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 22, 2014

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-47-14

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

R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum

MIAMI-DADE COUNTY

Date: January 22, 2014

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

From: Carlos A. Gimenez
Mayor

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

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Recommendation
The attached instruments are being forwarded in one (1) Resolution for Board of County Commission 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 $344.72 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, Roadway Engineering and 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.	BELLAGIO LENNAR, LLC	RWD*	A portion of NW 97 Avenue, from theoretical NW 140 Street to theoretical NW 144 Street (Commissioner Jose 'Pepe' Diaz's District 12)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
2.	D M MAYNARD LLC	RWD*	A portion of NW 12 Avenue, from approximately 147 feet north of the centerline of NW 79 Street, North for 50 feet (Commissioner Jean Monestime's District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD* Right-of-Way Deed

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
3.	INVERHOMES MIAMI, LLC	**RWD***	A radius return, at Old Dixie Highway and SW 221 Street(Commissioner Dennis C. Moss' District 9)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of 25 feet.
4.	FRL AUTOMOTIVE, LLC	**RWD***	A portion of NW 165 Street from the west right–of-way line of NW 2 Avenue, West for 625.45 feet (Commissioner Jean Monestime's District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicate right-of-way.
5.	LOS TINAJONES, LLC	**RWD***	A portion of SW 122 Avenue, from Old Dixie Highway North for approximately 290 feet and the radius return thereof (Dennis C. Moss' District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicate right-of-way.

Alina T. Hudak
Deputy Mayor

RWD* Right-of-Way Deed

MEMORANDUM
(Revised)

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

DATE: January 22, 2014

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)
1-22-14

RESOLUTION NO. R-47-14

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. **BELLAGIO LENNAR, LLC**
2. **D M MAYNARD LLC**
3. **INVERHOMES MIAMI LLC**
4. **FRL AUTOMOTIVE LLC**
5. **LOS TINAJONES, LLC**

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 **Xavier L. Suarez**, 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	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**absent**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairwoman thereupon declared the resolution duly passed and adopted this 22nd day of January, 2014. 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

This instrument prepared by:
Jonathan S. Marcus, Esquire
Holland & Knight LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301

Property Appraisers Parcel Identification (Folio)
Numbers): 04-2021-001-0470
04-2021-001-0460
04-2021-001-0450
04-2021-001-0440

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY, FLORIDA
FOR PUBLIC RIGHT-OF-WAY

THIS INDENTURE, made this 30 day of September, 2013, by and between Bellagio Lennar, LLC, a Florida limited liability company, whose address is 700 N.W. 107th Avenue, Suite 400, Miami, FL 33172, parties of the first part, and Miami-Dade County, Florida, a political subdivision of the State of Florida, its successors in interest, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten Dollars ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, and for other good and valuable consideration, have granted, bargained, and sold to the party of the second part, their successors in interest, for the purpose of a public right-of-way and purposes incidental thereto, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to wit:

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

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 repossess the same, after written notice to the party of the second part.

And the 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.

1/3

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

Signed, sealed and delivered in the presence of:

Witness Signature

Maria C. Herrera

Typed/Printed Name

Witness Signature

JEFF ALEXANDER

Typed/Printed Name

Bellagio Lennar, LLC, a Florida limited liability company

By: Lennar Homes, LLC, a Florida limited liability company, its Manager

By:

Name: CARLOS GONZALEZ.

Title: VP.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Carlos Gonzalez, as Vice President of Lennar Homes, LLC, a Florida limited liablity company, the Manager of Bellagio Lennar, LLC, a Florida limited liability company, on behalf of the limited liability company, and who is known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and I relied upon the following form of identification of the above-named Carlos Gonzalez and _____ or is personally known to me and that an oath was taken.

Witness my hand and official seal in the County and State last aforesaid this 30 day of September, 2013.

