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

MEMORANDUM

Agenda Item No. 8(L)(1)

TO:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners	**DATE:**	January 23, 2013
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution accepting conveyances of various property interests for road purposes to Miami-Dade County, Florida Resolution No. R-28-13

The accompanying resolution was prepared by the Public Works and Waste Management Department and placed on the agenda at the request of Prime Sponsor Infrastructure and Land Use Committee.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum

MIAMI-DADE COUNTY

Date: January 23, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

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

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

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

Fiscal Impact/Funding Source
The total fiscal impact as a result of these conveyances being accepted would be approximately $556 annually for maintenance costs associated with the subject rights-of-way being included in the Public Works and Waste Management Department (PWWM) inventory. These costs will be funded through PWWM's General Fund allocation.

Track Record/Monitor
PWWM is the entity overseeing this project and the person responsible for monitoring these acquisitions is Mr. Leandro Ona, Chief, Highway / Right-of-Way Division.

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

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	RUBEN RUBIO and EVERARDO A. RUBIO	RWD*	A portion of SW 217 Avenue, from approximately 739 feet south of the centerline of SW 216 street South for 275 feet (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
2.	Base Development	RWD*	A portion of SW 117 Avenue, from theoretical SW 304 Street South for approximately 665 feet (District 9)	Obtained in order to satisfy a condition for division of land, without plat, that requires rights-of-way to be dedicated.

RWD* Right-of-Way Deed TSE* Traffic Signal Easement

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
3.	BDG AVENTURA, LLC	RWD*	A portion of NE 26 Avenue, from the north right-of-way line of NE 195 Street, North for approximately 300 feet and the radius return thereof (District 4)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
4.	Habitat for Humanity of Greater Miami, Inc.	RWD*	A 25 foot radius return, at NW 67 Street and NW 25 Avenue (District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines and street intersections shall be rounded with a radius of 25 feet.
5.	JIM AGUILES	RWD*	A 25 foot radius return at SW 84 Avenue and SW 100 Street (District 7)	Obtained in order to satisfy a Chapter 28 requirement that property lines and street intersections shall be rounded with a radius of 25 feet.
6.	JSMB DEVELOPERS, LLC	RWD*	A portion of Old Cutler Road, beginning 100 feet Northeasterly of the centerline of SW 218 Street Road, Northeasterly for 375 feet (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
7.	MIAMI COMMUNITY CHARTER SCHOOL, INC.	RWD*	Two 25 foot radius returns located at SW 187 Avenue and SW 352 Street and SW 352 Avenue and SW 189 Avenue (District 9)	Obtained in order to satisfy a Chapter 28 requirement that property lines and street intersections shall be rounded with a radius of 25 feet.
8.	The most Reverend Thomas G. Weski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole	RWD*	A portion of SW 62 Street, from the west right-of-way line of SW 72 Avenue West for approximately 175 feet, and the radius return thereof (District 7)	Obtained to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD* Right-of-Way Deed TSE* Traffic Signal Easement

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
9.	Ramon Vazquez	**RWD***	A portion of SW 120 Avenue, from SW 232 Street South for 332.7 feet and the radius return thereof (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
10.	STEAK N SHAKE OPERATIONS, INC.	**TSE***	Located approximately on the NW Corner of Tract A as recorded in the Plat of Kendall Hammocks Steak N Shake as recorded in Plat Book 158, Page 1 (District 11)	Obtained to install, operate and maintain traffic signal equipment
11.	WAL-MART STORES EAST, LP	**TSE***	Located on the West side of the intersection of SW 157 Avenue and SW 86 Street (District 11)	Obtained to install, operate and maintain traffic signal equipment
12.	BELEN JESUIT PREPARATORY SCHOOL, INC.	**RWD***	A portion of SW 128 Avenue, from the easterly extension of the north right-of-way line of SW 2 Street North for approximately 610 feet (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

County Manager/Deputy Mayor
Alina T. Hudak

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: January 23, 2013

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 Mayor'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)
1-23-13

RESOLUTION NO. R-28-13

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Mayor's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owners/Grantors

1. RUBEN RUBIO and EVERARDO A. RUBIO
2. Base Development
3. BDG AVENTURA, LLC
4. Habitat for Humanity of Greater Miami, Inc.
5. JIM AGUILES
6. JSMB DEVELOPERS, LLC
7. MIAMI COMMUNITY CHARTER SCHOOL, INC.
8. The most Reverend Thomas G. Weski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole
9. Ramon Vazquez
10. STEAK N SHAKE OPERATIONS, INC
11. WAL-MART STORES EAST, LP
12. BELEN JESUIT PREPARATORY SCHOOL, INC.; and

WHEREAS, upon consideration of the recommendation of the Public Works and Waste Management Department, the Board of County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties

tendered for road right-of-way; and pursuant to Resolution No. R-974-09, (a) directs the County Mayor or County Mayor's designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner **Audrey Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the Resolution duly passed and adopted this 23rd day of January, 2013. 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.

Debra Herman

Return to:
Right-of-Way Division
Miami-Dade County Public Works and
Waste Management Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Rocio Soto, Contractor
Folio No. 30-6817-000-0158
User Department: PWWM

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

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

THIS INDENTURE, Made this 5th day of SEPTEMBER, A.D. 2012, by and between RUBEN RUBIO and EVERARDO A. RUBIO, whose address is 21850 SW 217 AVENUE, MIAMI, FL 33170, *parties* of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The east 40 feet of a Parcel of land lying on the Southeast side of Canal L-31 North, located within Section 17, Township 56 South, Range 38 East, Miami-Dade County, Florida, described as follows: Commence at the Southeast corner of said Section 17; thence run N01°07'52"W along the East line of said Section 17 for a distance of 4,303.04 feet to the Point of Beginning; thence run S89°33'19"W along a line parallel with the South line of said Section 17, for a distance of 1,341.17 feet to a point of intersection with the Southeasterly right of way line of Canal L-31 North; thence run N46°00'30"E, along the last described course for a distance of 399.16 feet to a point; thence run N89°33'19"E, along a line parallel with the South line of said Section 17, for a distance of 1,048.57 feet to the point of intersection with the East line of said Section 17; thence run S01°07'52"E along

the East line of said Section 17 for a distance of 275.02 feet to the Point of Beginning, containing 0.25 acres, more or less.

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

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

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

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

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

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Ruben Rubio (Sign)

Ruben Rubio
Printed Name

Address (if different)

Everardo A. Rubio (Sign)

Everardo A. Rubio
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 5 day of September, 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Ruben Rubio and Everardo A. Rubio, personally known to me, or proven, by producing the following methods of identification: Drivers License to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

ROSA A. DE LA TORRE
Notary Public - State of Florida
My Comm. Expires Jan 18, 2014
Commission # DD 943449
Bonded Through National Notary Assn.

Notary Signature

Rosa A. De La Torre
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: Jan 18, 2014
Commission/Serial No. DD 943449

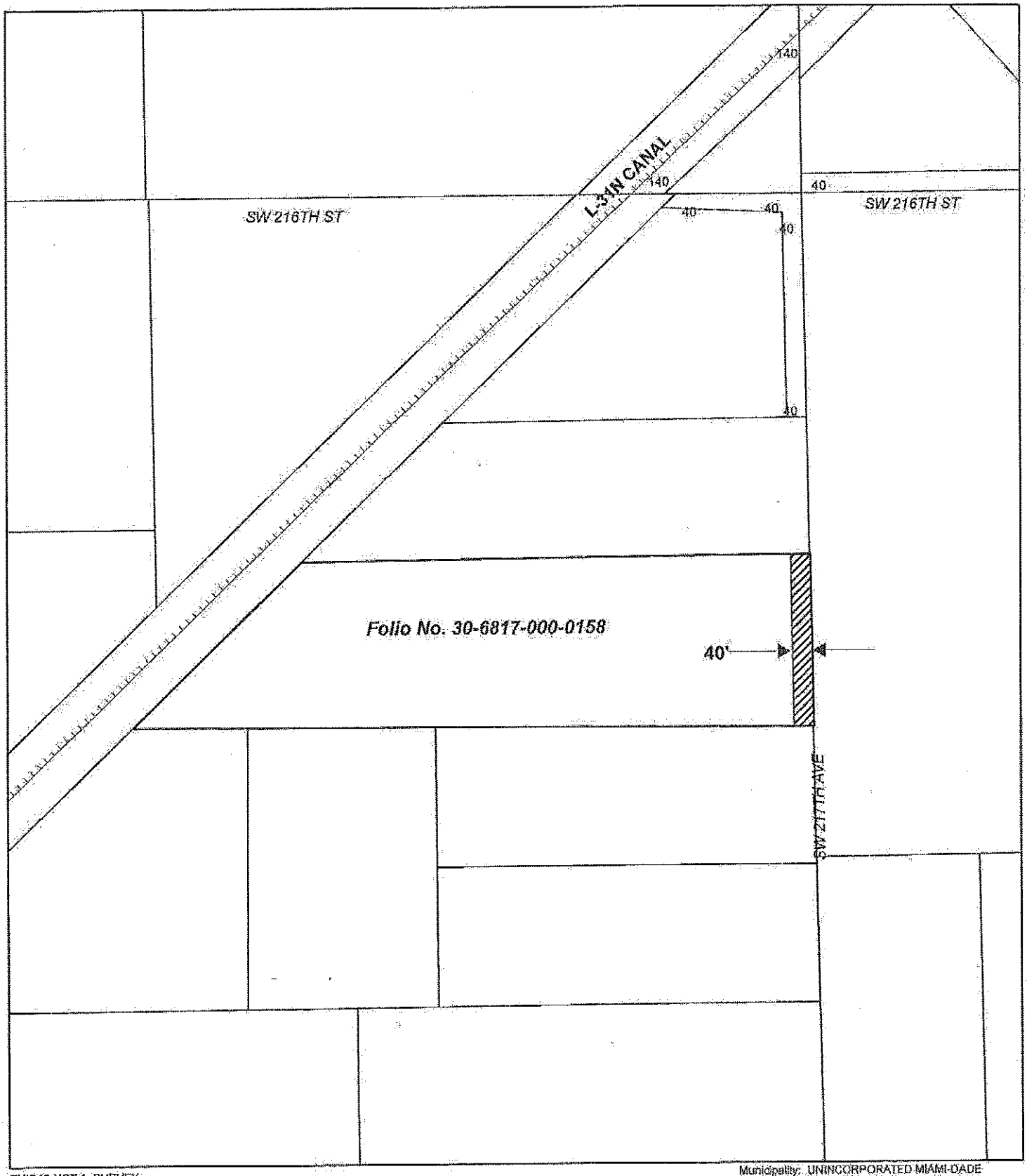
The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss, 9

Folio No. 30-6817-000-0158
RUBEN RUBIO AND EVERARDO A. RUBIO
SEC. 17-56-38

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division

MIAMI-DADE COUNTY

Date: Septiembre 18 ,2012
Prepared by: jm

Return to:
Miami-Dade County Public Works and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Steven Hurst
Folio No. **30-7912-000-0090**
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 5th day of **April**, A.D. **2012**, by and between **Base Development**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 23300 SW 134 Avenue, Miami, Florida, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The west 5 feet of the east 40 feet of the NE ¼ of the NE ¼ of the SE ¼ of Section 12, Township 57 South, Range 39 East.

