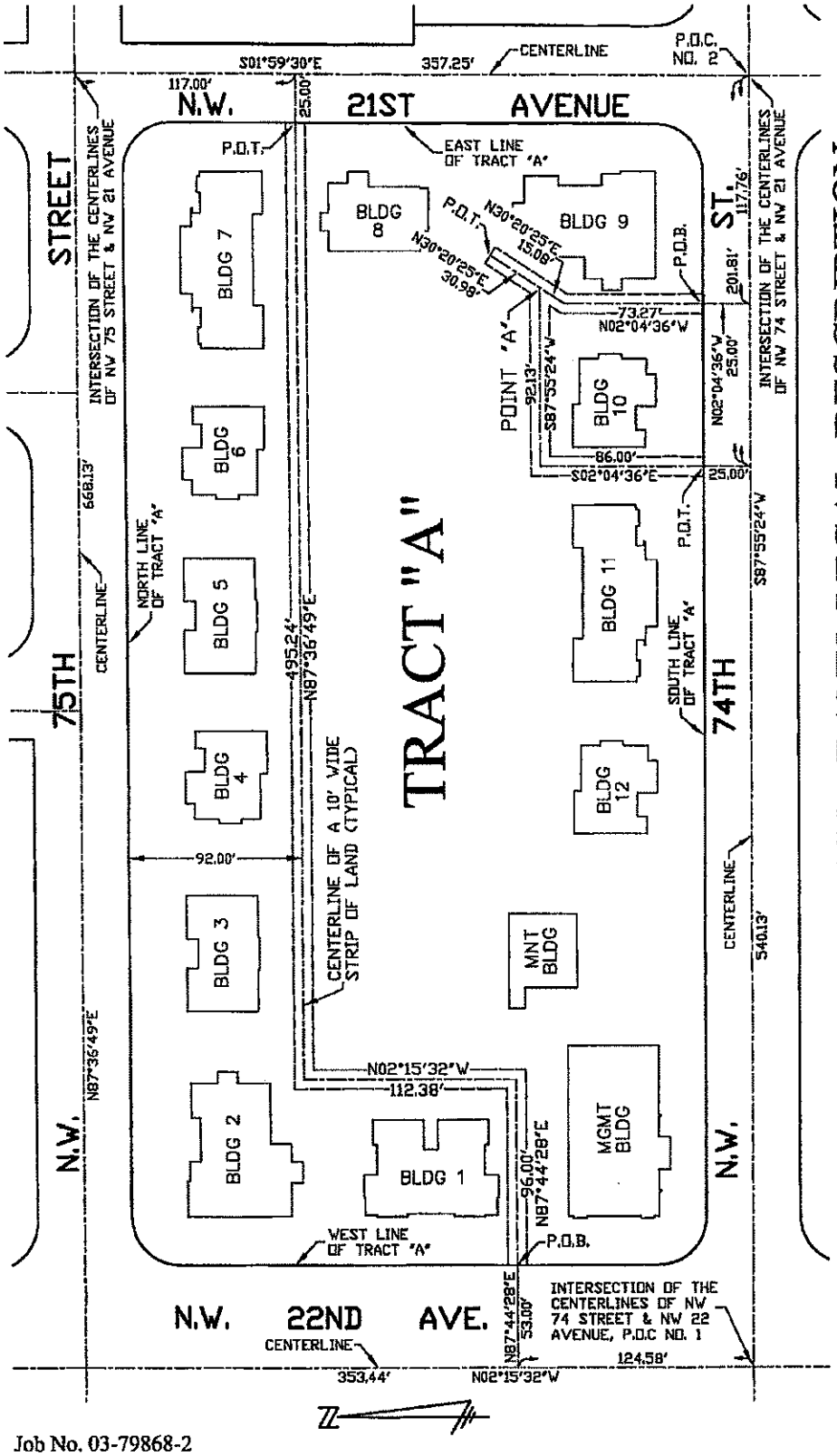
BISCAYNE ENGINEERING CO., INC.