Notary Signature

Luis Javier Dominguez

Typed/Printed Name

My Commission No.: 02/31/2017

NOTARY PUBLIC STATE OF FLORIDA
LUIS JAVIER DOMINGUEZ
MY COMMISSION # FF010051
EXPIRES: July 31, 2017

#25894350_v1

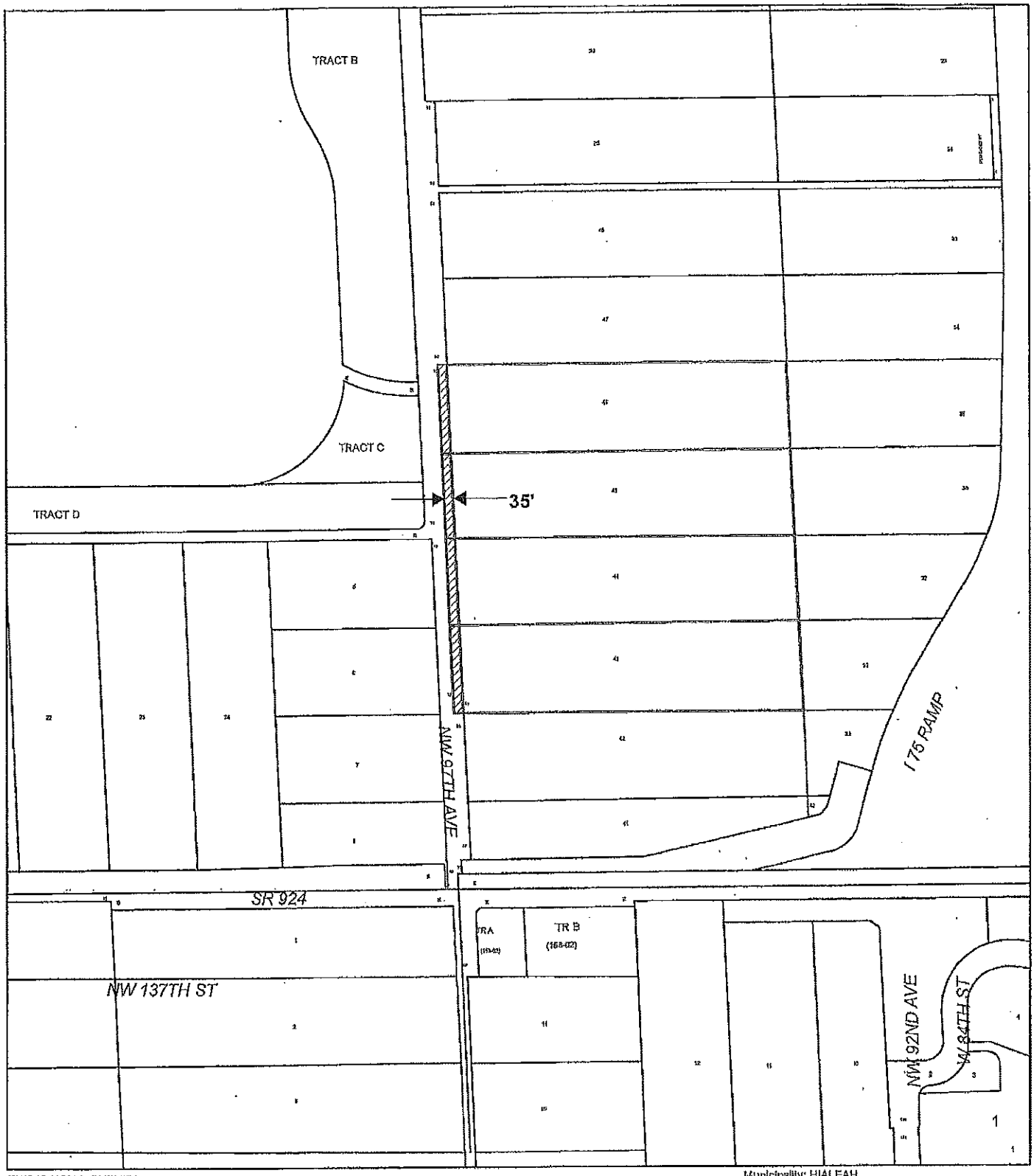
2/3

EXHIBIT "A"

LEGAL DESCRIPTION:

Those portions of Tracts 43, 44, 45 and 46 in Section 21, Township 52 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISIÓN No. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying within the West 50.00 feet of the SW ¼ of said Section 21.

3/3



THIS IS NOT A SURVEY

Folio No. 04-2021-001-0470
04-2021-001-0460
04-2021-001-0450
04-2021-001-0440
BELLAGIO LENNAR, LLC
SEC.52-40-21

Municipality: HIALEAH
Commission District: Jose "Pepe" Diaz , 12

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

MIAMI-DADE COUNTY

Date: October 07, 2013
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. **30-3111-010-0200**
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 **17th** day of **October**, A.D. **2013**, by and between **D M MAYNARD LLC**, a Florida limited liability company, whose address is 1735 NW 107 Street, Miami, Florida 33167, 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:

The West 15 feet of the East 25 feet of Lot 4, Block 3, of "EL-RITO", according to the plat thereof, as recorded in Plat Book 15, Page 46, of the Public Records of Miami-Dade County, Florida.

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/Member, 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)

Glen Watt
Witness

GLEN WATTS FOR BOTH
Witness Printed Name

Earl Dennis
Witness

Earl Dennis FOR BOTH
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

D M MAYNARD LLC

D.M Maynard (Sign)
By: Manager/Member
DENZIEL M. MAYNARD
Printed Name

Address (if different)

(Sign)
By: Manager/Member
ADESANYA EMMANUEL.
Printed Name

Address (if different)

Approved by: _____

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

I HEREBY CERTIFY, that on this 17 day of Oct, A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Denziel Maynard personally known to me, or proven, by producing the following forms of identification: FL DL to be the General Partner(s) duly authorized on behalf of **D M MAYNARD LLC**, a Florida limited partnership. Said Manager/Member 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

Odalys Lores

Printed Notary Signature

NOTARY SEAL/STAMP

ODALYS LORES
MY COMMISSION # EE 181910
EXPIRES: June 18, 2016
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