Approved by: PR

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

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Witness

Michael S. Burchell
Printed Name

Witness

Robert L. Hughes
Printed Name

Witness

Michael S. Burchell
Printed Name

Witness

Robert L. Hughes
Printed Name

Base Development
Name of Corporation

(Sign)
By: X President

Steven Hurst
Printed Name

21355 SW 192 Ave
Address if different

(Sign)
Attest: X Secretary

Ethel Hurst
Printed Name

Address if different

CORP SEAL

Approved by: BR

STATE OF Florida)
)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 23 day of April, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Steven Hurst and Ethel Hurst, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of Base Development, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

LEANNA M STACY
MY COMMISSION # DD866232
EXPIRES May 04, 2012
(407) 398-0153 FloridaNotaryService.com

Notary Signature

Leanna Stacy
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: May 04, 2012

Commission/Serial No. DD866232

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
County Manager/Deputy Mayor

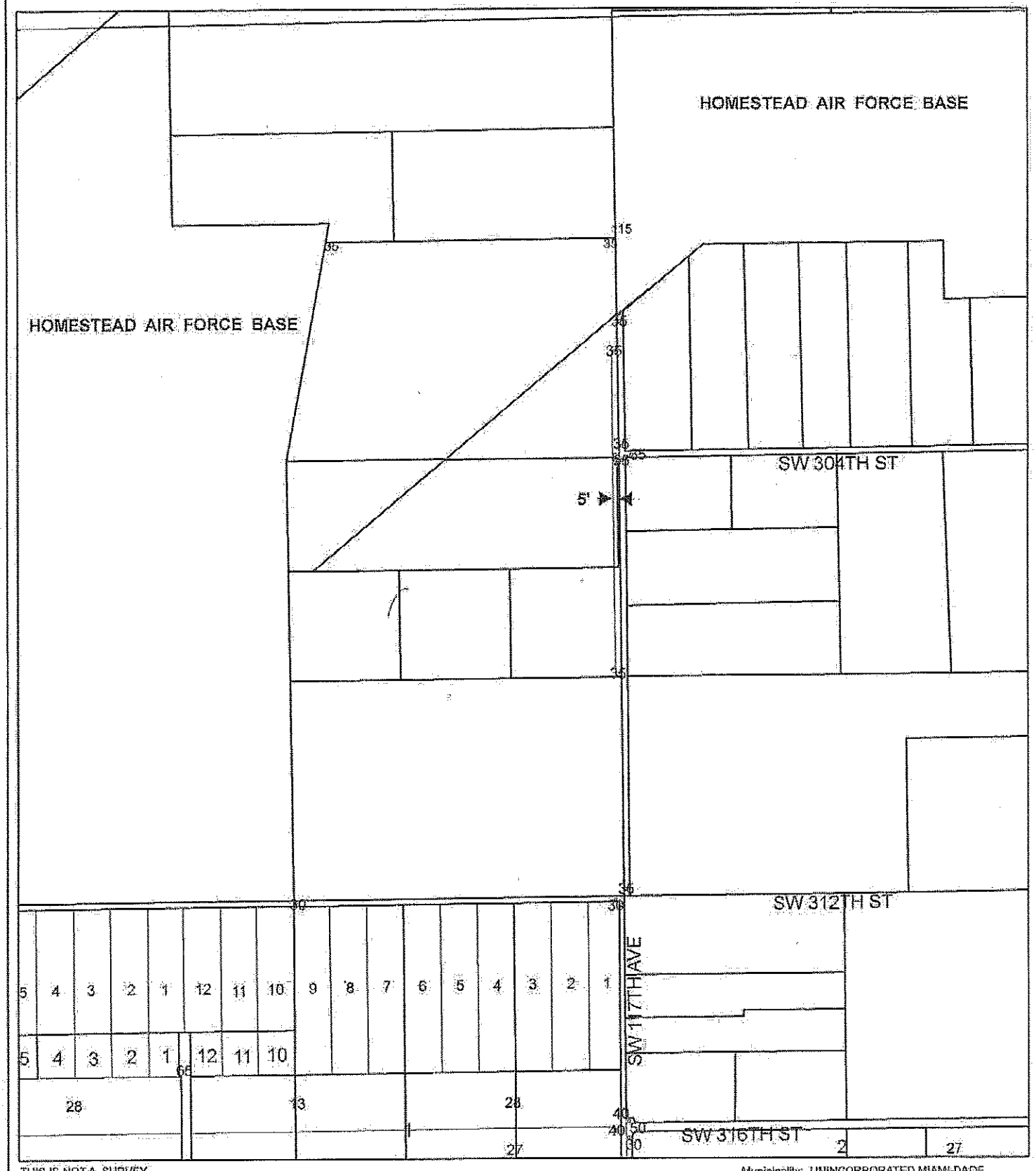
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

_____
Assistant County Attorney

Approved by: _____



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District

Folio No. 30-7912-000-0090
Base Development
SEC. 57-39-12

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

Date: June 07,2012
Prepared by: ym

Return to:
Miami-Dade County Public Works and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Max Cruz
Folio No. 30-2203-078-0030
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 2 day of MARCH A.D. 2012, by and between *BDG Aventura, LLC*, a Florida limited liability company, whose address is 8530 Southwest 124th Avenue, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED.

Approved by: _____

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

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

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

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

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

Witness

KATHY JONES
Witness Printed Name

Witness

WILLIAM RODRIGUEZ
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

BDG Ayentura, LLC

(Sign)

By: General Partner

DAVID BROWN
Printed Name

Address (if different)

(Sign)

By: General Partner

Printed Name

Address (if different)

Approved by: GR

STATE OF Florida)

)SS

COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 2 day of March, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID BROWN ~~and~~ _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of *BDG Aventura, LLC*, a *Florida* limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

KATHLEEN K. JONES
Notary Public - State of Florida
My Comm. Expires Nov 30, 2015
Commission # EE 143472

NOTARY SEAL/STAMP

Kathleen K Jones
Notary Signature

KATHLEEN K. JONES
Printed Notary Signature

Notary Public, State of FLORIDA

My commission expires: 11/30/2015

Commission/Serial No. EE 143472

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

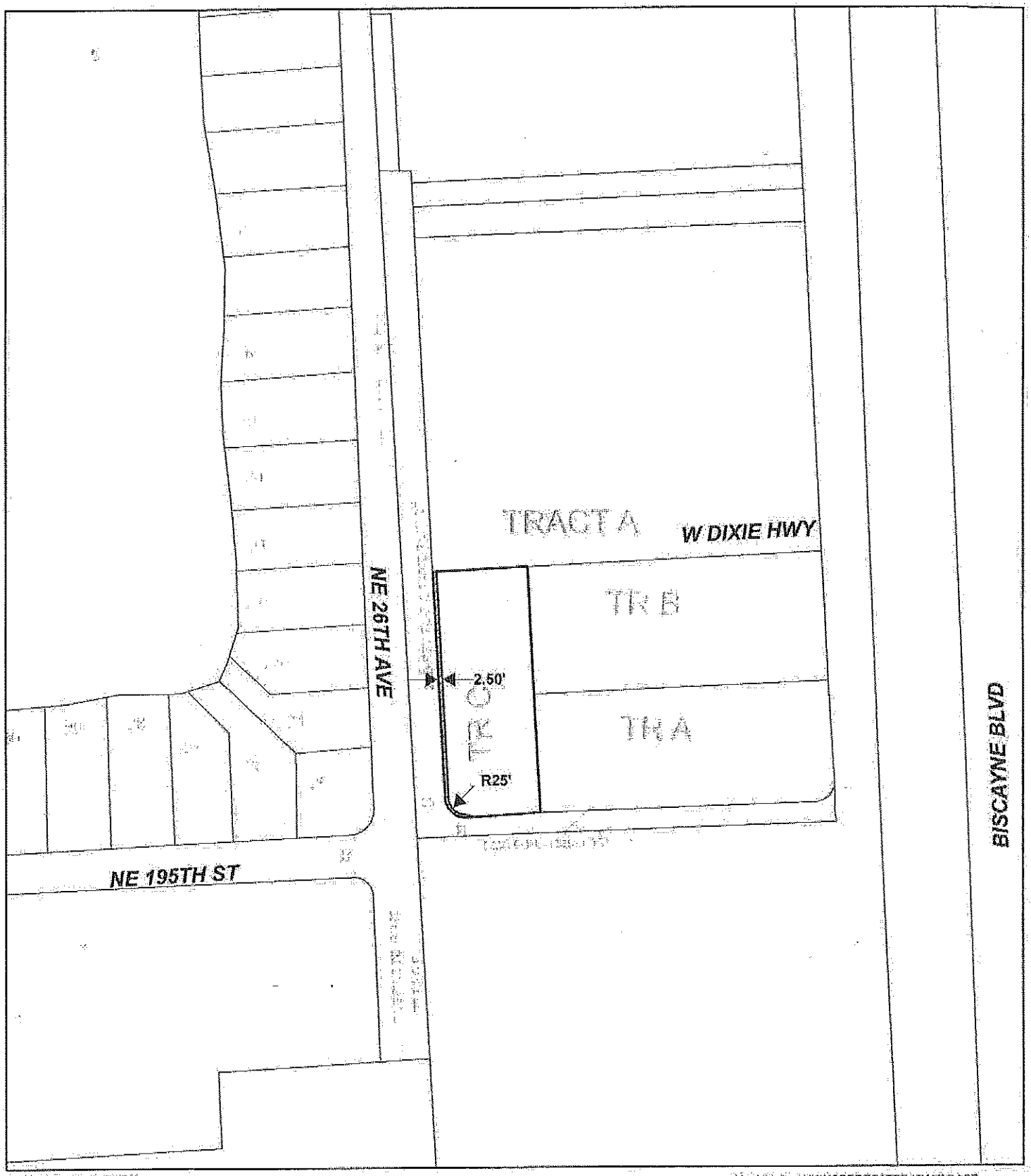
_____
Assistant County Attorney

Approved by: _____

EXHIBIT "A"

LEGAL DESCRIPTION:

The west 2.50 feet of Tract "C" of BMS OJUS, according to the plat thereof as recorded in Plat Book 165, Page 97, of the Public Records of Miami-Dade County, Florida; and that area within said tract bounded by its south line and by the southern extension of the east line of said west 2.50 feet, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Sally A. Heyman, 4

Folio No. 30-2203-078-0030
BDG AVENTURA, LLC.

SEC.52-42-03

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

Date: April 26, 2012
Prepared by: jm

Return to:
Miami-Dade County Public Works and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodriguez
Folio No. **30-3115-043-0350**
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this **24th** day of **May**, **A.D. 2012**, by and between **Habitat for Humanity of Greater Miami, Inc.**, a corporation under the laws of the State of **Florida**, and having its office and principal place of business at **3800 NW Avenue, Miami, FL 33142**, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The area bounded by the north and east lines of Lot 1, Block 6, of AMENDED PLAT OF ELIZABETH PARK, as recorded in Plat Book 4, Page 195, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

Approved by: _____

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

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Witness

Kia Hernandez
Printed Name

Witness

Luis Azan
Printed Name

Witness

Jessica Dekker
Printed Name

Witness

Anavah Rodrigues
Printed Name

Habitat for Humanity of Greater Miami, Inc.
Name of Corporation

(Sign)
By: Mario Artecona, CEO

Address if different

(Sign)
Attest: Yolanda Henderson

Address if different

CORP SEAL

Approved by: _____

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

I HEREBY CERTIFY, that on this 21th day of May, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Mario Artecona and _____, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of Habitat for Humanity of Greater Miami, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

EDMEE HERNANDEZ
MY COMMISSION # EE 088400
EXPIRES: April 27, 2015
Bonded Thru Notary Public Underwriters

_____
Notary Signature

EDMEE HERNANDEZ
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 4/27/2015

Commission/Serial No. EE 088400

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

_____
Assistant County Attorney

Approved by: _____

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jean Monestime, 2

Folio No.30-3115-043-0350
HABITAT FOR HUMANITY OF GREATER MIAMI,INC.
SEC.15-53-41

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

MIAMI-DADE COUNTY

Date: June 06, 2012
Prepared by: jwh

Return to:
Miami-Dade County Public Works and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez
Folio No. **30-5003-000-0900**
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this **24th** day of **April**, A.D. **2012**, by and between **JIM AGUILES**, whose address is 9945 84 Avenue, Miami, FL 33156, *party* of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said *party* of the first part, for and in consideration of the sum of One Dollar ($1.00) to his in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, *does* hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the *party* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:
The area bounded by the east line of the west 25 feet and by the north line of the south 25 feet of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 55 South, Range 40 East, in Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

Approved by: _____

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

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

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

IN WITNESS WHEREOF, the said *party* of the first part, *has* hereunto set his *hand and seal*, the day and year first above written.