By: _____

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

Job No. 03-79868-2
November 1, 2011

Prepared by:
Biscayne Engineering Co., Inc.
Certificates of Authorization No. LB129
529 W. Flagler Street
Miami, Florida 33130
(305) 324-7671



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1" = 80'

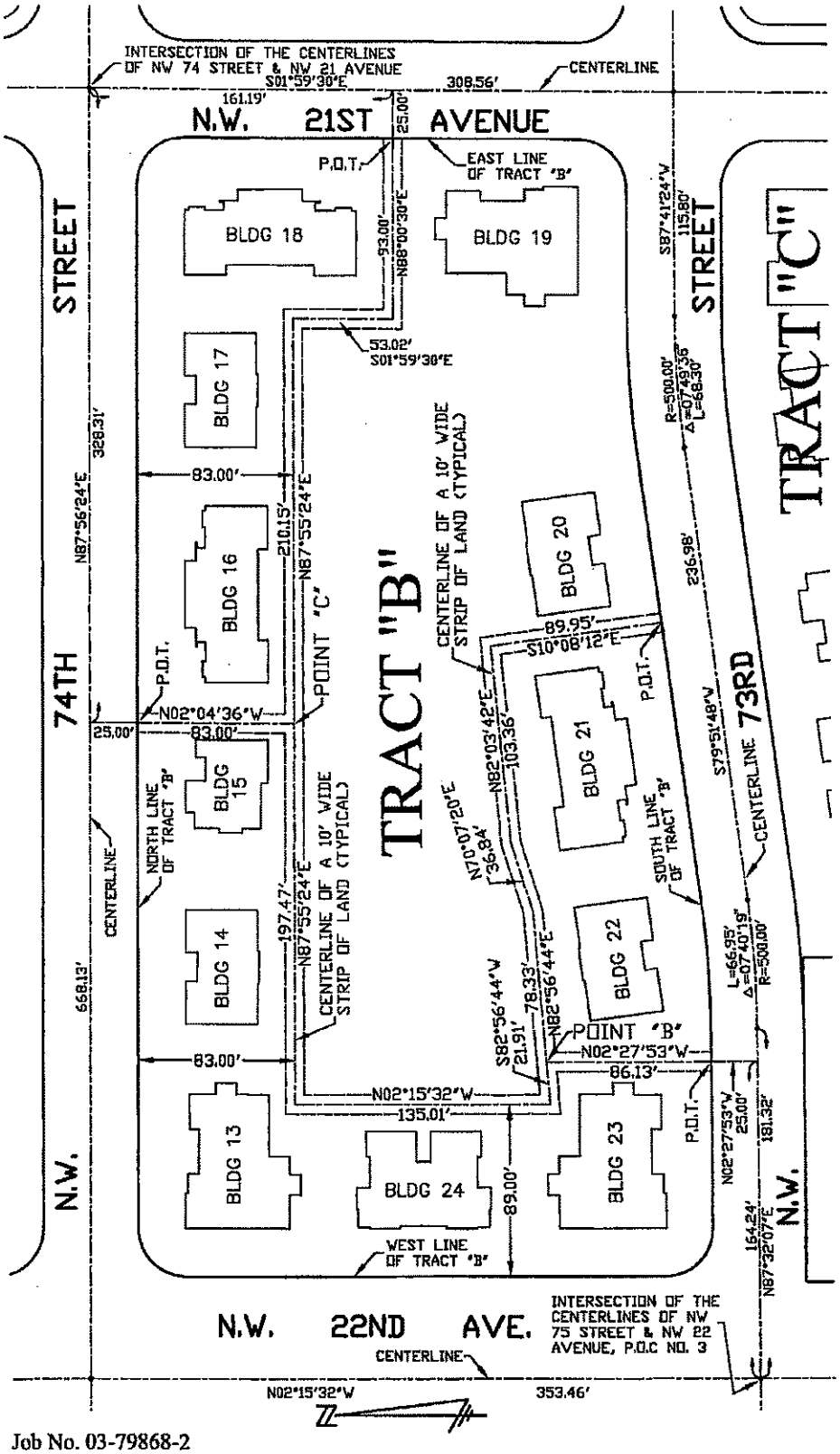
FP&L EASEMENTS IN SCOTT CARVER SECTOR IV "MDPHA SCOTT"

