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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 5(M)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus four County-owned properties and revising the inventory list of real property, after a public hearing, to include the properties in accordance with Section 125.379(1), Florida Statutes; authorizing the waiver of Implementing Order No. 3-44 as it relates to the section entitled availability of County property for the four properties; authorizing conveyance, pursuant to Section 125.379(2), Florida Statutes, and Sections 17-121, et seq. of the Code of Miami-Dade County, of a total of 10 properties located in Miami-Dade County to Housing Programs, Inc., a 501(c)(3) not-for-profit, Florida Corporation, at a price of $10.00 for Infill Housing development; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute County Deed

Resolution No. R-191-16

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Commissioner Audrey M. Edmonson.

Abigail Price-Williams
County Attorney

APW/cp

Memorandum

MIAMI-DADE COUNTY

Date: March 8, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Giménez
Mayor

Subject: Authorize the Conveyance of 10 Lots to Housing Programs, Inc. to Develop Infill Housing and the Execution of a County Deed for Such Purpose

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Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution to:

1) Declare as surplus four (4) parcels of County-owned land (Surplus Properties) and, after a public hearing, revise the Affordable Housing Inventory List to include the Infill Properties in accordance with Section 125.379(1) of the Florida Statutes;

2) Approve the waiver of Implementing Order No. 3-44 as it relates to the conveyance process established in the section entitled "Availability of County Property" for the Infill Properties which were not offered through the Work Order Proposal process;

3) Authorize the conveyance of a total of 10 Infill Properties (Infill Properties), inclusive of the Surplus Properties, pursuant to Section 125.379(2) of the Florida Statutes and Section 17-121 of the Code of Miami-Dade County (the Code), to Housing Programs, Inc. (Housing Programs), a 501(c)(3) not-for-profit Florida corporation and an approved Infill Housing Initiative Program (Infill Housing Program) developer, at a price of $10.00, for the purpose of developing such properties with affordable housing to be sold to qualified homebuyers;

4) Authorize the Chairperson or Vice-Chairperson of the Board to execute a County Deed to convey the Infill Properties to Housing Programs;

5) Authorize the County Mayor or the County Mayor's designee to take all necessary actions to enforce the provisions set forth in the County Deed, including but not limited to, granting extensions and exercising the County's option to enforce its reversionary interest; and

6) Authorizing placement of appropriate project signage on each lot.

Scope

The Infill Properties are located in District 3, represented by Commissioner Audrey M. Edmonson.

Fiscal Impact

The conveyance of the Infill Properties will eliminate the County's obligation to maintain these properties, which costs approximately $3,549.00 annually. Further, once the Infill Properties are developed and sold, the new homes will generate real estate taxes to the County. The funds used to maintain the lots are paid from the Internal Services Department's Capital Outlay Reserve Fund. The County is demolishing two (2) of the existing four (4) homes on the Infill Properties at a total cost of $29,854.00. The estimated cost to demolish the other two (2) homes will be incurred by Housing Programs, which will pay approximately $23,000.00 to demolish the homes.

Track Record/Monitoring

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

Background

On August 28, 2014, Housing Programs submitted a written request to the County for the conveyance of the Infill Properties to them for development in accordance with the Infill Housing Program. In accordance with Administrative Order No. 8-4, on January 23, 2015, the Internal Services Department forwarded a memorandum to all County departments and the City of Miami (City) to determine if they had any planned use or anticipated need for any of the Infill Properties. As no County departments or the City have expressed an interest in the Infill Properties, the County recommends the conveyance of the Infill Properties to Housing Programs.

Although the Surplus Properties are part of the County's inventory of properties on the County's "List of Lands," the Department recommends that the Board declare them as surplus and add them, after a public hearing, to the Affordable Housing Inventory List, which is maintained in accordance with Section 125.379(1) of the Florida Statutes. The remaining six (6) Infill Properties have already been declared surplus through Resolution No. R-527-12. However, none of the developers in the Infill Housing Program developer pool expressed an interest in developing these properties. All or some of the properties may require corrective actions such as variances of zoning and platting, as well as water and sewer connection charges, which Housing Programs has agreed to resolve at its expense. Additionally, there are four (4) dilapidated structures of which two (2) will be demolished by Housing Programs at its expense. Housing Programs is also willing to pay any outstanding special assessments and real estate taxes.

The Infill Properties will be conveyed, subject to the requirements of the Infill Housing Program's Developer Pool Contract No. RFQ839O executed November 1, 2013, the Infill Housing Program, and the County Deed, which contains restrictions and a reverter provision. In the event that Housing Programs fails to comply with the deed restrictions, the County may, at its option, exercise its reversionary interest.