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

Jessica Medina
Witness

Jessica Medina
Witness Printed Name

Yesenia Collazo
Witness

Yesenia Collazo
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

J Aguiles (Sign)

Jim Aguiles

10100 SW 137 PL Miami, FL 33186
Address (if different)

(Sign)

Printed Name

Address (if different)

Approved by: GR

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

I HEREBY CERTIFY, that on this 24 day of April, 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jim Aguiles, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Jessica Medina
Notary Signature

JESSICA MEDINA
MY COMMISSION # EE 149237
EXPIRES: March 27, 2016
Bonded Thru Notary Public Underwriters

Jessica Medina
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 3/27/16
Commission/Serial No. EE149237

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
County Manager/Deputy Mayor

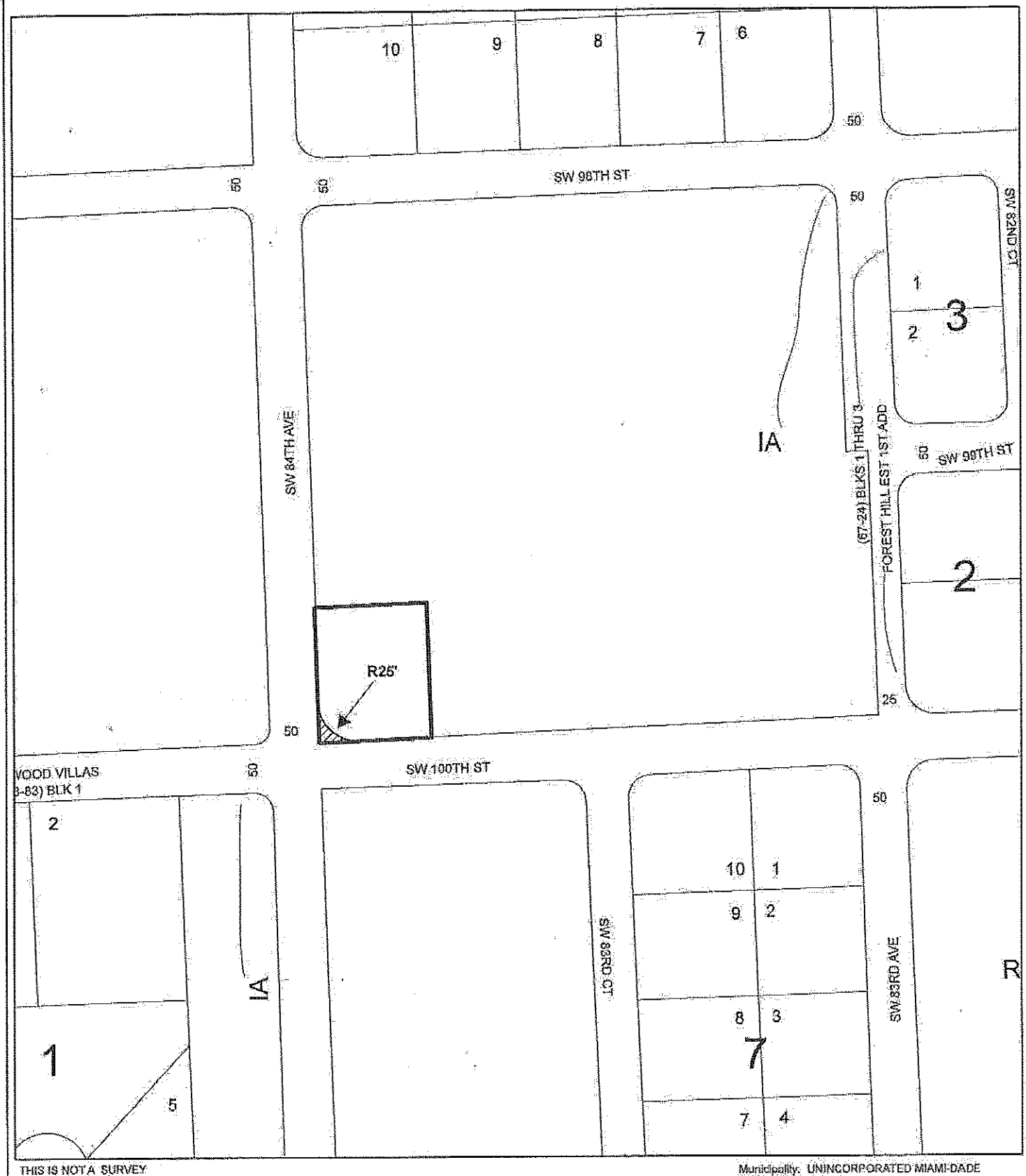
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

_____
Assistant County Attorney

Approved by: _____



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Xavier L. Suarez, 7

Folio No.30-5003-000-0900
JIM AGUILES
SEC.55-40-03

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

MIAMI-DADE COUNTY

Date: June 07,2012
Prepared by ym

Return to:
Miami-Dade County Public Works and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Juan E. Figueras, Esquire
Folio No. 30-6017-002-0140, -0150, -0160, -0170 & -0180
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 24th day of April, A.D. 2012, by and between JSMB DEVELOPERS, LLC, a Florida limited liability company, whose address is P.O. Box 5763, Hialeah, Fl 33014, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See Exhibit "A" Attached Hereto

Approved by:

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

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

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

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

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

Witness

JORGE CASTILLO
Witness Printed Name

Witness

JUAN E FIGUEROA
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

JSMB DEVELOPERS, LLC
Name of LLC

(Sign)
By: ~~XXXXXXXXXXXXXXX~~ Manager
Jesus Mayea
Printed Name

Address (if different)

N/A (Sign)
By: General Partner

Printed Name

Address (if different)

Approved by:

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

I HEREBY CERTIFY, that on this 24th day of APRIL, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jesus Mayea and N/A personally known to me, or proven, by producing the following forms of identification: N/A to be the ~~General Partner(s)~~ Manager duly authorized on behalf of ISMB DEVELOPERS, LLC, a ~~Limited~~ Florida LLC ~~partnership~~. Said ~~General Partner(s)~~ manager executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Notary Signature

JUAN E. FIGUERAS
Printed Notary Signature

Notary Public, State of FLORIDA

My commission expires: 9/13/13

Commission/Serial No. DD924691

NOTARY SEAL / STAMP: Notary Public State of Florida, Juan E Figueras, My Commission DD924691, Expires 9/13/2013

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

Approved by: _____

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

OF A RIGHT OF WAY DEDICATION

SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST

SURVEYOR'S NOTES:

I- DATE OF COMPLETION:

04-24-2012

II- FOLIO:

FOLIO No. 30-6017-002-0140
FOLIO No. 30-6017-002-0150
FOLIO No. 30-6017-002-0160
FOLIO No. 30-6017-002-0170
FOLIO No. 30-6017-002-0180

III- LEGAL DESCRIPTION

(SEE ATTACHED EXHIBIT A ON PAGE 2 OF 2)

IV- CLIENT INFORMATION:

This Sketch to Accompany Legal Description was prepared at the insistence of and certified to:

MIAMI-DADE COUNTY R/W DIVISION

V- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____

Rolando Ortiz LS4312
Registered Surveyor and Mapper
State of Florida

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

EXHIBIT "A"

3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tci.com

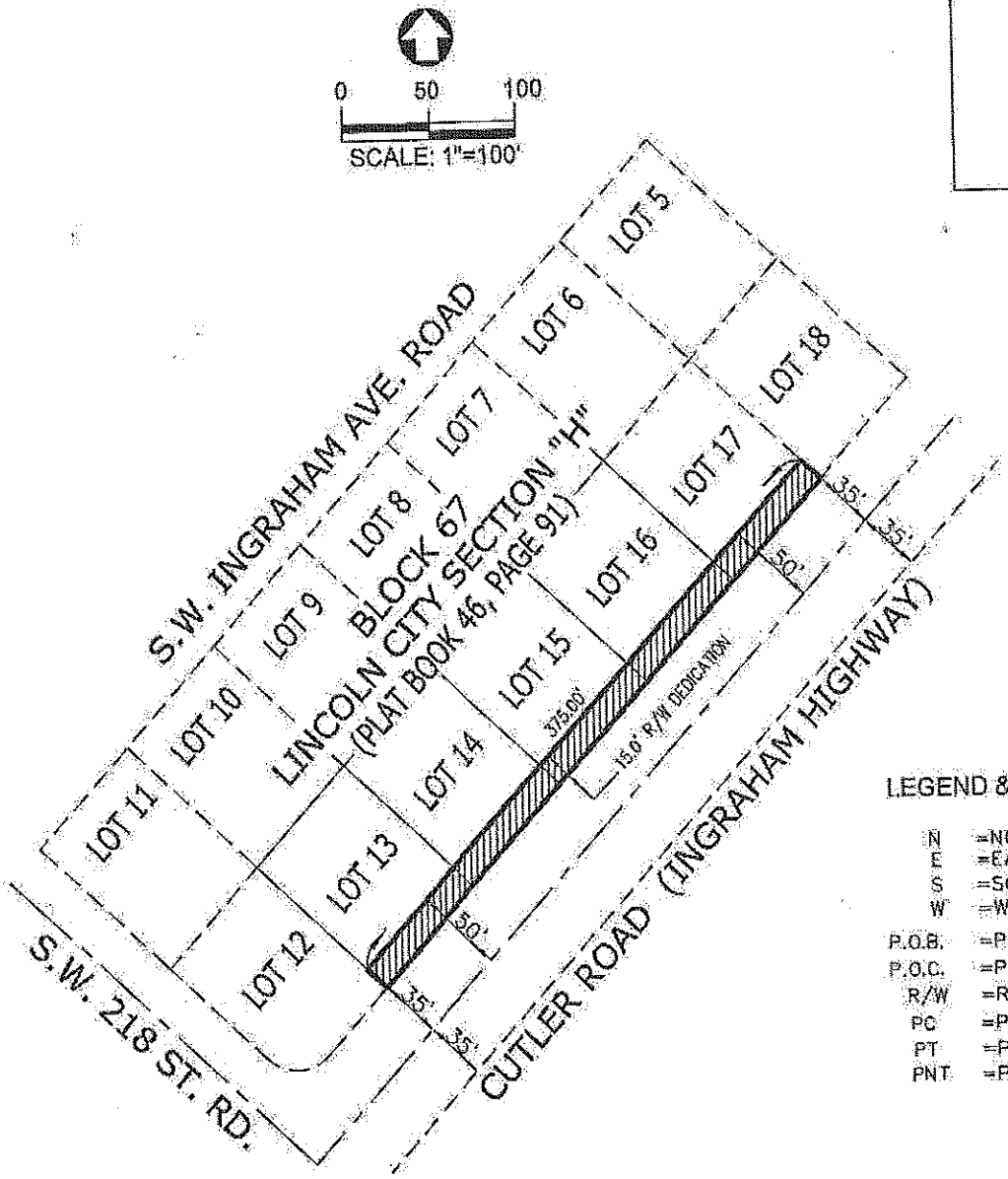
JOB No. 12-163
SHEET 1 OF 2
(NOT VALID WITHOUT SHEET 2 OF 2)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

OF A RIGHT OF WAY DEDICATION

SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST

Reserved for Circuit Court



LEGEND & ABBREVIATIONS:

N	=NORTH
E	=EAST
S	=SOUTH
W	=WEST
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R/W	=RIGHT OF WAY
PC	=POINT OF CURVATURE
PT	=POINT OF TANGENCY
PNT	=POINT OF NON-TANGENCY