PLAT BOOK 168, PAGE 90

Prepared by:
Biscayne Engineering Co., Inc.
Certificate of Authorization
Number LB129
529 W. Flagler Street
Miami, Florida 33130
(305) 324-7671

2118-SS-25

Job No. 03-79868-2
November 1, 2011



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1" = 80'

FP&L EASEMENTS IN SCOTT CARVER SECTOR IV "MDPHA SCOTT"

PLAT BOOK 168, PAGE 90

Prepared by:
Biscayne Engineering Co., Inc.
Certificate of Authorization
Number LB129
529 W. Flagler Street
Miami, Florida 33130
(305) 324-7671

2118-SS-25

Job No. 03-79868-2
November 1, 2011

Work Request No. 3971344

Sec.10, Twp 53 S, Rge 41 E

Parcel I.D.see below
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: Polly Kinslowe
Co. Name: McCormack Baron Salazar, Inc.
Address: 720 Olive Street
St. Louis, MO 63101

Reserved for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area").
Folio numbers 30-3110-079-0010, 30-3110-079-0020, 30-3110-079-0030.

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

_____
(Witness' Signature)

Print Name: _____
(Witness)

By: _____

Print Name: _____

Print Address: _____

_____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

_____
Notary Public, Signature

Print Name _____

SCOTT CARVER SECTOR IV
UTILITY EASEMENTS
LEGAL DESCRIPTION

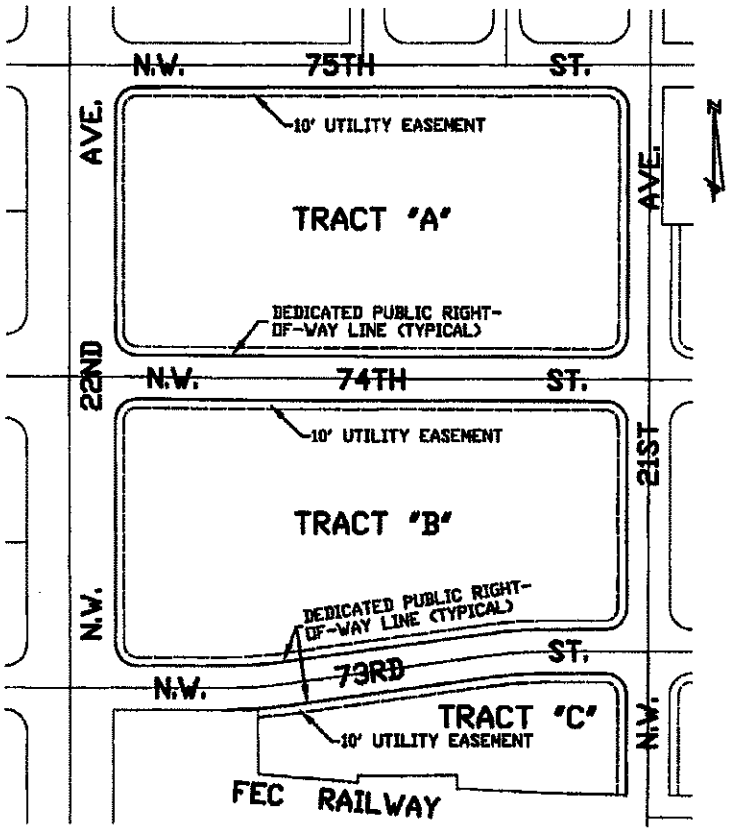
A ten (10) foot wide strip of land along and parallel with all Public Right-of-Way lines lying in Tracts "A", "B" and "C" of MDPHA SCOTT, according to the plat thereof recorded in Plat Book 168, at Page 90, of the Public Records of Miami-Dade County, Florida. The Southerly and Westerly lines of Tract "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

Work Request No. 3971361

Sec. 10, Twp 53 S, Rge 41 E

Parcel I.D. see below
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: Polly Kinslowe
Co. Name: McCormack Baron Salazar, Inc.
Address: 720 Olive Street
St. Louis, MO 63101

Reserved for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area").
Folio numbers 30-3110-080-0010, 30-3110-080-0020, 30-3110-080-0030.