Since the Infill Properties requested by Housing Programs were not offered through the Work Order Proposal process, it is necessary to waive the section of Implementing Order No. 3-44 entitled "Availability of County Property." This implementing order requires that properties that have been determined to be suitable for development through the Infill Housing Program will be offered to a pre-qualified pool through a competitive work order proposal process. Notwithstanding the requirements of Implementing Order No. 3-44, the Board is authorized to donate, without a competitive process, the Infill Properties to Housing Programs, pursuant to Section 125.379(2), Florida Statutes, as Housing Programs is a not-for-profit housing organization that intends to construct permanent affordable housing. It is the Department's recommendation that the Infill Properties should be conveyed to Housing Programs.

The Department has complied with Resolutions Nos. R-376-11 and R-333-15 by providing detailed information on the Infill Properties as set forth in Exhibit "A" of this memorandum, which includes information concerning the County's investment, future control, and disclosure of market values of each of the properties.

Attachment

Russell Benford, Deputy Mayor

LOT INFORMATION IN ACCORDANCE WITH RESOLUTIONS R-376-11 and R-333-15

EXHIBIT "A"

Folio	Demolish Existing Structure	Lot Size	Commission District	2015 Assessment Value	Legal Description	Zoning	Estimated Annual Lawn Care Costs/ Demotion Costs	Address	Included in R-527-12	Remark/ Recommendation	Type of Deed County Acquired Parcel
01-3113-065-2430 [1]	817 SF	4,240	3	$32,986 [1]	DIXIE HIGHWAY TRACT PB 5-24 LOT 1 BLK 19	RU-2	$293	94 NE 57 St.	No	List of Lands/ Convey to HP	TAX
01-3113-006-0330 [1]	1,171 SF	4,200	3	$42,897 [1]	PRAMAR SUB PB 8-110 LOT 36 LESS S6FT for Street	RU-2	$291	155 NW 68 Terr.	No	List of Lands/ Convey to HP	TAX
01-3114-017-0110 [1]	2,350 SF	4,140	3	$24,203 [1]	NORTH LIBERTY CITY AMD PB 41-31 LOT 19 BLK 1	RU-1	$287/ $11,500 [2]	1400 NW 71 St.	No	List of Lands/ Convey to HP	TAX
01-3114-017-0100 [1]	3,223 SF	8,098	3	$30,861 [1]	NORTH LIBERTY CITY AMD PB 41-31 LOTS 17 & 18 BLK 1	RU-1	$560/ $18,354 [2]	1401 NW 70 St.	No	List of Lands/ Convey to HP	TAX
01-3114-036-2250	Vacant	5,300	3	$9,143	SEVENTH AVE PARK PB 17-17 LOT 9 BLK 11	RU-1	$367	920 NW 66 St.	Yes	Convey to HP	QC from MDHA [3]
01-3114-036-0200	Vacant	5,830	3	$8,925	SEVENTH AVE PARK PB 17-17 LOT 6 BLK 2	RU-1	$404	844 NW 63 St.	Yes	Convey to HP	QC from MDHA [3]
01-3123-035-0260	Vacant	5,350	3	$14,294	N. MIAMI EST 1st ADD PB 6-21 LOT 4 BLK D	RU-2	$370	1380 NW 46 St.	Yes	Convey to HP	TAX
01-3113-024-2510	Vacant	4,000	3	$6,584	SEVENTH AVE HIGHLANDS PB 14-13 LOT 7 BLK 14	RU-2	$277	6747 NW 4 Ct.	No	Convey to HP	TAX
01-3114-036-0380	Vacant	5,850	3	$9,817	SEVENTH AVE PARK PB 17-17 LOT 3 BLK 3	RU-1	$405	1020 NW 63 St.	Yes	Convey to HP	QC from MDHA [3]
01-3114-017-0190	Vacant	4,140	3	$4,969	NORTH LIBERTY CITY AMD PB 41-31 LOT 27 BLK 1	RU-1	$287	1460 NW 71 St.	Yes	Convey to HP	QC from MD Affordable Housing [3]

[1] Assessment includes value of dilapidated structure

[2] Demolition by the County

[3] Quit Claim Deed from a former Infill Developer who could not complete the project.