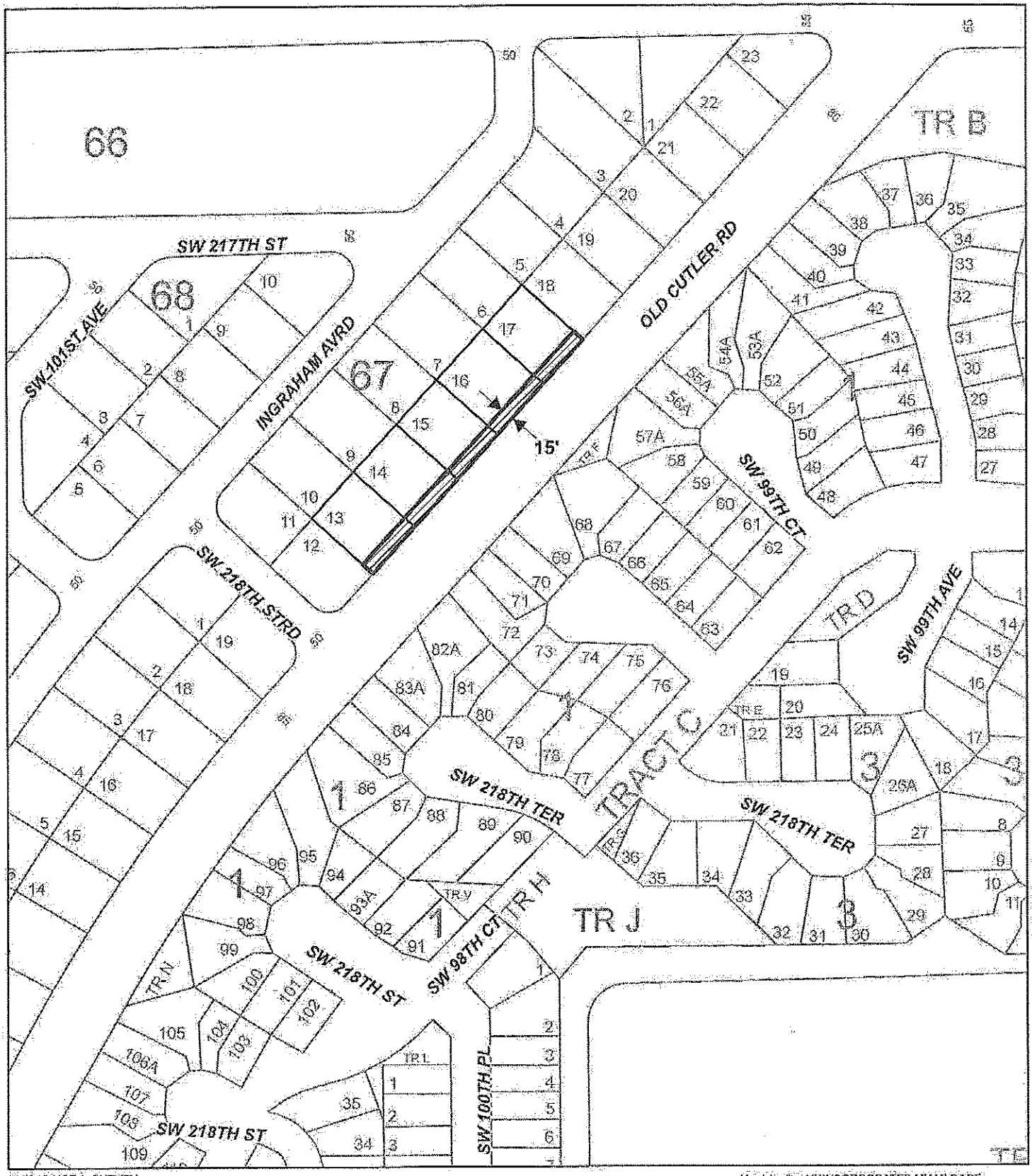
LEGAL DESCRIPTION:

THE SOUTHEASTERLY 15.00 FEET OF LOTS 13, 14, 15, 16, AND 17, IN BLOCK 67 OF LINCOLN CITY SECTION "H", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 5,625 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

EXHIBIT "A"

3TCI, Inc. - LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tcl.com

JOB No. 12-163
SHEET 2 OF 2
(NOT VALID WITHOUT SHEET 1 OF 2)



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Lynda Bell, 8

Folio No. 30-6017-002-0140, AND 0150, 0160, 0170, 0180
JSMB DEVELOPERS, LLC

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

SEC.56-40-17

N
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MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

Date: April 26, 2012
Prepared by: ym

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Daniel P. J. O'Connor, Esq.
Brinkley, Morgan, Solomon, Tatum,
Stanley, Lunny & Gordon, LLP
200 E. Las Olas Blvd., Suite 1900
Fort Lauderdale, FL 33301

Folio No. 30-78260070010

User Department: Public Works

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

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

THIS INDENTURE, Made this 14 day of October, A.D. 2010, by and between **MIAMI COMMUNITY CHARTER SCHOOL, INC.**, a not-for-profit corporation under the laws of the State of Florida, and having its office and principal place of business at 101 S.W. Redland Road, Florida City, Florida 33034, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS EXHIBIT "A"

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

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

TWO SEPARATE WITNESSES REQUIRED

Sign ✓ _____
Witness as to both

✓ Tila Rezaie
Printed Name

Sign ✓ _____
Witness as to both

Janet Velez
Printed Name

MIAMI COMMUNITY CHARTER SCHOOL, INC., a Florida not-for-profit corporation

✓ Valarie Lloyd (Sign)
By: Valarie Lloyd,
Vice President

✓ _____ (Sign)
Attest: Ana Torres, Secretary

CORP SEAL

STATE OF FLORIDA)

COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 14 day of October, A.D. 2010, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Valarie Lloyd and Ana Torres, personally known to me, or proven, by producing the following identification: ✓ to be the Vice President and Secretary of MIAMI COMMUNITY CHARTER SCHOOL, INC., a not-for-profit corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that the officers executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

✓ Connie Rocha
Notary Signature

✓ CONNIE Rocha
Printed Notary Name

NOTARY SEAL/STAMP ✓

CONNIE ROCHA
MY COMMISSION # DD 934918
EXPIRES: January 13, 2014
Bonded Thru Notary Public Underwriters

Notary Public, State of ✓ Florida

My commission expires: ✓ 1/13/2014
Commission/Serial No. 934918

The foregoing was accepted and approved on the _____ day of _____, A.D. 2010, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

G:\wpfiles\clients\Miami Community\2010 Bond Transaction\documents\Right of Way-deed.doc

EXHIBIT "A"

Legal Description:

Portions of Block 1, "FLA. CITY HIGHLANDS", as recorded in Plat Book 20, Page 36, of the Public Records of Miami-Dade County, Florida, described as follows:

The area bounded by the North and East lines of said Block 1, and by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines;

And

The area bounded by the North and West lines of said Block 1, and by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

PREPARED BY:
Daniel P. J. O'Connor, Esq.
Brinkley, Morgan, Solomon, Tatum,
Stanley, Lunny & Gordon, LLP
200 E. Las Olas Blvd., Suite 1900
Fort Lauderdale, FL 33301

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MIAMI COMMUNITY CHARTER SCHOOL, INC., a Florida not-for-profit corporation, (hereafter called the "Mortgagor), by Indenture of Mortgage bearing the date of October 1, 2010, and recorded in Official Records Book 27472, Page 4312, of the Public Records of Miami-Dade County, Florida, mortgaged unto U.S. BANK NATIONAL ASSOCIATION, a national banking association (hereafter called the "Mortgagee"), the premises therein particularly described, to secure the payment of the sum of SEVEN MILLION SEVEN HUNDRED THOUSAND AND 00/100 Dollars ($7,700,000.00), of the Public Records of Miami-Dade County, Florida; and

AND WHEREAS, the Mortgagor has requested the Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage:

NOW, THEREFORE; KNOW YE, That the Mortgagee, in consideration of the sum of and 00/100 Dollars ($10.00) to it paid by the Mortgagor at the time of the execution hereof, the receipt whereof is hereby acknowledged, does remise, release, quitclaim, exonerate and discharge from the lien and operation of said mortgage unto the Mortgagor, heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said mortgage, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS
EXHIBIT "A"

TO HAVE AND TO HOLD the same, with the appurtenances, unto the Mortgagor, heirs and assigns forever, free, exonerated and discharged of and from the lien of said mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or incumbrance of the aforesaid mortgage on the

MIAMI-DADE COUNTY
RIGHT OF WAY DIVISION OF PUBLIC WORKS DEPARTMENT
OPINION OF TITLE

To: MIAMI DADE COUNTY, a political subdivision of the state of Florida

With the understanding that this opinion of title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for execution of an agreement covering the real property hereinafter described or for acceptance of a right-of-way deed, easement, covenant or unity of title, as applicable, it is hereby certified that I have examined Attorneys' Title Insurance Fund, Inc. Owner's Title Insurance Policy No. OPM-2776550, with an Effective Date of August 6, 2008, and a search of the Public Records covering the period from August 6, 2008, to October 29, 2010, at 11:00 P.M., covering the following-described property:

SEE LEGAL DESCRIIPTION ATTACHED HERETO AS EXHIBIT "A"
(Portion of Folio No. 30-7826-007-0010)

Basing my opinion on said title policy and search covering said period, we are of the opinion that on October 29, 2010, the fee simple title to the above-described real property was vested in:

MIAMI COMMUNITY CHARTER SCHOOL, INC., a Florida not-for-profit corporation

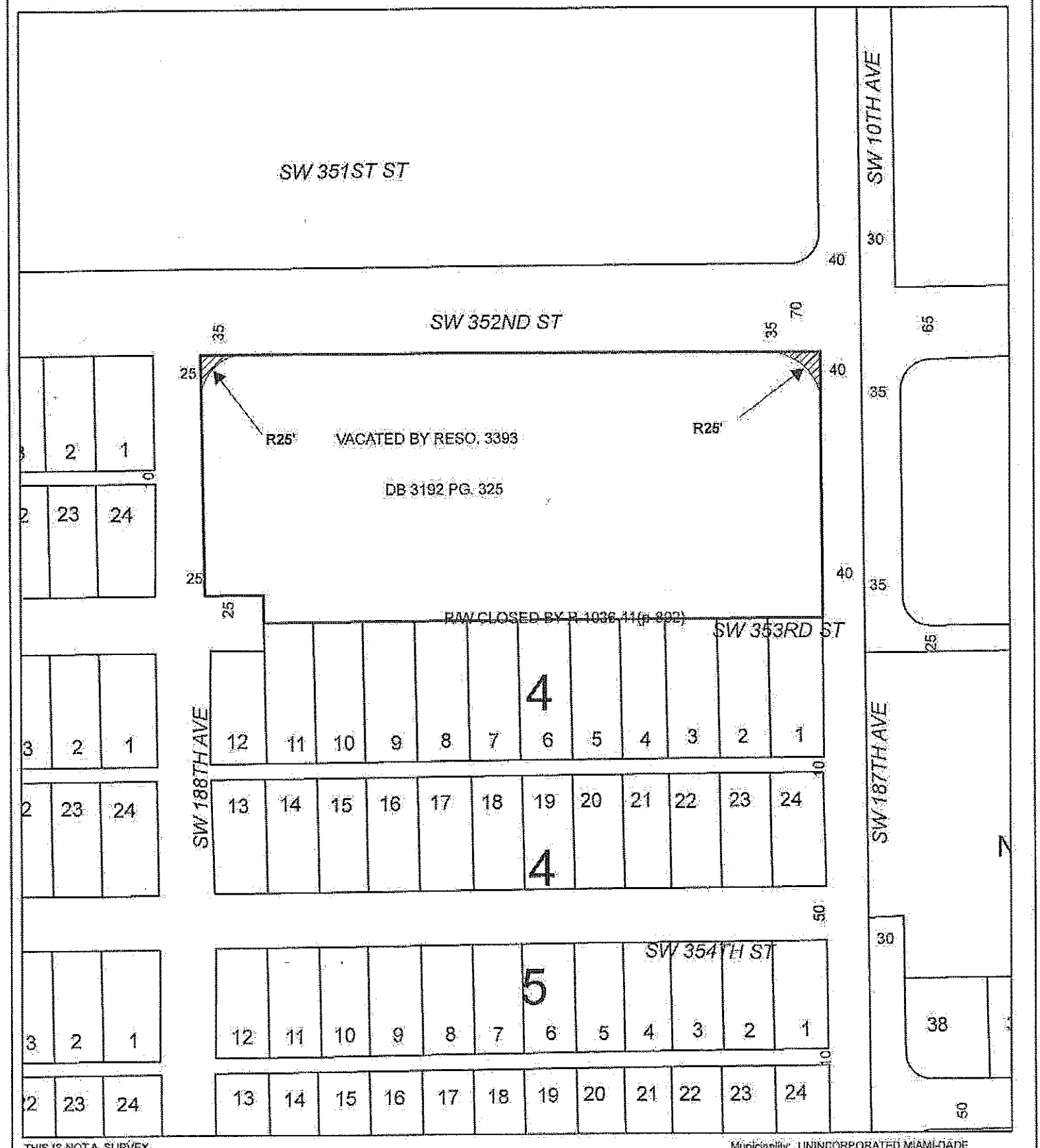
Subject to the following liens, encumbrances, and other exceptions:

GENERAL EXCEPTIONS:

1. All taxes for the year 2009 and previous years have been paid, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon an accurate survey.
4. Any unrecorded labor, mechanics' or materialmens' liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS:

1. Mortgage executed by Miami Community Charter School, Inc., a Florida not-for-profit corporation, in favor of U.S. BANK NATIONAL ASSOCIATION, a national banking association, as trustee under the Trust Indenture dated as of October 1, 2010, in the sum of $7,700,000.00, dated October 1, 2010, and recorded October 29, 2010, in Official Records Book 27472, at Page 4312, of the Public Records of Miami-Dade County, Florida.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss, 9

Folio No. 30-7826-007-0010

MIAMI COMMUNITY CHARTER SCHOOL, INC.