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

_____
(Witness' Signature)

Print Name: _____
(Witness)

By: _____

Print Name: _____

Print Address: _____

_____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

_____
Notary Public, Signature

Print Name _____

SCOTT CARVER, SECTOR CARVER
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTIONS

EASEMENTS IN TRACT "A"

Ten (10) foot wide strips of land in Tract "A" of MDPHA CARTER, according to the plat thereof recorded in Plat Book 168, at Page 91, of the Public Records of Miami-Dade County, Florida, the centerlines of which are more particularly described as follows:

Commence at the Northwest corner of said Tract "A"; thence N87°35'51"E along the North line of said Tract "A" for 122.72 feet to the POINT OF BEGINNING of the centerline of the ten (10) foot wide strips of land herein described; thence from the above established Point of Beginning run the following courses and distances along the said centerlines: S01°02'19"E for 57.37 feet; thence N88°11'07"E for 72.03 feet to a point designated POINT "A"; thence N86°40'50"E for 141.96 feet; thence N88°29'28"E for 69.85 feet; thence N76°59'22"E for 66.17 feet; thence S03°20'33"E for 59.49 feet to its intersection with the South line of said Tract "A", said point lying 171.47 feet West and 25.00 feet North of the intersection of the centerlines of N.W. 75th Terrace and N.W. 19th Avenue, for the end of said centerline,

Thence from the above established point designated POINT "A" run S04°02'08"E along the centerline of a ten (10) foot wide strip of land for 92.69 feet to its intersection with the said South line of said Tract "A", for the end of said centerline.

EASEMENTS IN TRACT "B"

Ten (10) foot wide strips of land in Tract "B" of MDPHA CARTER, according to the plat thereof recorded in Plat Book 168, at Page 91, of the Public Records of Miami-Dade County, Florida, the centerlines of which are more particularly described as follows:

Commence at the intersection of the centerlines of N.W. 73rd Street and N.W. 21st Avenue; thence S01°59'30"E along the centerline of said N.W. 21st Avenue for 107.69 feet; thence N88°00'30"E for 25.00 feet to a point on the West line of said Tract "B", said point being the POINT OF BEGINNING of the ten (10) foot wide strips of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerlines: N87°41'24"E for 249.54 feet to a point designated POINT "B"; thence continue N87°41'24"E for 121.16 feet; thence S56°32'11"E for 13.86 feet; thence N71°34'18"E for 29.18 feet; thence N87°41'24"E for 59.48 feet; thence N01°44'09"W for 134.94 feet to a point designated POINT "C"; thence N88°15'51"E for 75.88 feet; thence N01°44'09"W for 110.96 feet to a point designated POINT "D"; thence continue N01°44'09"W for 106.33 feet; thence N88°15'51"E for 71.01 feet to its intersection with the East line of said Tract "B", said point lying 113.70 feet South and 25.00 feet West of the intersection of the centerlines of N.W. 75th Terrace and N.W. 19th Avenue, for the end of said centerline,

SCOTT CARVER, SECTOR CARVER
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTIONS CONTINUED

Thence from the above established point designated POINT "B" run N02°18'36"W along the centerline of a ten (10) foot wide strip of land for 82.83 feet to its intersection with a North line of said Tract "B" for the end of said centerline,

Thence from the above established point designated POINT "C" run the following courses and distances along the centerline of a ten (10) foot wide strip of land: N01°44'09"W for 9.37 feet; thence S88°15'51"W for 21.19 feet to the end of said centerline,

Thence from the above established point designated POINT "D" run the following courses and distances along the centerline of a ten (10) foot wide strip of land: N31°22'52"E for 20.84 feet; thence N59°31'03"E for 11.86 feet; thence N88°15'51"E for 49.23 feet to its intersection with the East line of said Tract "B" for the end of said centerline.