TOTAL ESTIMATED ANNUAL COST TO THE COUNTY

$3,549.00 (Annually)

Plus County Demolition Costs on 2 Lots at $29,854.00

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(M)

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

_____ Statement of social equity 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. 5(M)
3-8-16

RESOLUTION NO. R-191-16

RESOLUTION DECLARING SURPLUS FOUR COUNTY-OWNED PROPERTIES AND REVISING THE INVENTORY LIST OF REAL PROPERTY, AFTER A PUBLIC HEARING, TO INCLUDE THE PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING THE WAIVER OF IMPLEMENTING ORDER NO. 3-44 AS IT RELATES TO THE SECTION ENTITLED AVAILABILITY OF COUNTY PROPERTY FOR THE FOUR PROPERTIES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, AND SECTIONS 17-121, ET SEQ. OF THE CODE OF MIAMI-DADE COUNTY, OF A TOTAL OF 10 PROPERTIES LOCATED IN MIAMI-DADE COUNTY TO HOUSING PROGRAMS, INC., A 501(C)(3) NOT-FOR-PROFIT, FLORIDA CORPORATION, AT A PRICE OF $10.00 FOR INFILL HOUSING DEVELOPMENT; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEED; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED; AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, Housing Programs, Inc. ("Housing Programs"), a 501(c)(3) not-for-profit Florida corporation and a County-approved Infill Housing Initiative Program (the "Infill Housing Program") developer, has submitted to this Board an application, dated August 28, 2014, a copy of which is attached hereto as Attachment "A," and incorporated herein by reference, requesting that the County convey 10 parcels ("Infill Properties") located in County Commission District 3 to be developed and sold to qualified very-low, low- and-moderate income families through the Infill Housing Program; and

WHEREAS, in accordance with Administrative Order No. 8-4, the Internal Services Department (the "Internal Services") forwarded to all County departments and the City of Miami (the "City") a memorandum to determine if there was a need for the Infill Properties; and

WHEREAS, the County departments and the City had no interest in any of the properties; and

WHEREAS, the Infill Properties, as more fully described in Attachments "B," "C," "D," "E," "F," "G," "H," "I," "J," and "K," which are attached hereto and incorporated by reference, are available for conveyance to Housing Programs; and

WHEREAS, this Board has reviewed and is satisfied with the information regarding the Infill Properties contained in Exhibit "A" of the County Mayor's memorandum, which is submitted to this Board in accordance with Resolution Nos. R-3676-11 and R-333-15; and

WHEREAS, Section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real property that is appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

WHEREAS, four of the Infill Properties ("Surplus Properties"), which are more fully described in Attachments "B," "C," "D," and "E," have not been included on the County's inventory list of affordable housing sites ("Affordable Housing Inventory List") as required by Section 125.379(1), Florida Statutes; and

WHEREAS, this Board desires to declare the Surplus Properties surplus, desires to revise the Affordable Housing Inventory List to include these properties, and also finds that the Surplus Properties are appropriate for use as affordable housing; and

WHEREAS, this Board desires to waive the requirements of Implementing Order No. 3-44 as it relates to the section entitled "Availability of County Property," for the Surplus Properties; and

WHEREAS, the Infill Properties will be conveyed to Housing Programs pursuant to a reverter requiring the completion of the construction of the affordable housing project for qualified homebuyers in accordance with the Infill Housing Program within one year of the effective date of the conveyance, unless extended at the discretion of the County Mayor or the County Mayor's designee, to ensure compliance with the intent of this Board; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board declares as surplus the Surplus Properties, and after a public hearing, revises the Affordable Housing Inventory List to include these properties in accordance with Section 125.379(1), Florida Statutes.

Section 3. This Board hereby approves the waiver of Implementing Order No. 3-44 as it relates to the Section entitled "Availability of County Property," for the Surplus Properties.

Section 4. This Board hereby approves the conveyance of the Infill Properties to Housing Programs, inclusive of the Surplus properties, for a price of $10.00, for development of affordable housing through the Infill Housing Program pursuant to Section 125.379(2), Florida Statutes and Sections 17-121, et seq. of the Code of Miami-Dade County.

Section 5. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the Infill Properties, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "L." This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the County Deed, including but not limited to granting extensions to complete the construction of the affordable housing project and to exercise the County's option to enforce its reversionary interest.

Section 6. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

Section 7. The Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Daniella Levine Cava** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	**aye**		
Esteban L. Bovo, Jr., Vice Chairman	**absent**		
Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**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 8th day of March, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

HOUSING PROGRAMS, INC.
683 N. BISCAYNE RIVER DR.
MIAMI, FL 33169
OFFICE: 305-688-1600 FAX: 305-688-1620
EMAIL: housingprograms@bellsouth.net

Attachment A

August 28, 2014

Mr. Mr. Michael Liu
Real Estate Officer/Infill Housing Program
Miami Dade Public Housing & Community Dev.
111 NW 1st Street 24 Floor
Miami, FL 33128

Dear Mr. Liu,

Please accept this letter as a formal request to convey the properties listed below to Housing Programs, Inc. a non for profit 501 (c) (3) organization to build and sell single family homes to low income families through the Miami Dade County Infill Program. I will build 4 bedrooms 2 bathrooms or 3 bedrooms and 2 bathrooms homes according to Miami Dade County zoning regulations.