SEC.57-38-26

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N W E S

NTS

MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

MIAMI-DADE COUNTY

Date: October 23, 2012
Prepared by: ym

Return to:
Miami-Dade County Public Works and
Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodriguez, PLS
Folio No. 30-4026-000-0530
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 3rd day of **August**, A.D. **2012**, by and between **The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole**, whose address is 9401 Biscayne Blvd., Miami Shores, FL 33138, *party* of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said *party* of the first part, for and in consideration of the sum of One Dollar ($1.00) to his in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, *does* hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the *party* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:
The North 25 feet of the East ½ of the SE ¼ of the SE ¼ of the NW ¼, less the West 125 feet and the East 35 feet thereof, of Section 26, Township 54 South, Range 40 East; and the area bounded by the south line of the North 25 feet and by the west line of the East 35 feet of said SE ¼ of the SE ¼ of the NW ¼, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

Approved by: _____

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

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

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

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

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

Witness

Janet Rancaño
Witness Printed Name

Witness

Chad M. Warkaff
Witness Printed Name

+ T. G. Wenski (Sign)
The Most Reverend Thomas G. Wenski,
Archbishop of the Archdiocese of Miami
his successors in office, a corporation sole.
Printed Name

Address (if different)

Approved by:

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

I HEREBY CERTIFY, that on this 3 day of August, 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared The Most Reverend*, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Notary Signature

Idorka Fernandez
Printed Notary Name

NOTARY SEAL/STAMP

IDORKA C. FERNANDEZ
MY COMMISSION # EE 133315
EXPIRES: November 18, 2015
Bonded Thru Notary Public Underwriters

Notary Public, State of FL

My commission expires: 11-18-15

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

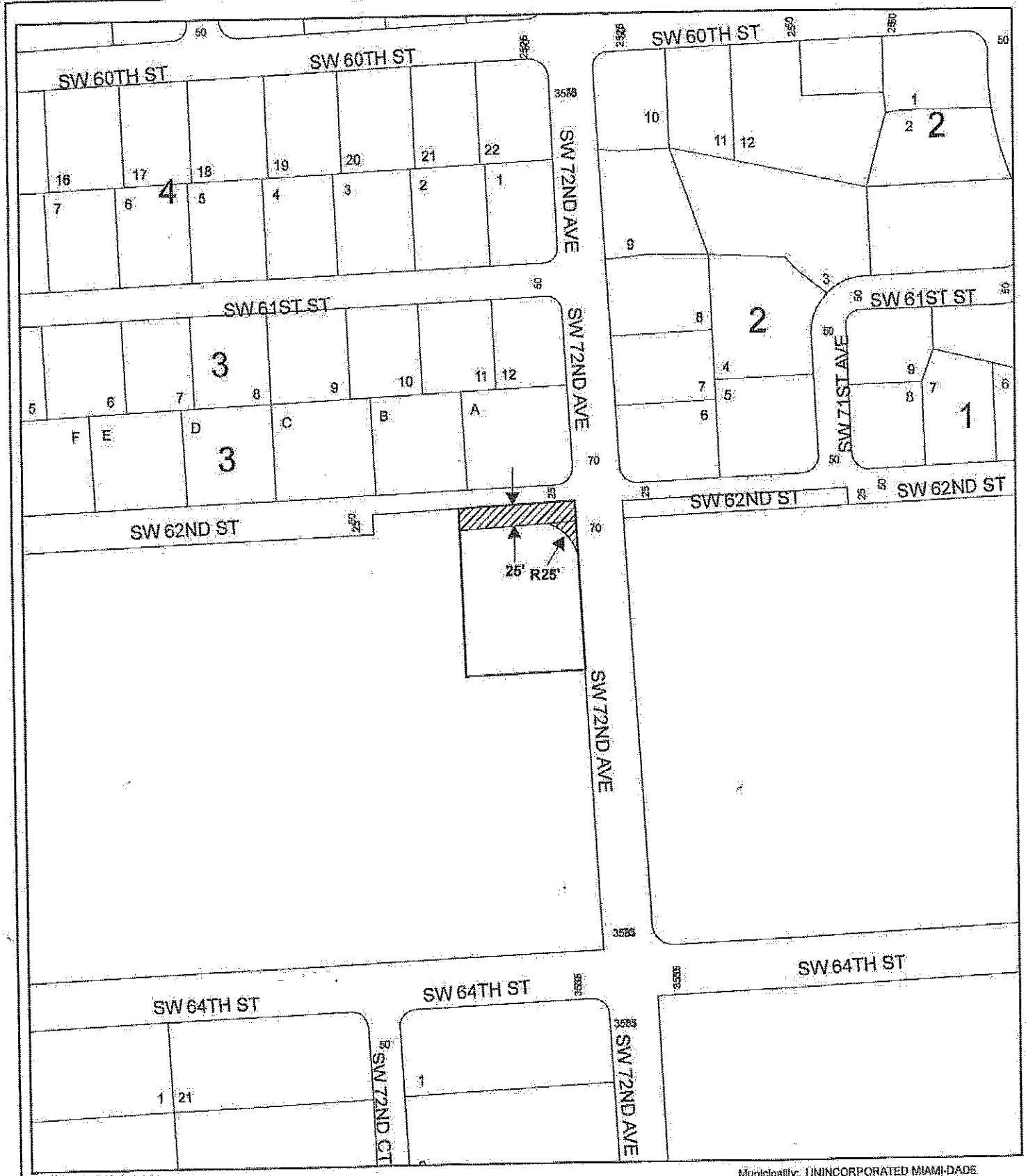
Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

_____
Assistant County Attorney

Approved by: _____

*Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Xavier L. Suarez, 7

Folio No. 30-4026-000-0530
THE MOST REVEREND THOMAS G. WENKI ARCHBISHOP OF THE AARCHIDIOCESE OF MIAMI

SEC.54-40-26

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
S
NTS

MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

MIAMI-DADE COUNTY

Date: August 13, 2012
Prepared by: jm

Return to:
Miami-Dade County Public Works and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodriguez, PLS
Folio No. **30-6924-000-0080**
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this **28th** day of **March**, A.D. **2012**, by and between **Ramón Vázquez**, whose address is 4090 Belle Rd, Lake Worth, Florida 33461, *party* of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 40 feet and the East 25 feet of the NE ¼ of the NW ¼ of the NW ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida; and the area bounded by the south line of the North 40 feet and by the west line of the East 25 feet of said NE ¼ of the NW ¼ of the NW ¼ of the NE ¼ of Section 24, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

Approved by: _____

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

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

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

IN WITNESS WHEREOF, the said *party* of the first part, *has* hereunto set his *hand and seal*, the day and year first above written.

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

Witness

PABLO RODRIGUEZ
Witness Printed Name

Witness

ELVIS Vazquez
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Ramón Vázquez (Sign)

Ramón Vázquez
Printed Name

4090 Belle Rd., Lake Worth, FL 33461

(Sign)

Printed Name

Address (if different)

Approved by: _____

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

I HEREBY CERTIFY, that on this 28th day of March, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Ramón Vázquez, personally known to me, or proven, by producing the following methods of identification: Driver License to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Patricia L Nugent
Notary Signature

Patricia L. Nugent
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public State of Florida
Patricia L Nugent
My Commission DD771402
Expires 04/22/2012

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
County Manager/Deputy Mayor

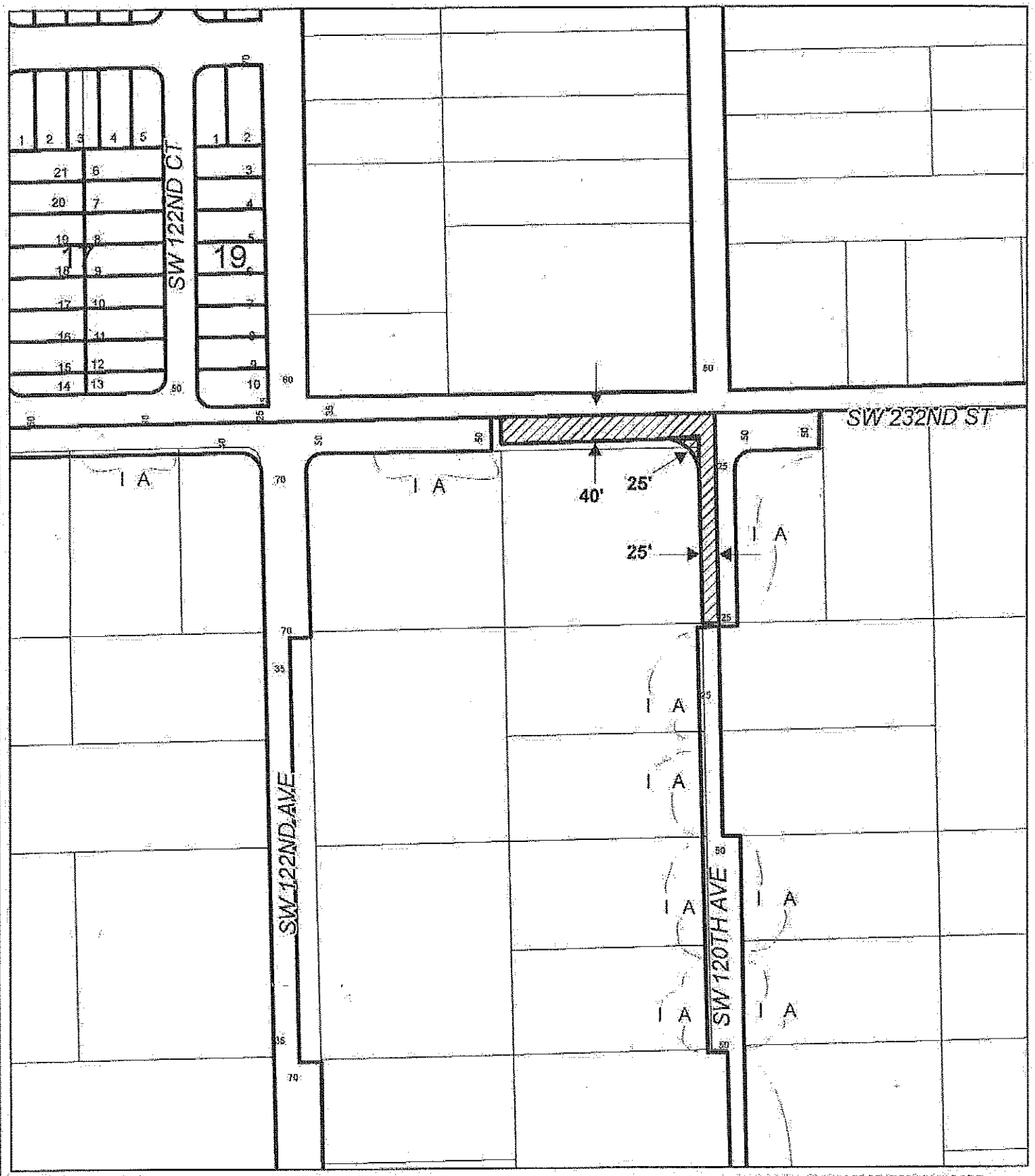
ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

Approved by: _____



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Lynda Bell, 8

Folio No. 30-6924-000-0080
RAMON VAZQUEZ

SEC.56-39-24

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
S
NTS

MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

MIAMI-DADE COUNTY

Date:April 27, 2012
Prepared by: ms

Original

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

Instrument prepared by:

Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Folio No. [redacted]
User Department Public Works

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI -DADE)

THIS EASEMENT, Made this 7 day of June, A.D. 2011, between STEAK N SHAKE OPERATIONS, INC., a corporation ("SS") formed under the laws of the State of Indiana having its office and principal place of business at 500 Century Building, 36 South Pennsylvania Street, Indianapolis, IN 46204-3648, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of traffic signals and related equipment for the purpose of maintaining a traffic signal for the ingress and egress upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Witness