EASEMENTS IN TRACT "C"

Ten (10) foot wide strips of land in Tract "C" of MDPHA CARTER, according to the plat thereof recorded in Plat Book 168, at Page 91, of the Public Records of Miami-Dade County, Florida, the centerlines of which are more particularly described as follows:

Commence at the intersection of the centerlines of N.W. 75th Street/Terrace and N.W. 20th Court; thence S01°44'09"E along the centerline of said N.W. 20th Court for 126.42 feet; thence N88°15'51"E for 25.00 feet to a point on the West line of said Tract "C", said point being the POINT OF BEGINNING of the centerline of the ten (10) foot wide strips of land herein described; thence from the above established Point of Beginning run the following courses and distances along said centerlines: N89°02'51"E for 149.81 feet; thence S01°24'28"E for 63.13 feet; thence S15°25'52"W for 12.17 feet; thence S61°31'01"W for 19.35 feet to a point designated POINT "E"; thence S01°50'18"E for 69.61 feet to its intersection with the South line of said Tract "C", said point lying 153.95 feet East and 25.00 feet North of the intersection of the centerlines of N.W. 73rd Street and said N.W. 20th Court, for the end of said centerline,

Thence from the above established point designated POINT "E" run S87°35'00"W along the centerline of a ten (10) foot wide strip of land for 59.62 feet to the end of said centerline.

LESS therefrom any portion of the above strips of land that may lie under any building.

SCOTT CARVER, SECTOR CARVER
FLORIDA POWER & LIGHT COMPANY EASEMENTS
LEGAL DESCRIPTIONS CONTINUED

NOTES:

1. The 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. 75th Terrace as shown on MDPHA CARVER, Plat Book 168, Page 91, Public Records of Miami-Dade County, Florida.

3. The side lines of the strips of land are to be shortened or prolonged to meet at angle points and boundary lines.

Prepared for:
Beauchamp Construction Co.
Job No. 03-80078
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

SECTOR CARVER
MDPHA CARVER

90' 0 90' 180'

ABBREVIATIONS:

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

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 a 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. 75th Terrace as shown on MDPHA CARVER, Plat Book 168, Page 91, Public Records of Miami-Dade County, Florida.
5. The side lines of the strips of land are to be shortened or prolonged to meet at angle points and boundary lines.
6. The alignment of the strips of land are based on an as-built drawing furnished by Florida Power & Light Company and field location of pain marks placed by a locator.
7. The attached SKETCH TO ACCOMPANY LEGAL DESCRIPTION is not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper and includes all 5 sheets of the set.

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.

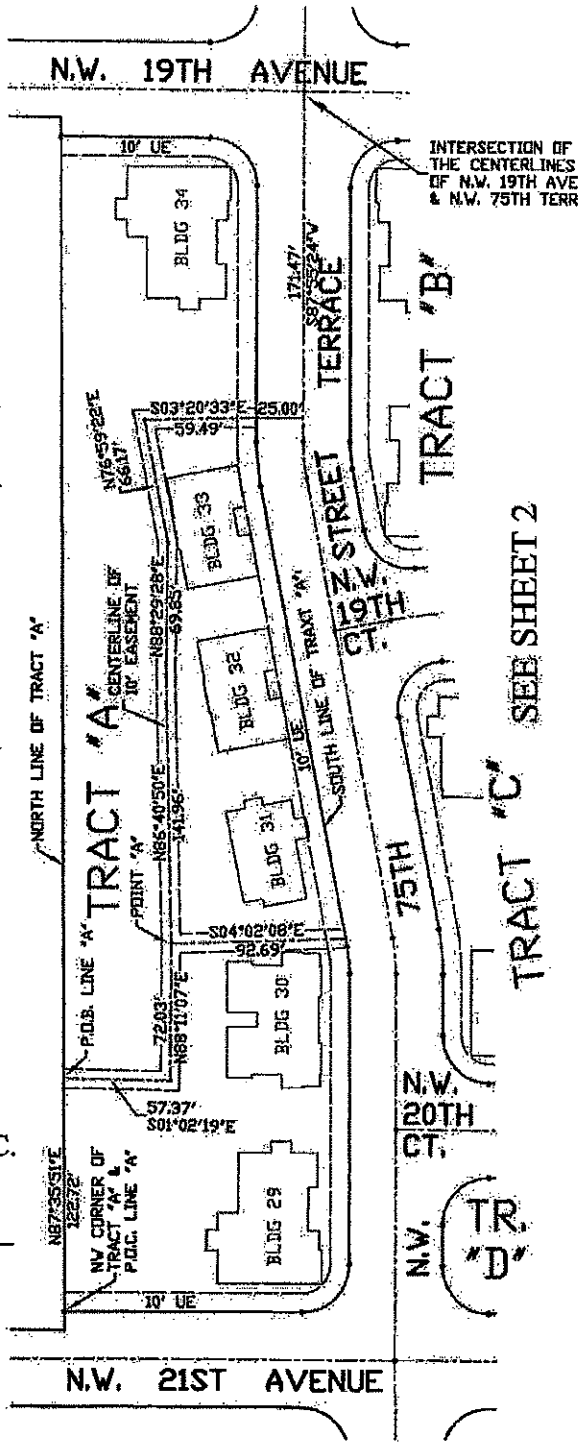
BISCAYNE ENGINEERING COMPANY, INC.