The requested properties, may require corrective actions such as, demolition of dilapidated structures, variances of zoning and platting as well as water and sewer connection charges, which Housing Programs agrees to resolve at its expense. Housing Programs is also willing to pay any outstanding special assessments and real estate taxes. Attached to my request is the floor plan and elevation for these homes. Housing Programs agrees to install approved signage on the 10 properties.

Folio No. 01-3113-065-2430
94 NE 57 St.

Folio No. 01-3113-006-0330
155 NW 68 Terr.

Folio No. 01-3114-017-0110
1400 NW 71 St.

Folio No. 01-3114-017-0100
1401 NW 70 St.

Folio No. 01-3114-036-2250
920 NW 66 St,

Folio No. 01-3114-036-0380
1020 NW 63 St.

Folio No. 01-3114-036-0200
844 NW 63 St.

Folio No. 01-3113-024-2510
6747 NW 4 Ct.

Folio No. 01-3123-035-0260
1380 NW 46 St.

Folio No. 01-3114-017-0190
1460 NW 71 St.

Feel free to contact me should you have any questions.
Thank you.

Isaac Simhon
President & CEO Housing Programs, Inc.
cc: Jorge R. Cibran AIA, Director of Facilities and Development

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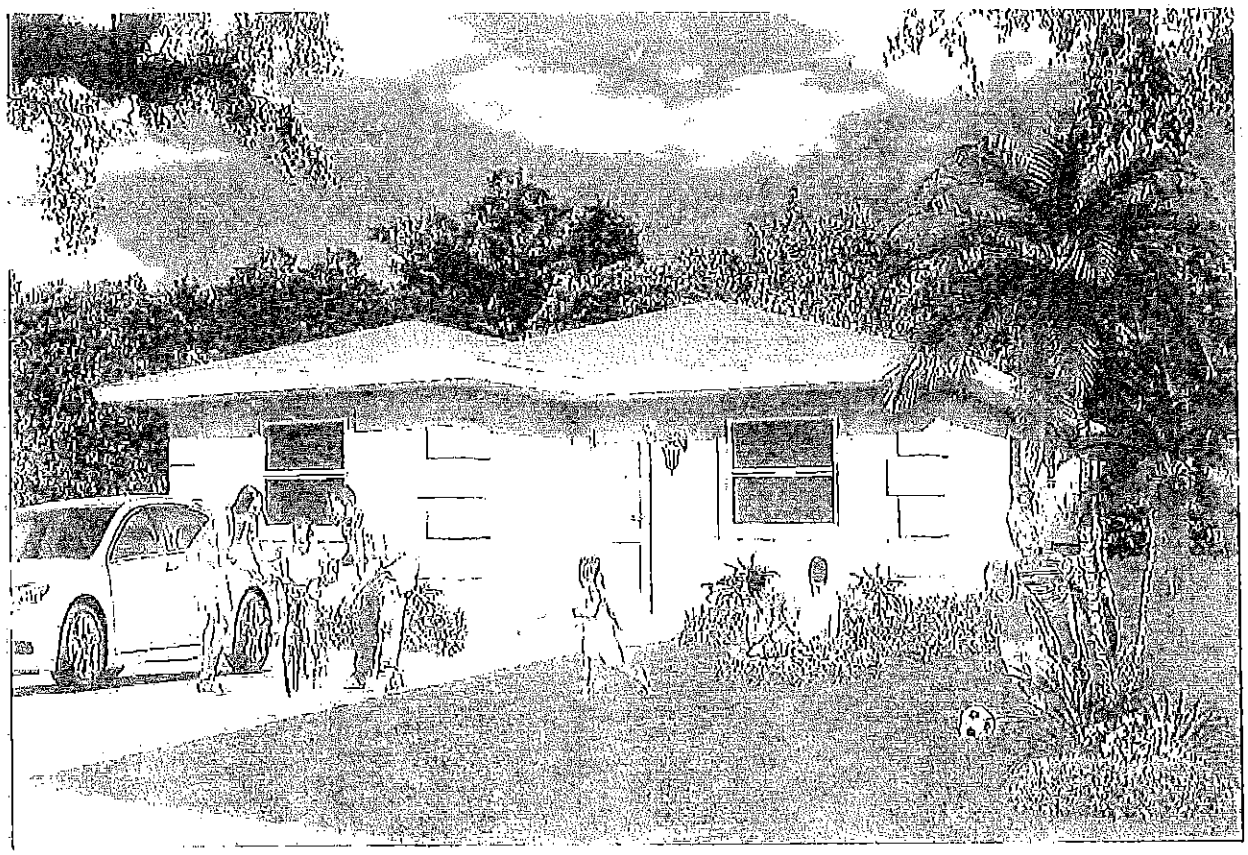
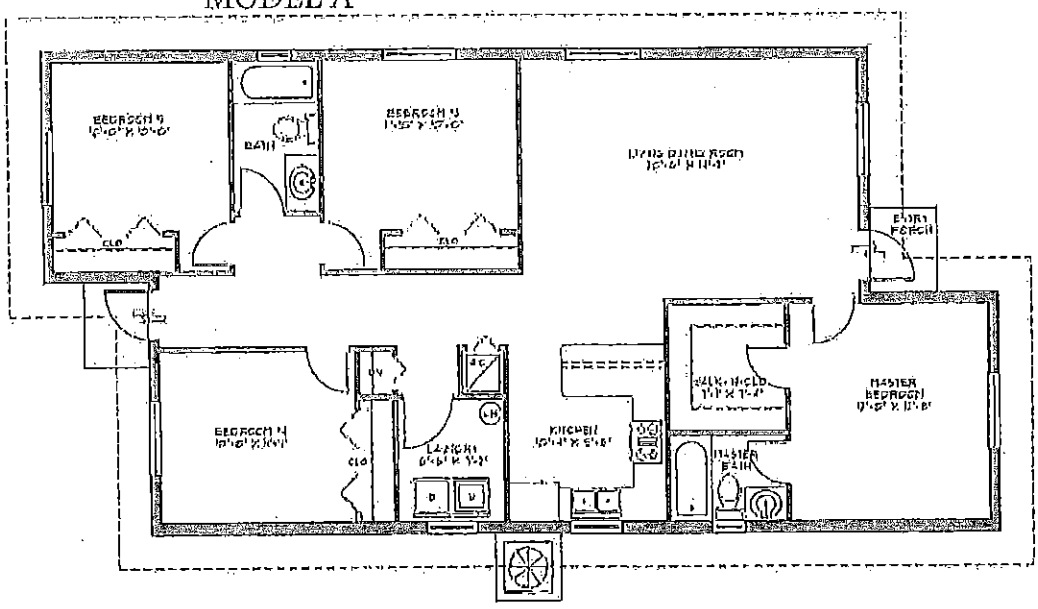
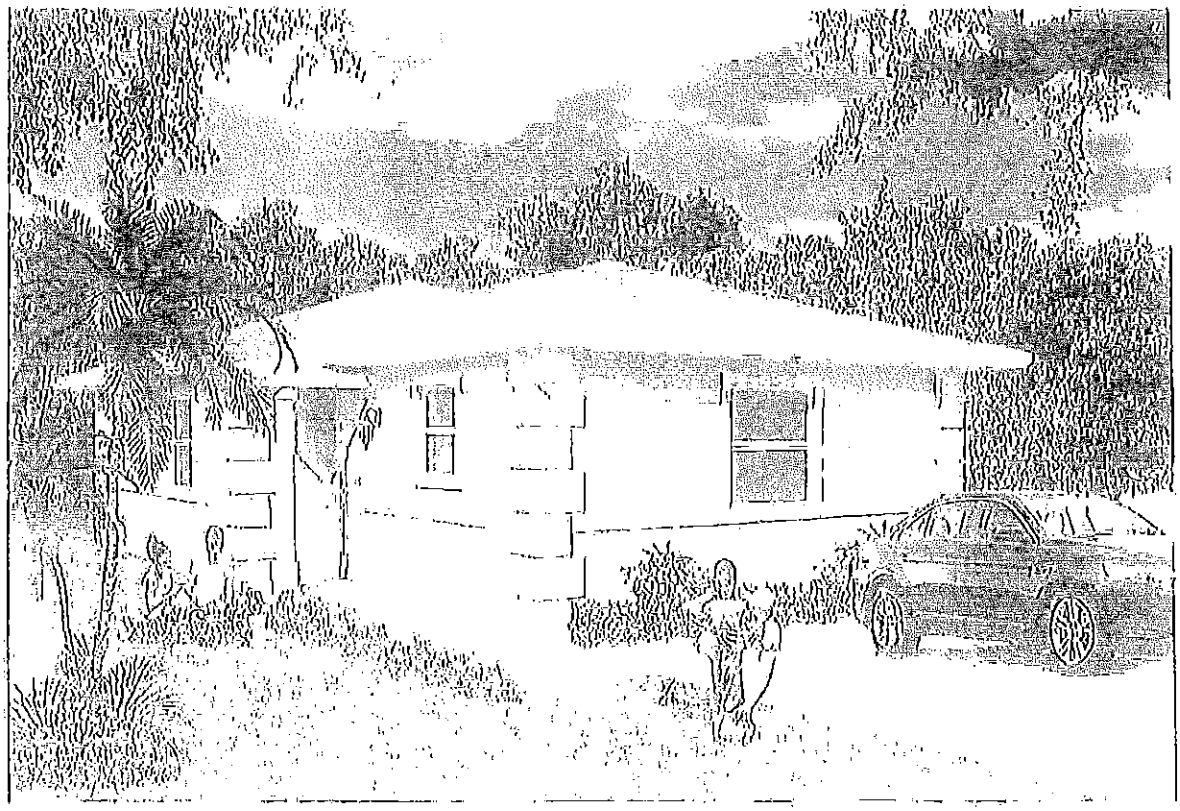