Amy Astano

Printed Name

Witness

Christopher Evans

Printed Name

STEAK N SHAKE OPERATIONS, INC.,
an Indiana corporation

By: _____

Name: Barry Paige

Title: Corporate Secretary

Date: June 7, 2011

30 S. Pennsylvania #500

Address Indianapolis, IN 46204

Corporate Seal

STATE OF Indiana)
)
COUNTY OF Marion)

I HEREBY CERTIFY, that on this 7 day of June, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Barry Paige, personally known to me, or proven, by producing the following identification: _____ to be the Corporate Secretary of STEAK N SHAKE OPERATIONS, INC., a corporation under the laws of the State of Indiana, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Callie Baldwin
Notary Signature

Callie Baldwin
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of _____

My commission expires: _____

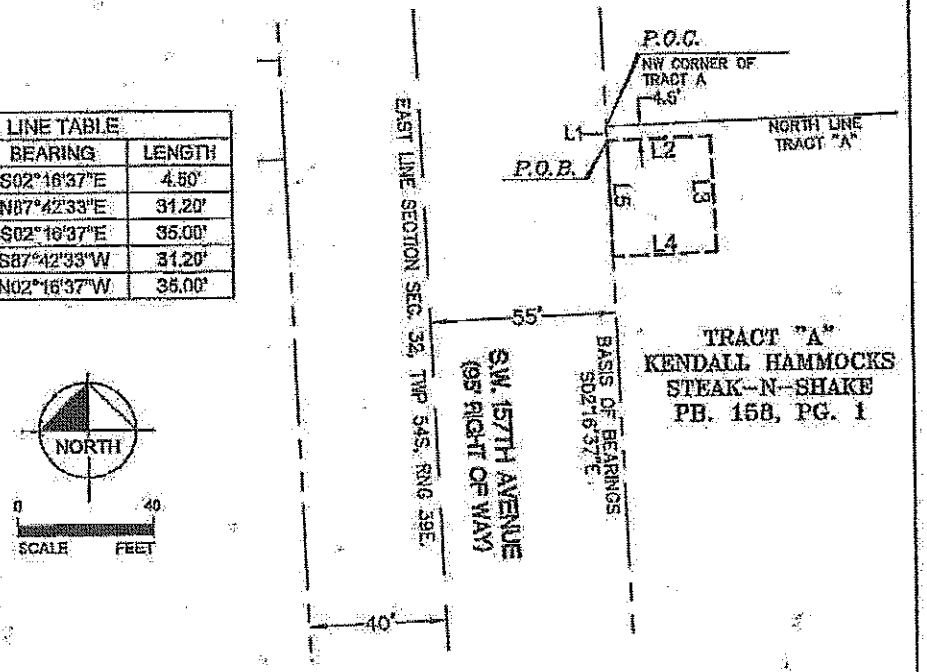
Commission/Serial No. _____

State of Indiana
Callie L. Baldwin
My Commission Expires
June 16, 2019
County of Morgan
Seal
Notary Public

EXHIBIT A TO TRAFFIC SIGNAL EASEMENT

Legal

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°16'37"E	4.50'
L2	N87°42'33"E	31.20'
L3	S02°16'37"E	35.00'
L4	S87°42'33"W	31.20'
L5	N02°16'37"W	35.00'



LEGEND

	PROPOSED TRAFFIC SIGNAL EASEMENT
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SURVEYORS NOTES

1. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
2. REFER TO THE BOUNDARY SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., PROJECT NUMBER 047253696 DATED JULY 17, 2007.
3. THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF TRACT A, KENDALL HAMMOCKS, AS RECORDED IN PLAT BOOK 158, PAGE 1, MIAMI-DADE COUNTY RECORDS. ALSO BEING THE EAST RIGHT OF WAY LINE OF S. W 157th AVE, SAID LINE ASSUMING TO BEAR SOUTH 02° 16'37" EAST.
4. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
5. THE PREMISES SHOWN HEREON MAY BE SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

This certifies that a topographic survey of the property described hereon was made under my supervision and that said survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and correct representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

GREG BUGUE P.S.M. No. 6647

DATE: 7/9/2010

License Number 6647

STATE OF FLORIDA

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

SCALE: AS NOTED	Kimley-Horn and Associates, Inc.	DATE: 07/08/10	LEGAL DESCRIPTION AND SKETCH TRAFFIC SIGNAL EASEMENT STEAK-N- SHAKE, MIAMI, FL
DESIGNED BY			
DRAWN BY: GD		PROJECT NO: 047253696	SHEET NUMBER: 1 of 3
CHECKED BY:			

LEGAL DESCRIPTION
(BY SURVEYOR)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN A PORTION OF TRACT "A", KENDALL HAMMOCKS STEAK -N- SHAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158 AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF S.W. 157TH AVENUE (95' RIGHT OF WAY); THENCE, BEARING SOUTH 02°16'37" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 4.50 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE AND WEST LINE OF TRACT "A", BEARING NORTH 87°42'33" EAST, ALONG A LINE RUNNING 4.50' SOUTH AND PARALLEL WITH THE NORTH LINE OF TRACT A, A DISTANCE OF 31.20 FEET TO A POINT;
16°37"
THENCE, BEARING SOUTH 02°32'42" EAST, RUNNING 31.20 EAST AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET TO A POINT; THENCE, BEARING SOUTH 87°42'33" WEST, A DISTANCE OF 31.20 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE AND WEST LINE OF SAID TRACT "A"; THENCE, BEARING NORTH 02°16'37" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

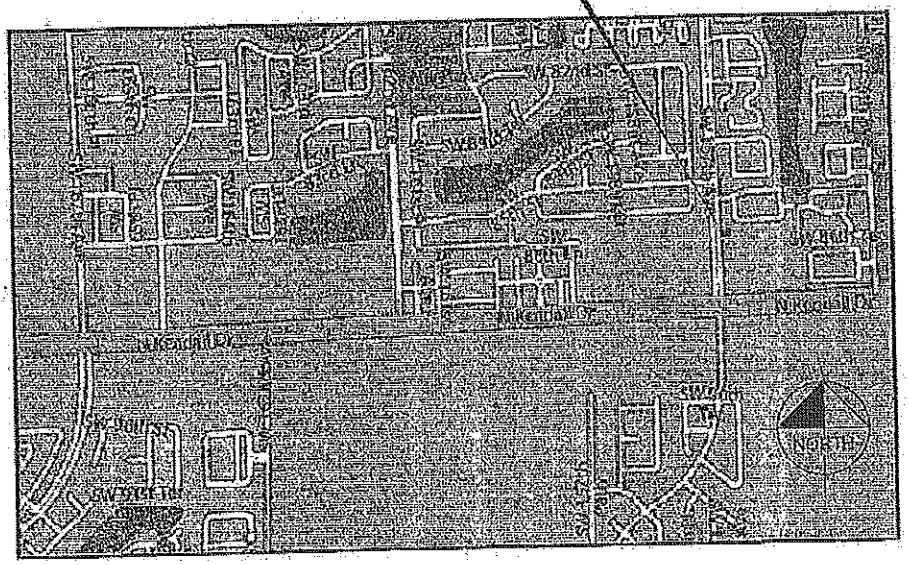
THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 1,092 SQUARE FEET OR 0.03 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SCALE AS NOTED DESIGNED BY DRAWN BY GDU CHECKED BY	Kimley-Horn and Associates, Inc. © 2010 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-781-1900 FAX: 772-781-4130 WWW.KIMLEY-HORN.COM CA 00000833	DATE 07/08/10 PROJECT NO. 047253696	LEGAL DESCRIPTION AND SKETCH TRAFFIC SIGNAL EASEMENT STEAK -N- SHAKE, MIAMI, FL	SHEET NUMBER 2 of 3

RM:7970732:1

Store #1680-03

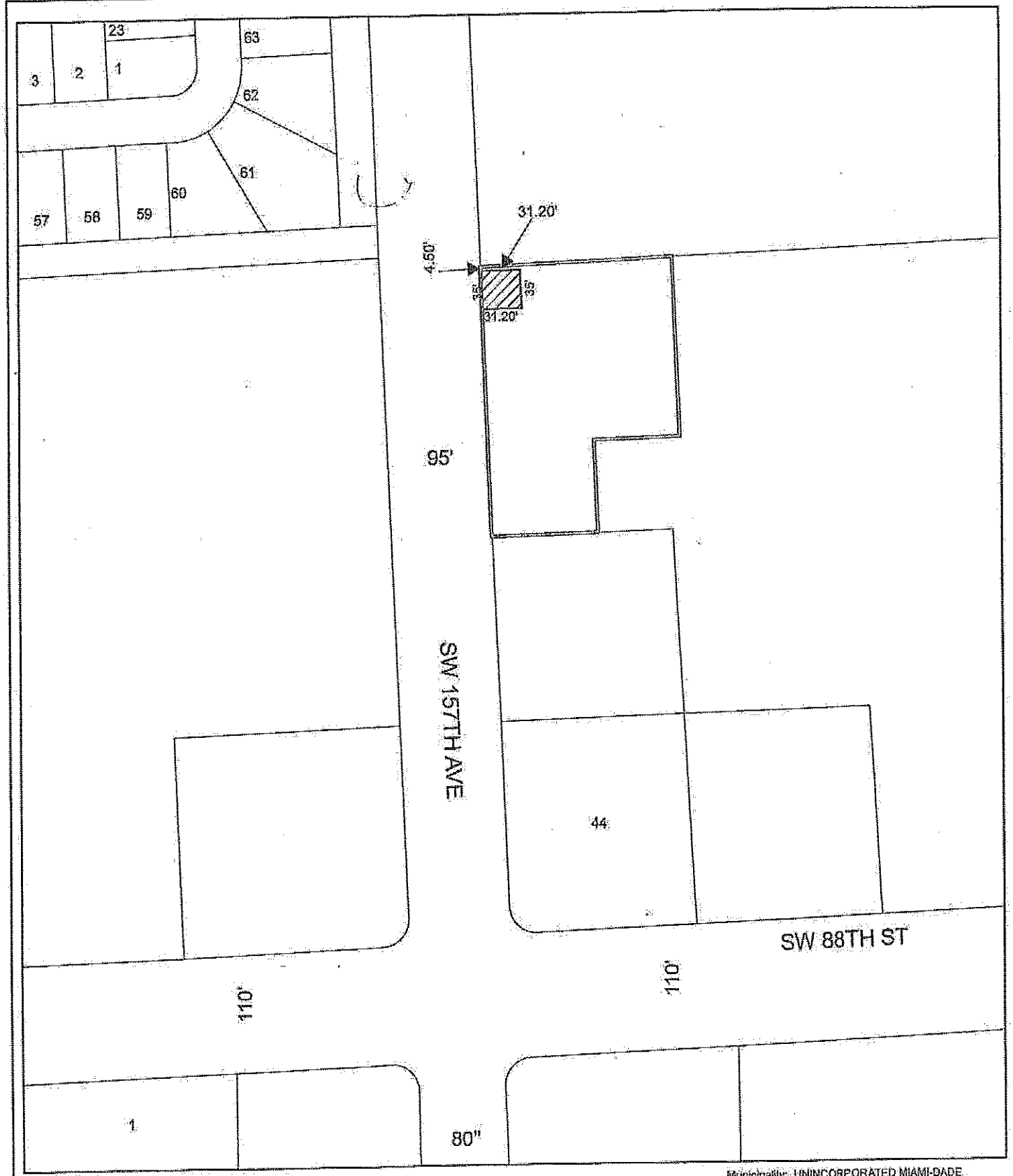
54



VICINITY MAP

NOT TO SCALE

SCALE: AS NOTED DESIGNED BY DRAWN BY: SDM CHECKED BY	Kimley-Horn and Associates, Inc. © 2010 KIMLEY-HORN AND ASSOCIATES, INC. 445 24th STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM CA 00000593	DATE 07/08/10 PROJECT NO. 047253696	LEGAL DESCRIPTION AND SKETCH TRAFFIC SIGNAL EASEMENT STEAK-N-SHAKE, MIAMI, FL	SHEET NUMBER 3 of 3



THIS IS NOT A SURVEY

STEAK N SHAKE OPERATIONS, INC
FOLIO NO. 30-4933-109-0010
SEC.54-39-33

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Joe A. Martinez, 11

TRAFFIC SIGNAL EASEMENT

N
W E
S
NTS

MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: April 03, 2011
Prepared by: tym

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

Instrument prepared by:

Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Folio No.
User Department Public Works

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI -DADE)

THIS EASEMENT, Made this 10 day of June, A.D. 2011, between WAL-MART STORES EAST, LP, a limited partnership formed under the laws of the State of Delaware and having its office and principal place of business at 2001 S.E. 10th Street, Bentonville, AR 72716-0550, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of traffic signals and related equipment for the purpose of maintaining a traffic signal for the ingress and egress upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Printed Name: Tom Ware

Printed Name: LEESA WILSON

WAL-MART STORES EAST, LP,
a Delaware limited partnership

By: WSE MANAGEMENT, LLC,
a Delaware limited liability company
and General Partner

By: _____
Daniel Mallory
Vice President - Real Estate

2001 S.E. 10th Street
Bentonville, AR 72716-0550
Address

STATE OF Florida)
) SS:
COUNTY OF Dade)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DANIEL MALLORY, Vice President - Real Estate of WSE MANAGEMENT, LLC, a Delaware limited liability company, as General Partner of WAL-MART STORES EAST, LP, a Delaware limited partnership, freely and voluntarily under authority duly vested in him by said limited liability company, and that the seal affixed thereto is the true seal of said limited liability company. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of June, 2011.