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

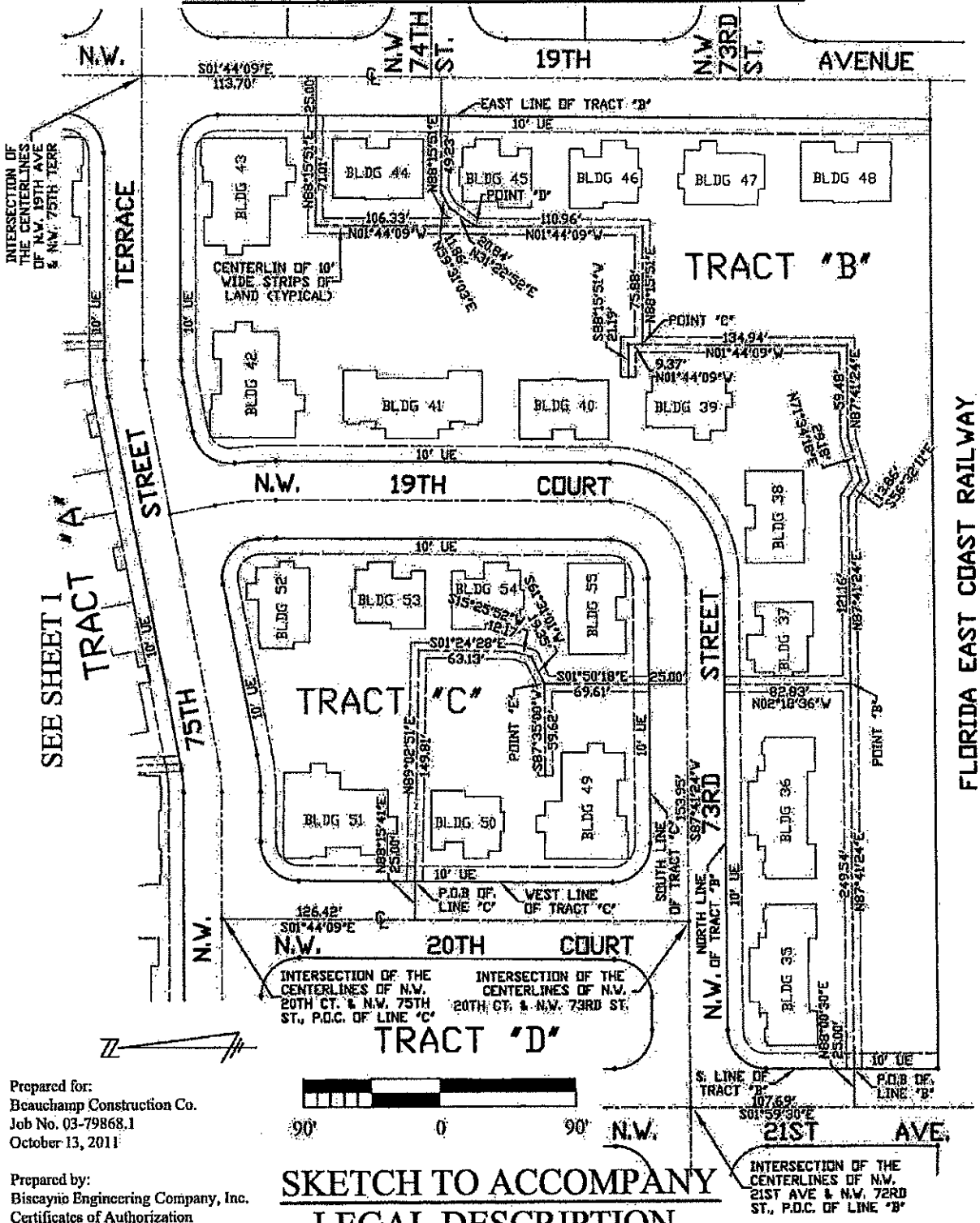
Prepared by:
Biscayne Engineering Company, Inc.
Certificates of Authorization
Numbers EB129 & LB129
529 West Flagler Street
Miami, Florida 33130
(305) 324-7671