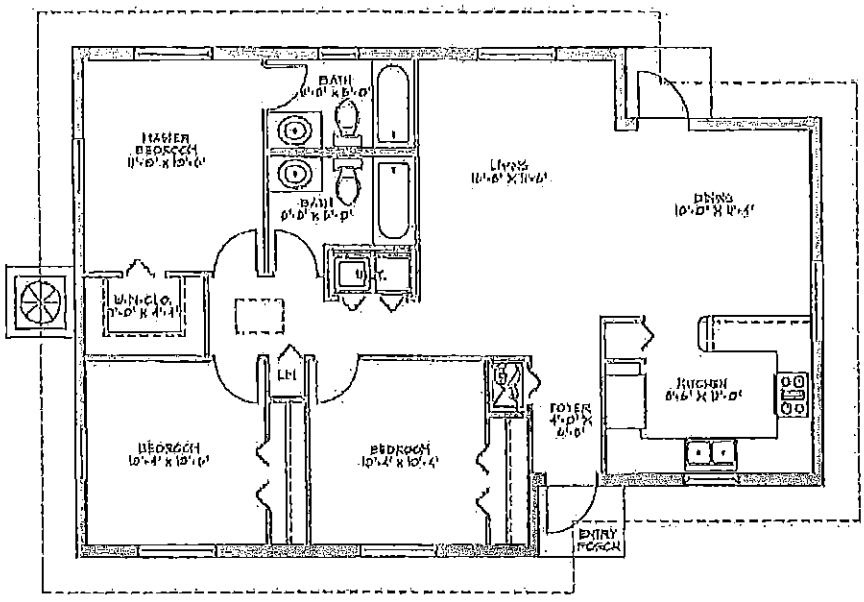
MODEL A



HOUSE SIZE 1,458 +/- SQ. FT. APPR.



MODEL B



HOUSE SIZE 1149.3 SQ. FT. APPROX.

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3113-065-2430
Property Address:	94 NE 57 ST Miami, FL 33137-2447
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	817 Sq.Ft
Living Area	520 Sq.Ft
Adjusted Area	703 Sq.Ft
Lot Size	4,240 Sq.Ft
Year Built	1938

Assessment Information			
Year	2015	2014	2013
Land Value	$16,535	$10,668	$7,823
Building Value	$14,932	$14,425	$15,628
XF Value	$1,519	$1,519	$1,529
Market Value	$32,986	$26,612	$24,980
Assessed Value	$32,986	$26,612	$24,980

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	$32,986	$26,612	$24,980

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$32,986	$26,612	$24,980
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$32,986	$26,612	$24,980
Taxable Value	$0	$0	$0
City			
Exemption Value	$32,986	$26,612	$24,980
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$32,986	$26,612	$24,980
Taxable Value	$0	$0	$0

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Property Information

Folio: 01-3113-065-2430

Property Address: 94 NE 57 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$16,535

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1938	520	520	520	$11,045
1	2	1960	297	0	183	$3,887

Extra Features

Description	Year Built	Units	Calc Value
Carport - Aluminum - With Floor	1966	123	$507
Chain-link Fence 4-5 ft high	1965	230	$1,012

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Property Information

Folio: 01-3113-065-2430

Property Address: 94 NE 57 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3-O	5700	Front Ft.	40.00	$10,668