My commission expires: Jun 18, 2016

Commission/Serial No. EE181910

The foregoing was accepted and approved on the _____ day of _____, A.D. 2013, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

Rebeca Sosa, Chairman of the
Board of County Commissioners

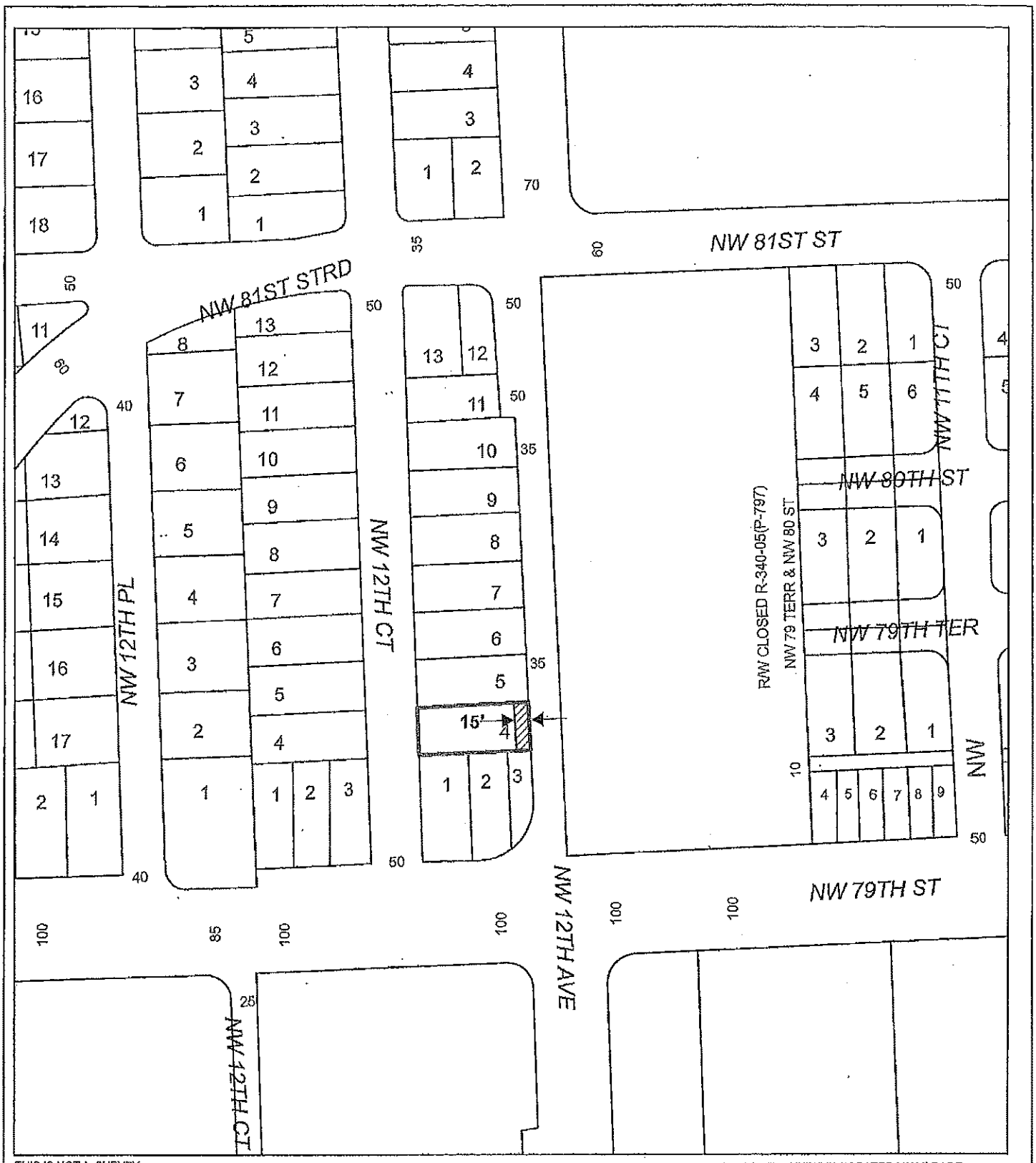
ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

Approved by: _____



THIS IS NOT A SURVEY

Folio No. 30-3111-010-0200
D M MAYNARD, LLC
SEC.; 11-53-41

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

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

MIAMI-DADE COUNTY

Date:October 22, 2013
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 Rodríguez, PLS
Folio No. **30-6913-006-0150**
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 **12th** day of **August, A.D. 2013**, by and between **Inverhomes Miami, LLC**, a Florida limited liability company, whose address is 14913 SW 143 Court, Miami, FL 33186, 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:

The area bounded by the North line and by the southeasterly line of Lot 1, Block 3, of WILLIS SUBDIVISION, as recorded in Plat Book 1, Page 194, 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: R.