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1"=90'

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 5 of 5

2116-SS-08

Work Request No. 3971361

Sec. 10, Twp 53 S, Rge 41 E

Parcel I.D. see below
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: Polly Kinslowe
Co. Name: McCormack Baron Salazar, Inc.
Address: 720 Olive Street
St. Louis, MO 63101

pg 1 of 1.

Reserved for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area").
Folio numbers 30-3110-080-0010, 30-3110-080-0020, 30-3110-080-0030.

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

_____
(Witness' Signature)

Print Name: _____
(Witness)

By: _____

Print Name: _____

Print Address: _____

_____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

_____
Notary Public, Signature

Print Name _____

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: _____

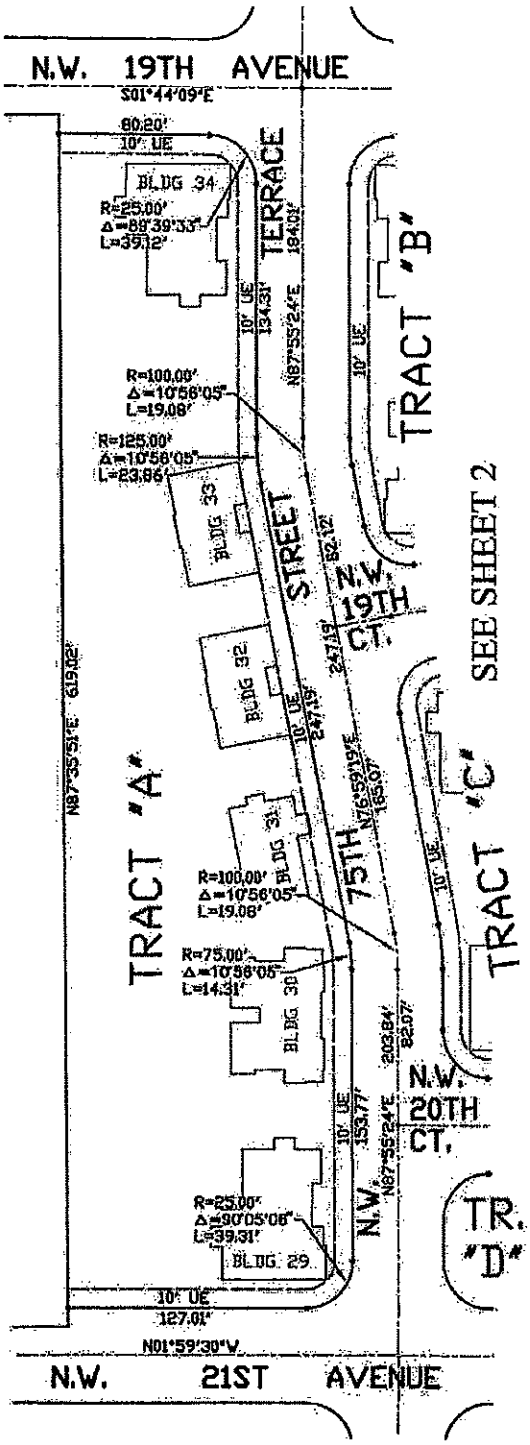
Robin D. Teagarden, Jr, for the firm
Professional Survey &
Mapper No. LS2354
State of Florida