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1938	520	520	520	$10,670
1	2	1960	297	0	183	$3,755

Extra Features

Description	Year Built	Units	Calc Value
Carport - Aluminum - With Floor	1966	123	$507
Chain-link Fence 4-5 ft high	1965	230	$1,012

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Property Information

Folio: 01-3113-065-2430

Property Address: 94 NE 57 ST Miami, FL 33137-2447

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$7,823

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1938	520	520	520	$11,560
1	2	1960	297	0	183	$4,068

Extra Features

Description	Year Built	Units	Calc Value
Carport - Aluminum - With Floor	1966	123	$517
Chain-link Fence 4-5 ft high	1965	230	$1,012

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Generated On : 12/9/2015

Property Information

Folio: 01-3113-065-2430

Property Address: 94 NE 57 ST

Full Legal Description
DIXIE HIGHWAY TRACT PB 5-24
LOT 1 BLK 19
LOT SIZE 40.000 X 106
OR 20996-2464 01 2003 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/19/2014	$0	29089-4965	Corrective, tax or QCD; min consideration
02/12/2010	$100	27184-0595	Corrective, tax or QCD; min consideration
03/12/2008	$100	26336-4884	Sales which are disqualified as a result of examination of the deed
03/01/2006	$0	25629-2215	Sales which are disqualified as a result of examination of the deed
02/04/2003	$100	21229-3884	Sales which are disqualified as a result of examination of the deed
01/01/2003	$0	20996-2464	Sales which are disqualified as a result of examination of the deed
10/01/2000	$65,000	19329-2574	Sales which are qualified
04/01/2000	$24,000	19128-3674	Other disqualified
04/01/2000	$24,000	19120-4838	Other disqualified
03/01/2000	$22,000	19097-4290	Other disqualified
02/01/2000	$0	18984-4793	Sales which are disqualified as a result of examination of the deed
02/01/1984	$32,000	12045-2209	Sales which are qualified
08/01/1975	$6,000	00000-00000	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3114-017-0110
Property Address:	1400 NW 71 ST Miami, FL 33147-7027
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	4 / 2 / 0
Floors	2
Living Units	2
Actual Area	2,350 Sq.Ft
Living Area	2,223 Sq.Ft
Adjusted Area	2,064 Sq.Ft
Lot Size	4,140 Sq.Ft
Year Built	1946

Assessment Information			
Year	2015	2014	2013
Land Value	$5,622	$5,622	$4,108
Building Value	$18,031	$17,511	$15,009
XF Value	$550	$550	$550
Market Value	$24,203	$23,683	$19,667
Assessed Value	$24,203	$23,683	$19,667

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	$24,203	$23,683	$19,667

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$24,203	$23,683	$19,667
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$24,203	$23,683	$19,667
Taxable Value	$0	$0	$0
City			
Exemption Value	$24,203	$23,683	$19,667
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$24,203	$23,683	$19,667
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0110

Property Address: 1400 NW 71 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3-L	0104	Front Ft.	45.00	$5,622

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj.Sq.Ft.	Calc Value
1	1	1946	2,350	2,223	2,064	$18,031

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1953	125	$550

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Generated On.: 12/9/2015

Property Information

Folio: 01-3114-017-0110

Property Address: 1400 NW 71 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	45.00	$5,622

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1946	2,350	2,223	2,064	$17,511

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1953	125	$550

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Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0110

Property Address: 1400 NW 71 ST Miami, FL 33147-7027

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	45.00	$4,108

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1946	2,350	2,223	2,064	$15,009

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1953	125	$550

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Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0110

Property Address: 1400 NW 71 ST

Full Legal Description
NORTH LIBERTY CITY AMD PB 41-31
LOT 19 BLK 1
LOT SIZE 45.000 X 92
OR 11736-1285 0383 1
COC 24859-3122 03 2006 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/30/2013	$0	28606-0532	Corrective, tax or QCD; mln consideration
03/01/2006	$0	24859-3122	Sales which are disqualified as a result of examination of the deed
03/01/1983	$37,000	11736-1285	Sales which are qualified
10/01/1979	$27,300	10544-1115	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3113-006-0330
Property Address:	155 NW 68 TER Miami, FL 33150-4019
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2460 MIAMI, FL 33128
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,171 Sq.Ft
Lot Size	4,200 Sq.Ft
Year Built	1926

Assessment Information			
Year	2015	2014	2013
Land Value	$16,268	$10,489	$7,867
Building Value	$26,508	$25,617	$25,617
XF Value	$131	$133	$135
Market Value	$42,897	$36,239	$33,619
Assessed Value	$42,897	$7,108	$33,619