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 MEMBER 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

John M. White

Witness Printed Name

Witness

PABLO RODRIGUEZ

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Inverhomes Miami, LLC

(Sign)

By: General Partner

Printed Name

Address (if different)

(Sign)

By: General Partner

Printed Name

Address (if different)

Page 2 of 3

Approved by:

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

I HEREBY CERTIFY, that on this 12 day of Aug, A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jhon Alonso Aguirre Pacheco and _____ personally known to me, or proven, by producing the following forms of identification: FL Drv Lic # A261-420-70-991-0 to be the General Partner(s) duly authorized on behalf of _____, a _____ limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Notary Signature

John M. White
Printed Notary Signature

NOTARY SEAL (SEAL)
Notary Public State of Florida
John M White
My Commission EE 189037
Expires 04/20/2016

Notary Public, State of Florida

My commission expires: 4/20/16

Commission/Serial No. EE189037

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.

Rebeca Sosa, Chairman of the
Board of County Commissioners

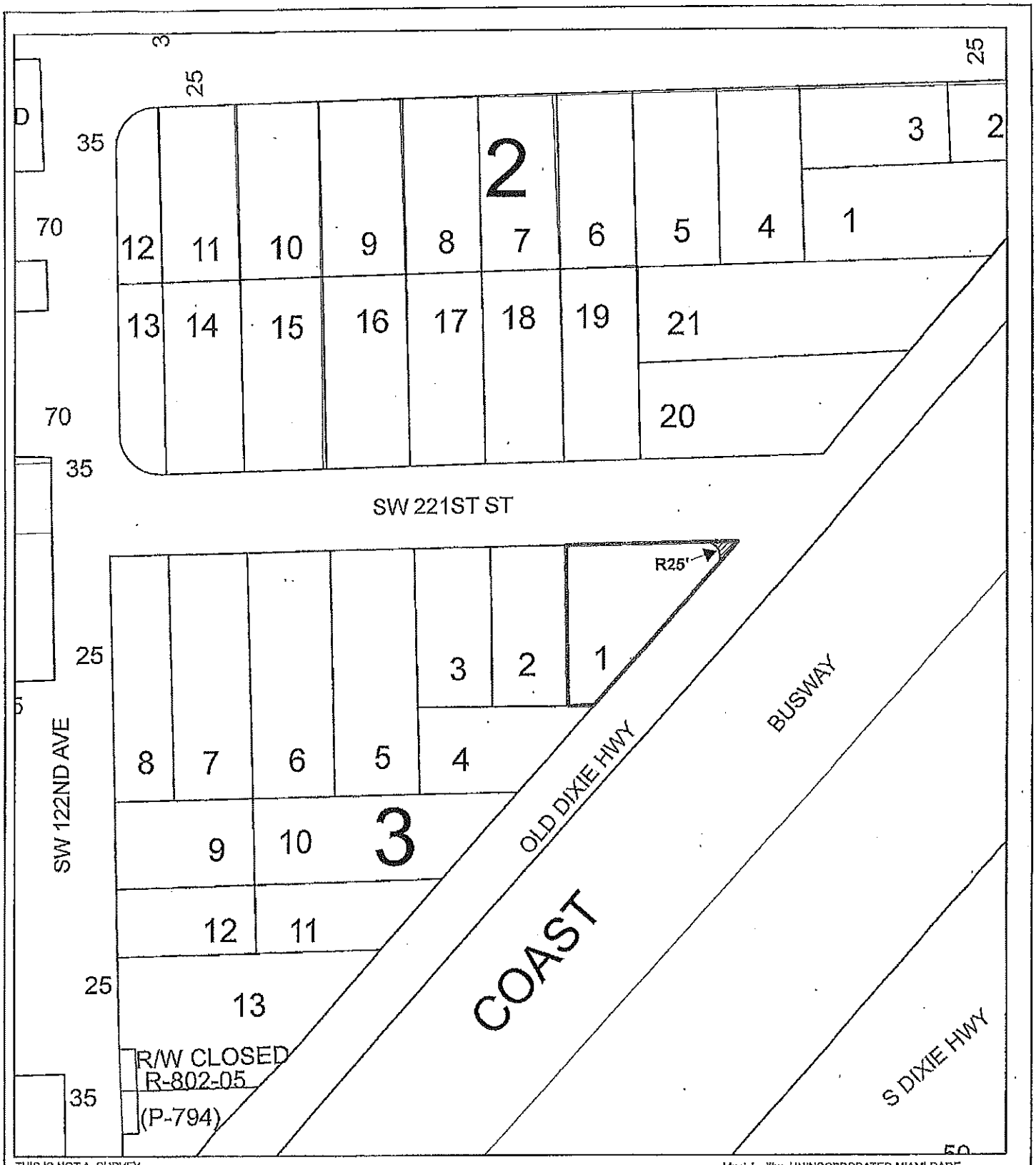
ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

Approved by: _____



THIS IS NOT A SURVEY

Folio No. 30-6913-006-0150
INVERHOMES MIAMI LLC
SEC.56-39-13

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

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

MIAMI-DADE COUNTY

Date: August 13,, 2013
Prepared by :jym

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:
NOEL BARNETT
Folio No. 30-2113-000-0050
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 3RD day of JUNE, A.D. 2013, by and between *FRL AUTOMOTIVE, LLC*, a limited liability company, whose address is 19390 NW 2ND AVE, MIAMI GARDENS, FL 33169, 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: 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 the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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