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



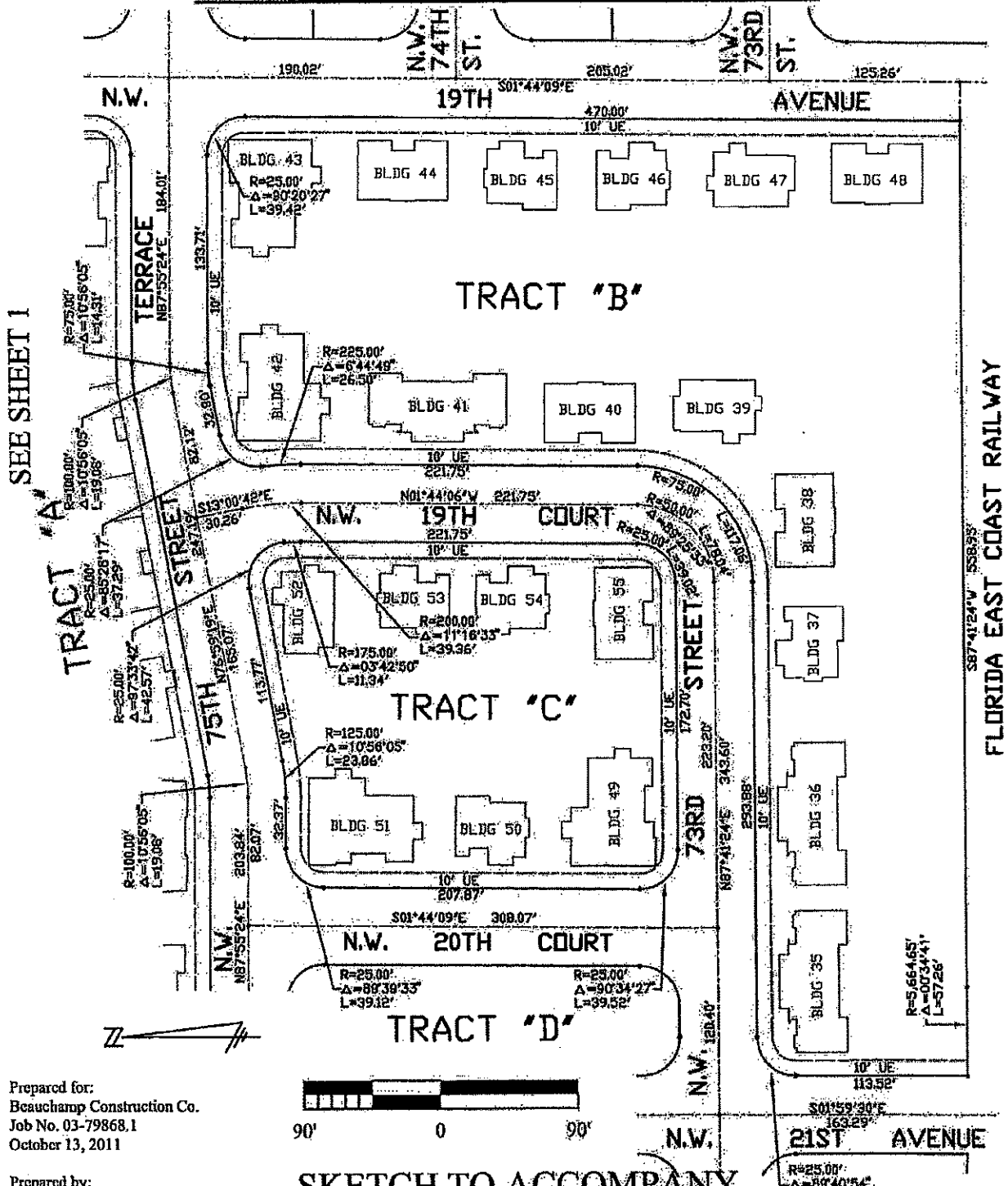
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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