Notary Public

Vilma Rubio
Typed, printed or stamped name of Notary Public

My Commission Expires: Sept. 22, 2014

VILMA RUBIO
MY COMMISSION EXPIRES
SEP 22, 2014
#EE028760
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

RM:7975456:1

The foregoing was accepted and approved on the __ day of _____, A.D. 20__, by Resolution No. ____ of the Board of County Commissioners of Miami-Dade County, Florida.

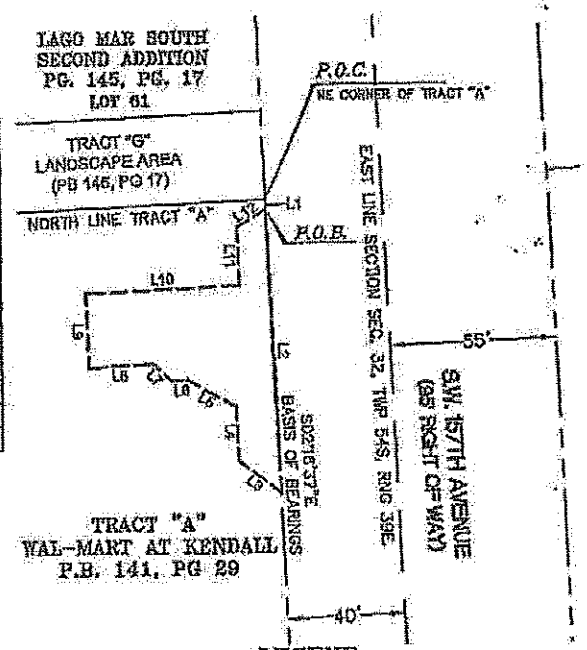
_____
Special Assistant to the County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

RM:7975456:1

Exhibit "A"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°16'37"E	3.49
L2	S02°16'37"E	95.37
L3	N51°25'46"W	17.84
L4	N01°59'54"W	18.21
L5	N61°07'10"W	16.90
L6	S89°08'36"W	5.50
L7	N46°54'20"W	8.21
L8	S87°31'54"W	21.74
L9	N01°18'04"W	24.66
L10	N87°43'47"E	52.17
L11	N02°16'37"W	19.67
L12	N58°59'22"E	11.40

LEGEND

— — — —	PROPOSED TRAFFIC SIGNAL EASEMENT
—— —— ——	SECTION LINE
—— — —	EXISTING RIGHT OF WAY LINE
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SURVEYORS NOTES

1. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
2. REFER TO THE BOUNDARY SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., SHEET PROJECT NUMBER 047253696 DATED JULY 17, 2007.
3. THE BEARING BASE FOR THIS SURVEY IS BASED UPON THE EAST LINE OF TRACT A, ALSO BEING THE WEST RIGHT OF WAY LINE OF S. W 157TH AVE, SAID LINE ASSUMING TO BEAR SOUTH 02°16'37" EAST.
4. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.

This certifies that a topographic survey of the property described hereon was made under my supervision and that said survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

GREG DUQUE P.S.M. No. 6847

DATE:

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

SCALE AS NOTED	Kimley-Horn and Associates, Inc.	DATE 12/15/09	LEGAL DESCRIPTION AND SKETCH TRAFFIC SIGNAL EASEMENT WAL-MART KENDALL STORE No. 1680-06
DESIGNED BY		PROJECT NO. 047253696	SHEET NUMBER 1 of 2
DRAWN BY			
CHECKED BY			

Kendall, FL
1680 - 3
07/08/2010 01:00

RM:7975456:1

\\MI - 073317/000630 - 132278 v1

Exhibit "A" Cont'd.

LEGAL DESCRIPTION
(BY SURVEYOR)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN A PORTION OF TRACT "A", WAL-MART AT KENDALL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141 AT PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF S.W. 157TH AVENUE (95' RIGHT OF WAY); THENCE, BEARING SOUTH 02°16'37" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3.49 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, BEARING SOUTH 02°16'37" EAST, A DISTANCE OF 95.37 FEET TO A POINT;
THENCE, LEAVING SAID WEST RIGHT OF WAY LINE AND EAST LINE OF SAID TRACT "A", BEARING NORTH 51°25'46" WEST, A DISTANCE OF 17.84 FEET TO A POINT;
THENCE, BEARING NORTH 01°59'54" WEST, A DISTANCE OF 18.21 FEET TO A POINT;
THENCE, BEARING NORTH 61°07'10" WEST, A DISTANCE OF 18.90 FEET TO A POINT;
THENCE, BEARING SOUTH 89°08'36" WEST, A DISTANCE OF 5.50 FEET TO A POINT;
THENCE, BEARING NORTH 46°54'20" WEST, A DISTANCE OF 8.21 FEET TO A POINT;
THENCE, BEARING SOUTH 07°31'54" WEST, A DISTANCE OF 21.74 FEET TO A POINT;
THENCE, BEARING NORTH 01°18'04" WEST, A DISTANCE OF 24.66 FEET TO A POINT;
THENCE, BEARING NORTH 87°43'47" EAST, A DISTANCE OF 52.17 FEET TO A POINT;
THENCE, BEARING NORTH 02°16'37" WEST, A DISTANCE OF 19.67 FEET TO A POINT;
THENCE, BEARING NORTH 58°59'22" EAST, A DISTANCE OF 11.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 2,519 SQUARE FEET OR 0.06 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

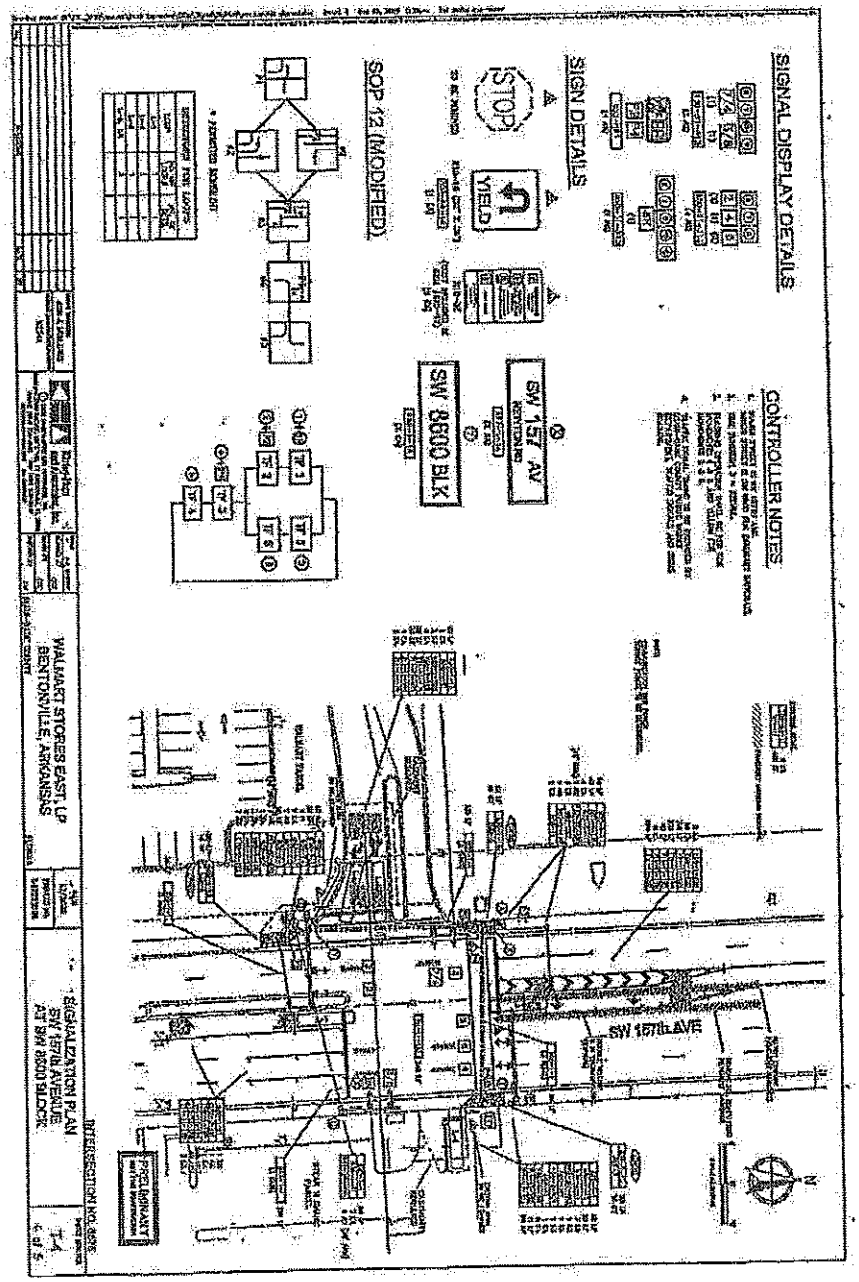
SCALE AS NOTED DESIGNED BY DRAWN BY SDU CHECKED BY	Kimley-Horn and Associates, Inc.	DATE 12/15/09 PROJECT NO. 047255696	LEGAL DESCRIPTION AND SKETCH TRAFFIC SIGNAL EASEMENT WAL-MART KENDALL STORE No. 1680-06	SHEET NUMBER 2 of 2