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

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

_____
Witness

Lynne Gonza
_____
Witness Printed Name

_____
Witness

ALAN Regf
_____
Witness Printed Name

_____
Witness

_____
Witness Printed Name

_____
Witness

_____
Witness Printed Name

FRL AUTOMOTIVE, LLC
Name of LLC

_____ (Sign)
By: General Partner
ERIC FRIEDMAN
Printed Name

_____
Address (if different)

_____ (Sign)
By: General Partner

_____
Printed Name

_____
Address (if different)

Approved by: RR.

STATE OF Florida)
) SS
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 3 day of June, A.D. 2013 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Esra Friedman 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 _____, a _____ limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Lori Lee DesVergers
Notary Signature

Lori Lee DesVergers
Printed Notary Signature

NOTARY SEAL/STAMP
LORI LEE DES VERGERS
MY COMMISSION # DD 997244
EXPIRES: September 3, 2014
Bonded Thru Notary Public Underwriters

Notary Public, State of FL

My commission expires: 09-03-14

Commission/Serial No. DD997244

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.

_____
Rebeca Sosa, Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

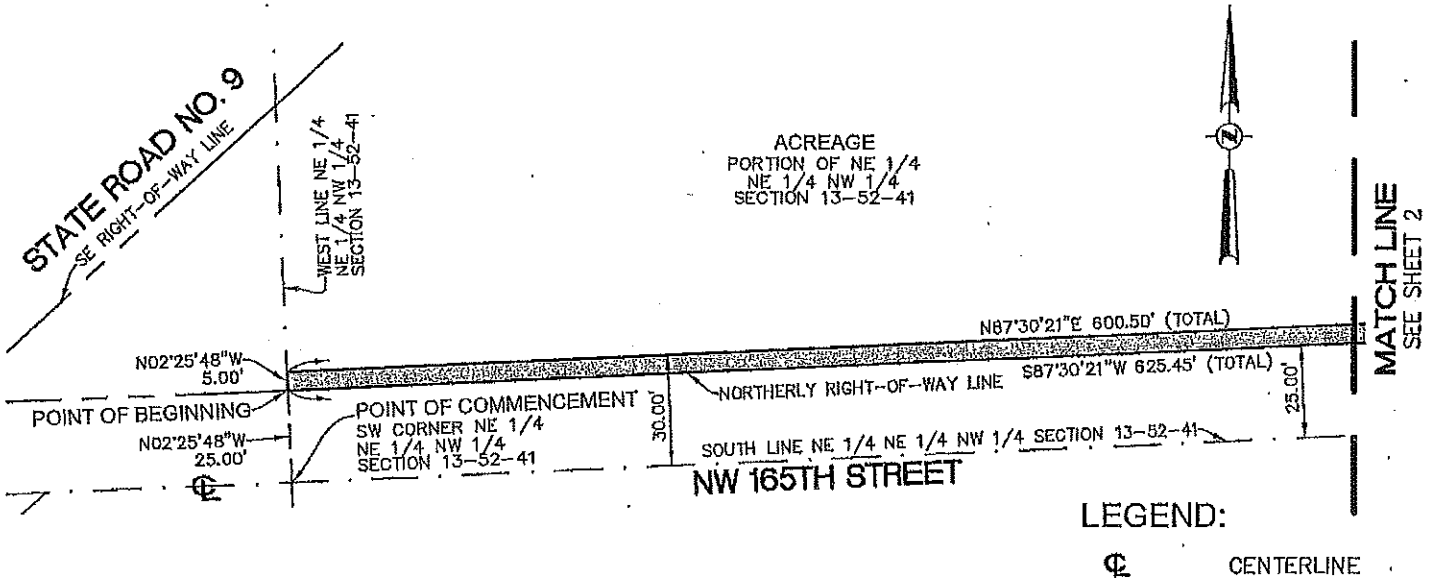
Approved by: _____

SKETCH AND LEGAL DESCRIPTION EXHIBIT "A"
BY
PULICE LAND SURVEYORS, INC. 1 OF 2
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION NO. 1

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 02°25'48" WEST ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°25'48" WEST ON SAID WEST LINE 5.00 FEET TO THE INTERSECTION WITH A LINE 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 87°30'21" EAST ON SAID PARALLEL LINE 600.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°54'19" FOR AN ARC DISTANCE OF 39.23 FEET TO A POINT OF TANGENCY WITH A LINE 35.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 2ND AVENUE AS RECORDED IN DEED BOOK 2489, PAGE 395, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING A POINT OF CUSP; THENCE SOUTH 02°23'58" EAST ON SAID PARALLEL LINE AND ON SAID WESTERLY RIGHT-OF-WAY LINE 29.96 FEET TO THE INTERSECTION WITH A LINE 25.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 165TH STREET; THENCE SOUTH 87°30'21" WEST ON SAID PARALLEL LINE AND ON SAID NORTHERLY RIGHT-OF-WAY LINE 625.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 3,261 SQUARE FEET, 0.0749 ACRES.



FILE: BOHLER ENGINEERING
SCALE: 1"=50'
ORDER NO.: 56256-1
DATE: 05/13/13
RIGHT-OF-WAY DEDICATION NO. 1
MIAMI-DADE COUNTY, FLORIDA
FOR: LEHMAN TOYOTA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 & 2

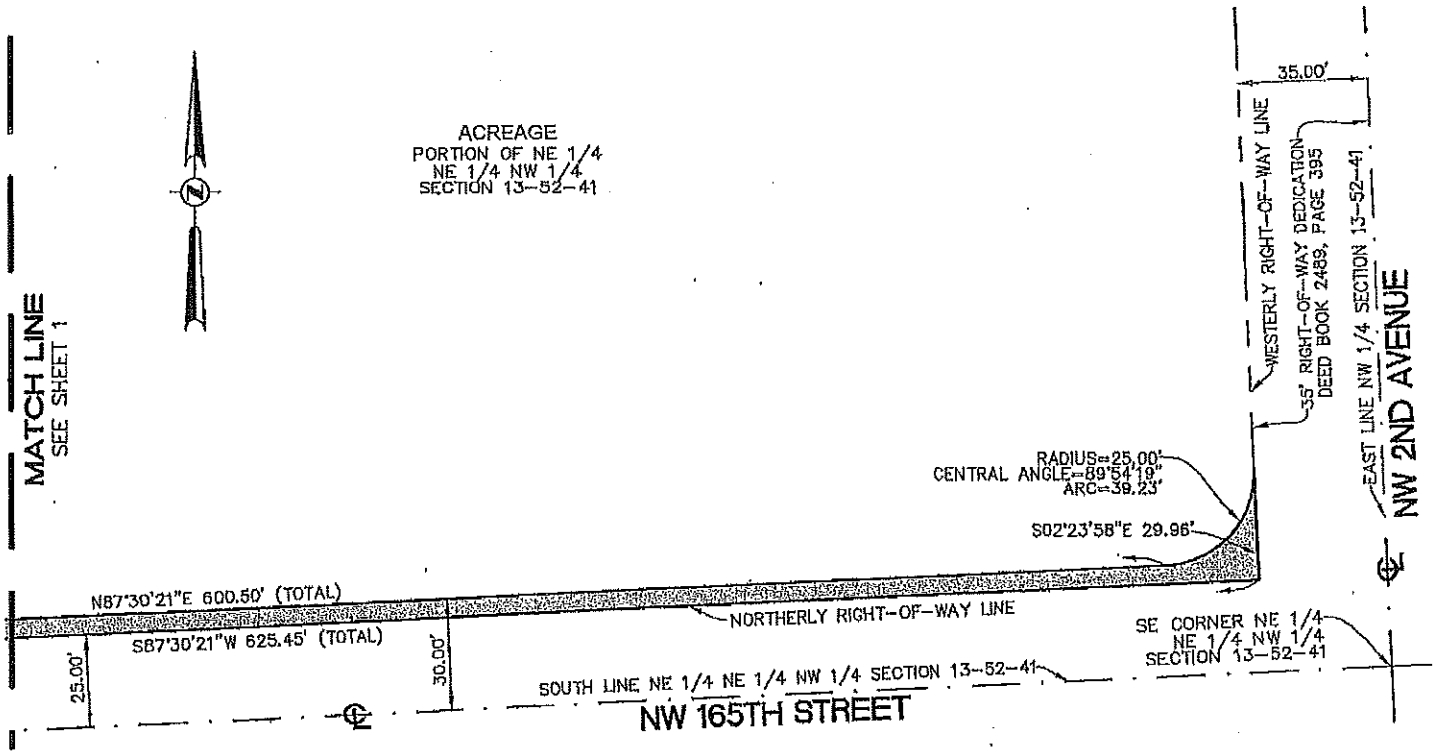
☑ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