Kendall, FL
1680 - 3
07/08/2010 01:00

RM:7975456:1

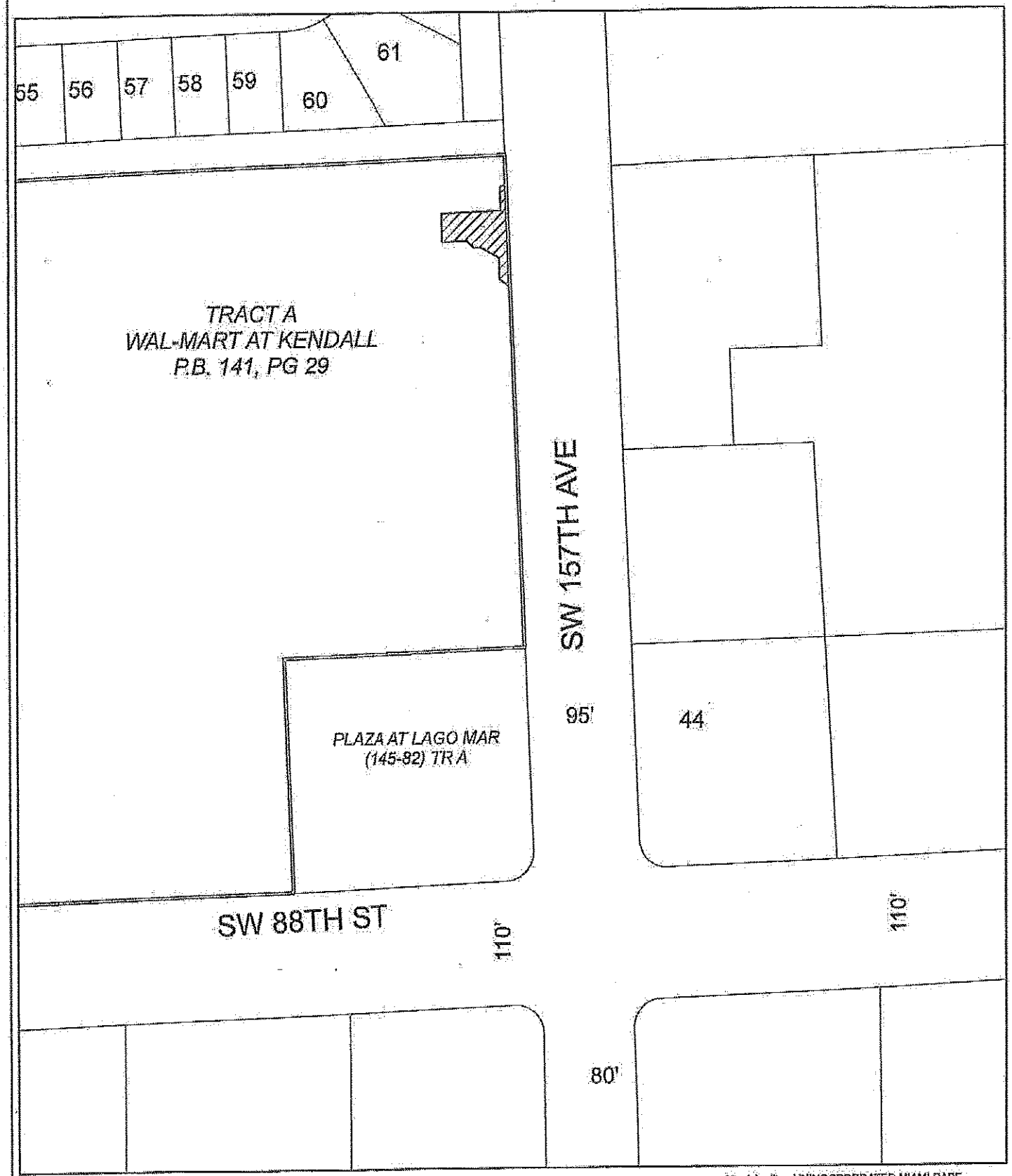
\\\MI - 073317/000630 - 132278 v1

Exhibit "A" Cont'd.



Kendall, FL
1680 - 3
07/08/2010 01:00

RM:7975456:1



THIS IS NOT A SURVEY

WALT- MART STORES EAST, LP
FOLIO NO. 30-4932-004-0010
SEC.54-39-32

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Joe A. Martinez, 11

TRAFFIC SIGNAL EASEMENT

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W E
S
NTS

MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2625

Date: April 03, 2011
Prepared by: tyn

Return to:
Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Simon Ferro, Esq.
Folio No. **30-4902-000-0050**
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 3rd day of **July**, A.D. **2012**, by and between **BELEN JESUIT PREPARATORY, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 500 SW 127 Avenue, Miami, Florida 33184, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 25 feet of the SE ¼ of the SE ¼ of the NE ¼ of Section 2, Township 54 South, Range 39 East, Miami-Dade County, Florida, less the south 50 feet thereof.

Approved by: PR.

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

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Belen Jesuit Preparatory School, Inc.
Name of Corporation

(Sign)

By: * _____ President
*Pedro A. Suarez SJ

Printed Name

500 SW 127 Avenue
Miami, FL 33184
Address if different

(Sign)

Attest: _____ Secretary

Printed Name

Address if different

CORP SEAL

Approved by: _____

STATE OF Florida)
)
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 3 day of July, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Pedro A Suarez Sr and _____, (personally known to me) or proven by producing the following identification: _____ to be the _____ President and _____ Secretary of _____, a corporation under the laws of the State of _____, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Carolina Calderin
Notary Signature

CAROLINA CALDERIN
Printed Notary Name

Notary Public, State of Florida

My commission expires: 8/21/2015

Commission/Serial No. EE 106328

Notary Public State of Florida
Carolina Calderin
My Commission EE106328
Expires 08/21/2015

NOTARY SEAL/STAMP

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

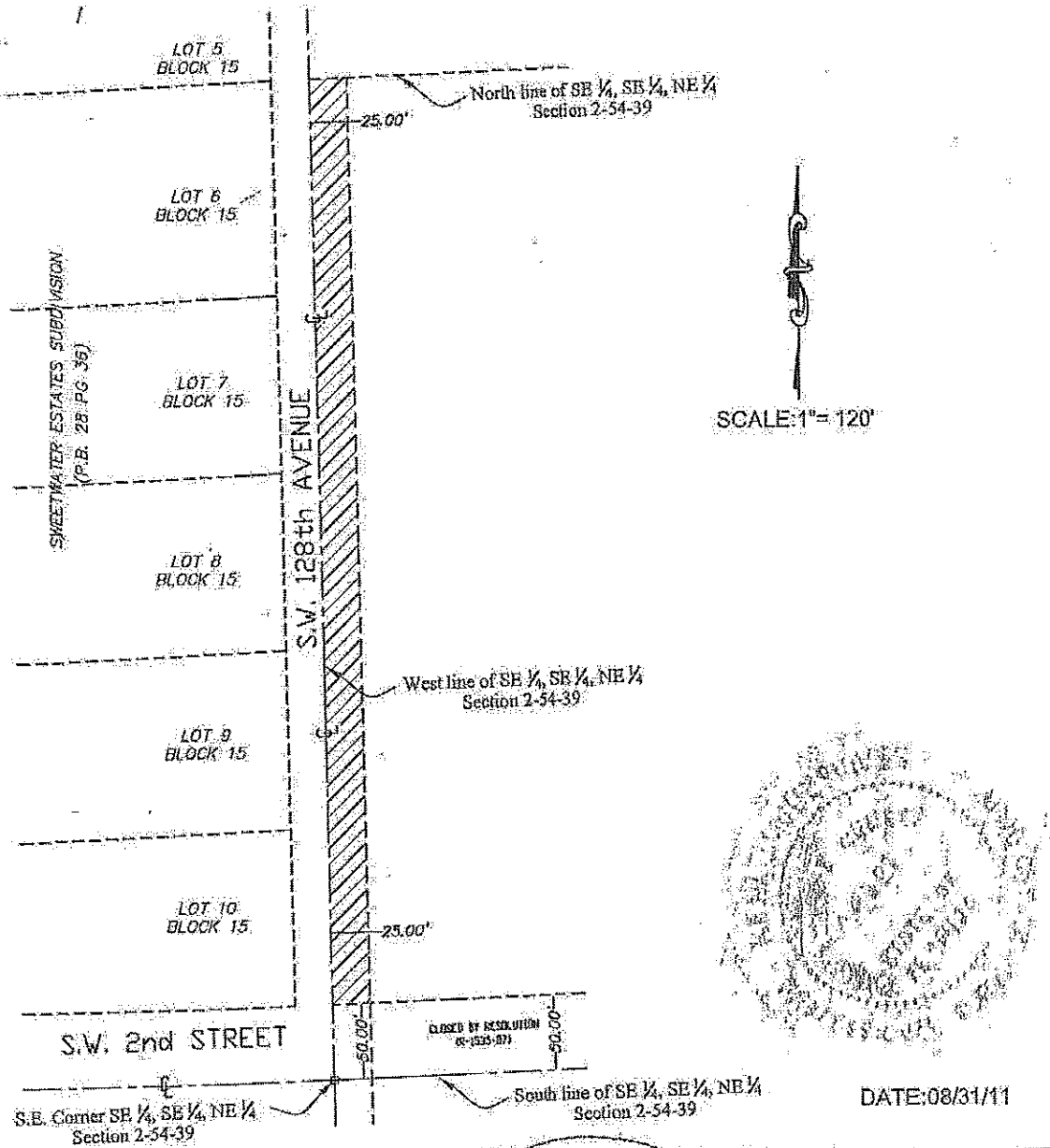
Approved as to form
and legal sufficiency

_____
Assistant County Attorney

Approved by: _____

EXHIBIT A
SKETCH AND LEGAL DESCRIPTION

The West 25 feet of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 2, Township 54 South, Range 39 East, lying and being in Dade County, Florida, less the South 50 feet thereof.



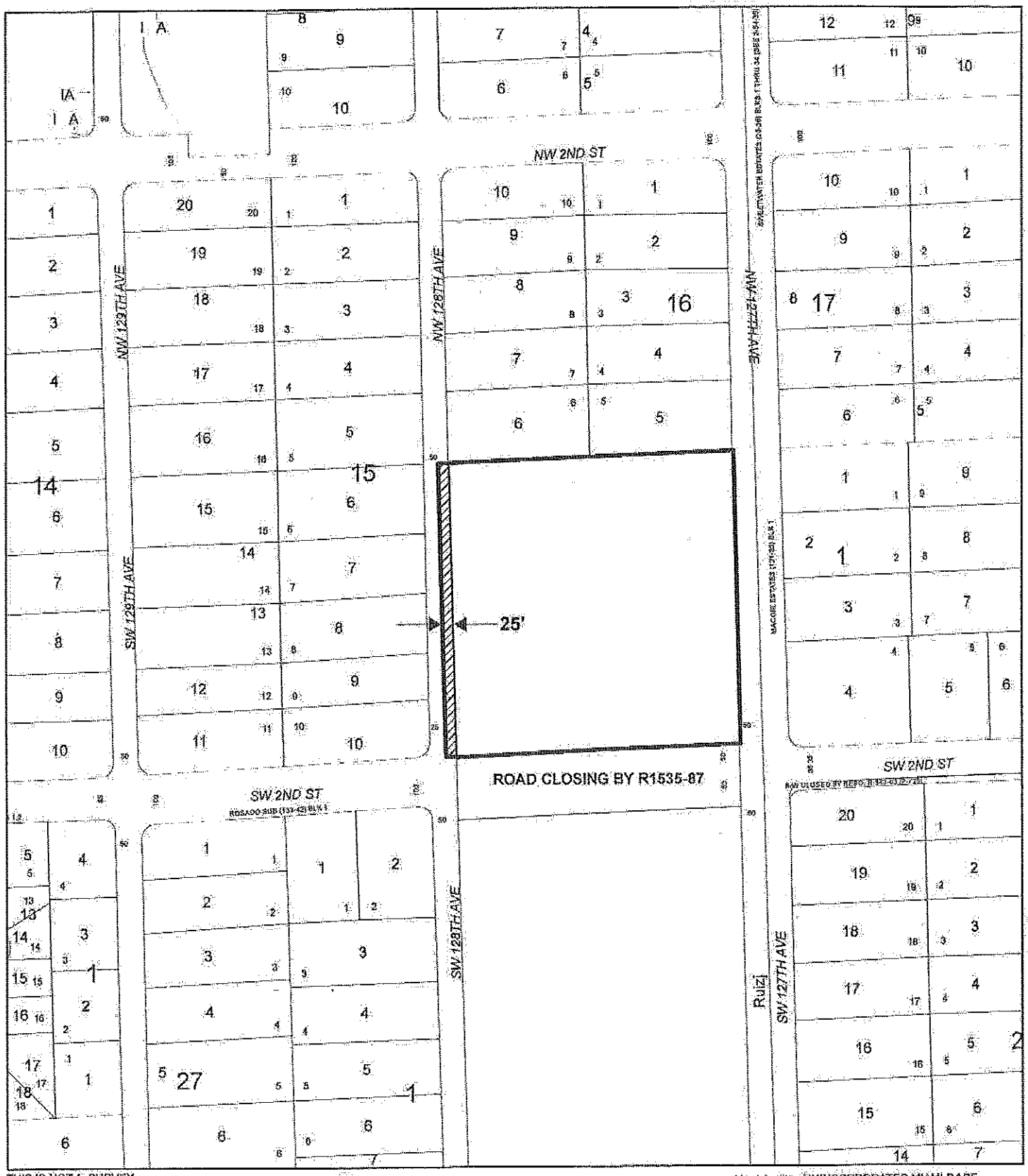
DATE:08/31/11

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
5701 S.W. 107th Avenue # 204, Miami, FL 33173
Phone 305-220-2424 Fax 305-552-8181

This Sketch is not a Survey, not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

RENE AIGUESVIVES 07/05/11
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

FILE: BELEN RW



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss, 9

Folio No. 30-4902-000-0050
BELEN JESUIT PREPARATORY SCHOOL, INC.
SEC.02-5439

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
S
NTS

MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128

Date: September 21, 2012
Prepared by: yh