EXHIBIT "A" 2 OF 2



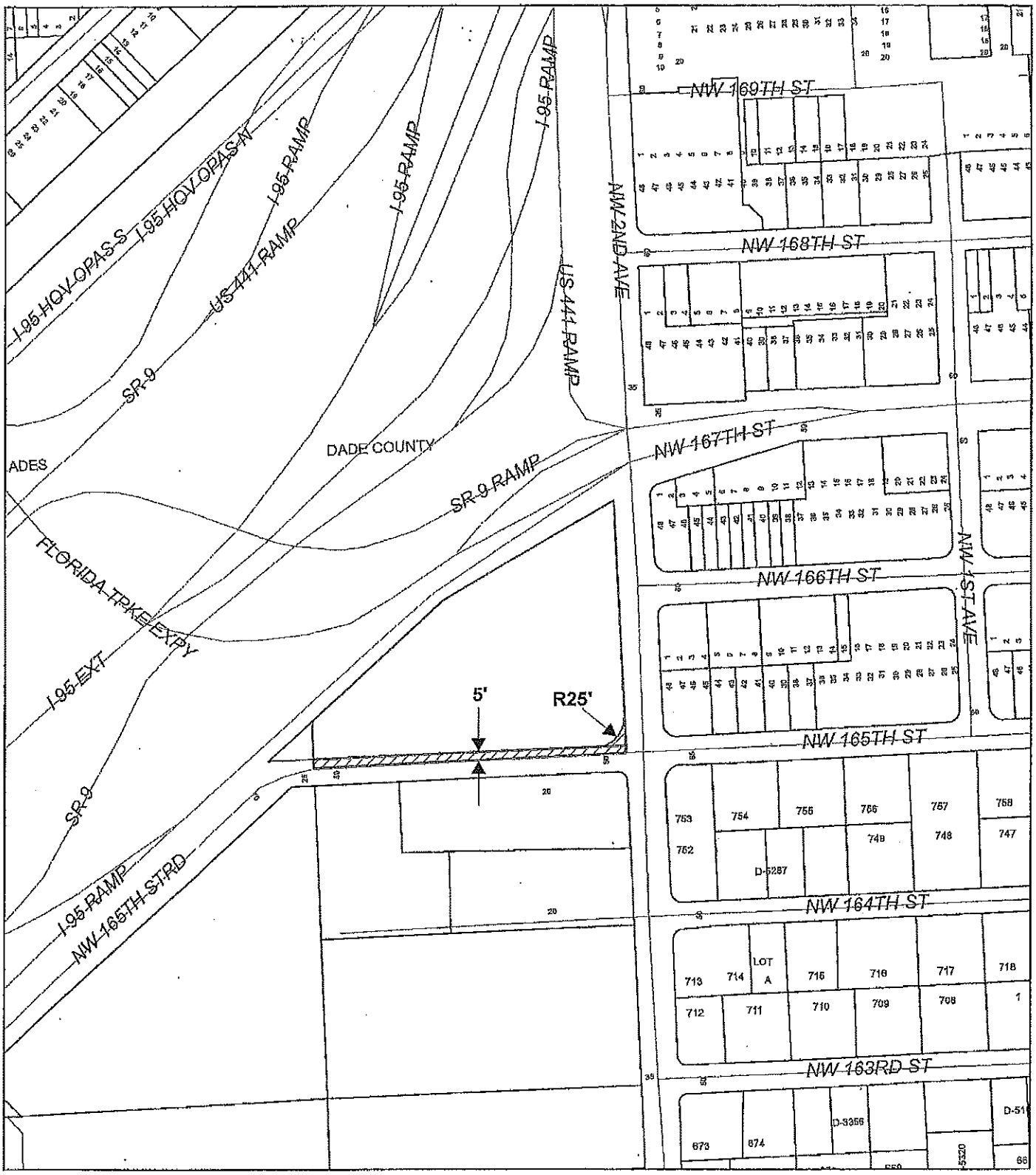
NOTES:

1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NE 1/4 NE 1/4 NW 1/4 OF SECTION 13-52-41 BEING S87°30'21"W.
2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

℄ CENTERLINE

FILE: BOHLER ENGINEERING	SHEET 2 OF 2 — THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 & 2
SCALE: 1"=50'	
ORDER NO.: 56256-1	
DATE: 05/13/13	
RIGHT-OF-WAY DEDICATION NO. 1	
MIAMI-DADE COUNTY, FLORIDA	
FOR: LEHMAN TOYOTA	



THIS IS NOT A SURVEY

Folio No. 30-2113-000-0050
FRL AUTOMOTIVE, LLC
SEC . 52-41-13

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

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
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NTS

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

MIAMI-DADE COUNTY

Date:July 09, 2013
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. 30-6913-006-0160/0190/0200/0540
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 29th day of July, A.D. 2013, by and between **LOS TINAJONES, LLC**, a Florida limited liability company, whose address is 12745 SW 33 Terrace, Miami, Florida 33175, 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:

The west 10 feet of Lots 9, 12 and 13 of Block 3 and the west 10 feet of Block 9 of WILLIS SUBDIVISION, as recorded in Plat Book 1, Page 194, of the Public Records of Miami-Dade County, Florida; And the area bounded by the east line of the west 10 feet and by the southeasterly boundary line of said Block 9, and bounded by a 25 foot radius arc concave northeasterly, 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, 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 Member/Manager Partner(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

Witness Printed Name

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

[signature]
Witness

Beatrix del Portillo
Witness Printed Name

[signature]
Witness

Laura Murphy
Witness Printed Name

Witness

Witness Printed Name

Witness

Los Angeles LLC
Name of LLC

[signature] (Sign)
By: General Partner

Mario Lasdivar
Printed Name

12744 SW 33 Terrace Miami, FL
Address (if different)

[signature] (Sign)
By: General Partner

Manuel Fernas
Printed Name

5812 Compass Dr LA 90045
Address (if different)

Approved by: [signature]

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

I HEREBY CERTIFY, that on this 29th day of July, A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MANUEL FUNES ~~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 LOS TINAJONES LLC, a _____ limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

MARIA T. TENAGLIA
Notary Public - State of Florida
My Comm. Expires May 10, 2017
Commission # EE 874700
Bonded Through National Notary Assn.

NOTARY SEAL/STAMP

Maria T. Tenaglia
Notary Signature

Maria T. Tenaglia
Printed Notary Signature

Notary Public, State of Florida

My commission expires: May 10, 2017

Commission/Serial No. EE874700

The foregoing was accepted and approved on the 9th day of August, A.D. 2013, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Rebeca Sosa, Chairman of the
Board of County Commissioners

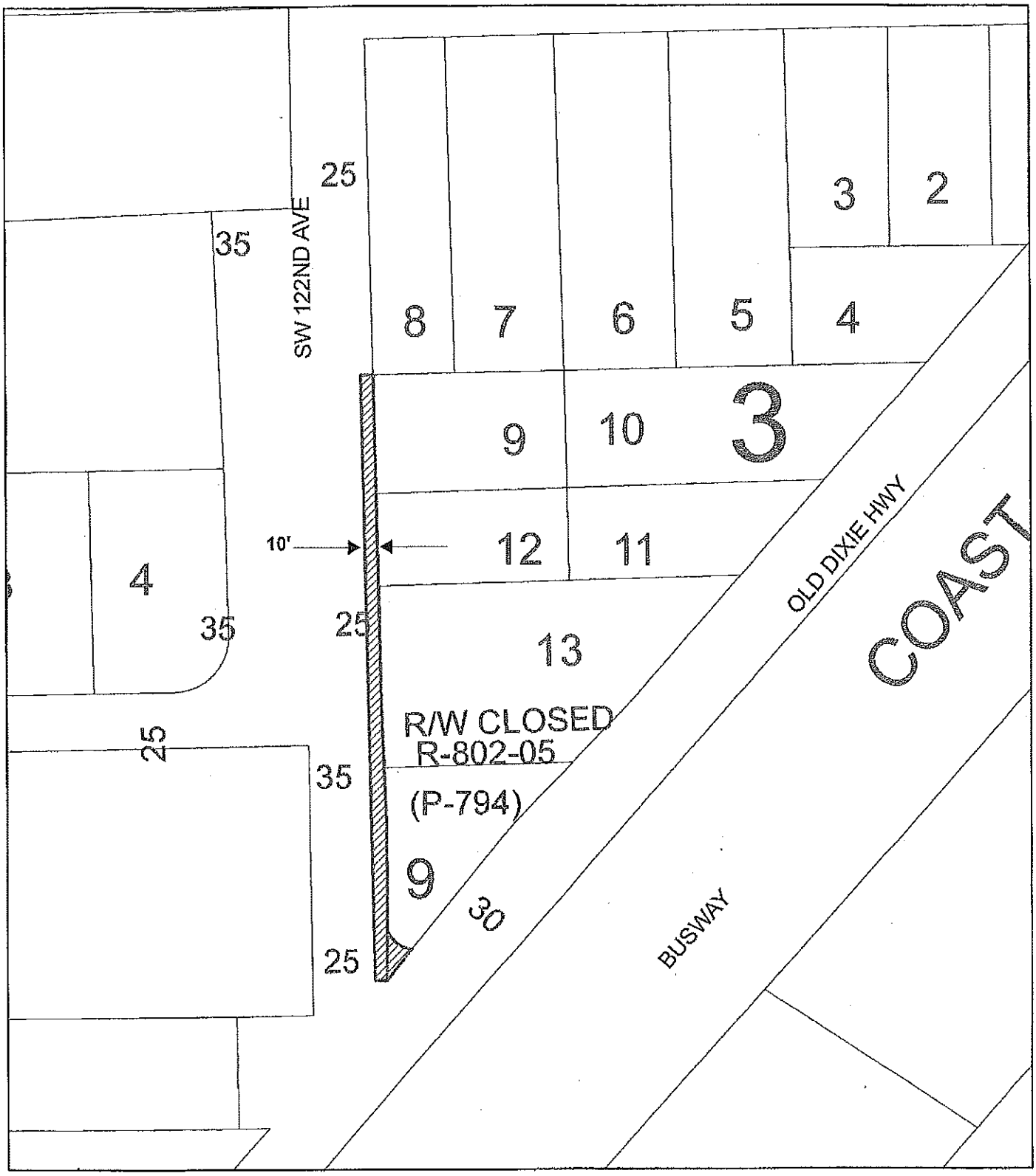
ATTEST: HARVEY RUVIN,
Clerk of said Board

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: Dennis C. Moss, 9

Folio No. 30-6913-006-0160
30-6913-006-0190
30-6913-006-0200
30-6913-006-0540
LOS TINAJONES, LLC

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

MIAMI-DADE COUNTY

Date: August 14, 2013
Prepared by :jym