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$42,897	$7,108	$33,619
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$42,897	$36,239	$33,619
Taxable Value	$0	$0	$0
City			
Exemption Value	$42,897	$7,108	$33,619
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$42,897	$7,108	$33,619
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		$29,131	
County	Exemption	$42,897	$7,108	$33,619
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	6700	Front Ft.	50.00	$16,258

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1926			1,059	$24,368
2	1	1926			112	$2,140

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1973	268	$131

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft	50.00	$10,489

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1926			1,059	$23,642
2	1	1926			112	$2,075

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1973	268	$133

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER Miami, FL 33150-4019

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1926			1,059	
2	1	1926			112	

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1979	268	

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER

Full Legal Description
13 53 41
PRAMAR SUB PB 8-110
LOT 36 LESS S6FT FOR ST
LOT SIZE 60.000 X 84
OR 17844-3427 1097 3
COC 25958-4333 06 2007 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	$0	29022-1026	Corrective, tax or QCD; min consideration
06/01/2007	$0	25958-4333	Sales which are disqualified as a result of examination of the deed
09/01/2006	$0	24904-4219	Sales which are disqualified as a result of examination of the deed
10/01/1997	$0	17844-3427	Sales which are disqualified as a result of examination of the deed
02/01/1996	$35,000	17156-4277	Sales which are qualified
09/01/1992	$0	15660-0203	Sales which are disqualified as a result of examination of the deed
07/01/1989	$0	14186-1675	Sales which are disqualified as a result of examination of the deed
07/01/1989	$0	14186-1674	Sales which are disqualified as a result of examination of the deed
12/01/1988	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
12/01/1988	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1975	$22,000	00000-00000	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3114-017-0100
Property Address:	1401 NW 70 ST Miami, FL 33147-7003
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2460 MIAMI, FL 33128
Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 1
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,223 Sq.Ft
Lot Size	8,098.2 Sq.Ft
Year Built	1951

Assessment Information			
Year	2015	2014	2013
Land Value	$18,435	$18,435	$13,472
Building Value	$10,944	$8,760	$75,419
XF Value	$1,482	$1,487	$1,492
Market Value	$30,861	$28,682	$90,383
Assessed Value	$30,861	$28,682	$26,115

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$30,861	$28,682	$26,115
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$30,861	$28,682	$90,383
Taxable Value	$0	$0	$0
City			
Exemption Value	$30,861	$28,682	$26,115
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$30,861	$28,682	$26,115
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction			$64,268
County	Exemption	$30,861	$28,682	$26,116

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

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Version:

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Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0100

Property Address: 1401 NW 70 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	89.98	$18,435

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1951			1,688	$5,596
1	2	1970			1,635	$5,348

Extra Features

Description	Year Built	Units	Calc Value
Wall - CBS 4 to 8 in, reinforced	1972	70	$294
Chain-link Fence 4-5 ft high	1951	270	$1,188

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0100

Property Address: 1401 NW 70 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	89.98	$18,435

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1951			1,688	$4,466
1	2	1970			1,535	$4,294

Extra Features

Description	Year Built	Units	Calc Value
Wall - CBS 4 to 8 in, reinforced	1972	70	$299
Chain-link Fence 4-5 ft high	1951	270	$1,188

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Version:

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Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0100

Property Address: 1401 NW 70 ST Miami, FL 33147-7003

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden, Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	89.98	

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1951			1,688	
1	2	1970			1,535	

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Wall - CBS 4 to 8 in, reinforced	1972	70	
Chain-link Fence 4-5 ft high	1951	270	

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Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0100

Property Address: 1401 NW 70 ST

Full Legal Description
NORTH LIBERTY CITY AMD PB 41-31
LOTS 17 & 18 BLK 1
LOT SIZE 89.980 X 90
COC 22405-2026 06 2004 1
CASE #09-A00342

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2013	$0	28835-4803	Corrective, tax or QCD; mln consideration
06/01/2004	$53,000	22405-2026	Sales which are qualified

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Version:

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Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3114-036-2250
Property Address:	920 NW 66 ST Miami, FL 33150-4250
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,300 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$10,202	$10,202	$7,557
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$10,202	$10,202	$7,557
Assessed Value	$9,143	$8,312	$7,557

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$9,143	$8,312	$7,557
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$10,202	$10,202	$7,557
Taxable Value	$0	$0	$0
City			
Exemption Value	$9,143	$8,312	$7,557
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$9,143	$8,312	$7,557
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$1,059	$1,890	
County	Exemption	$9,143	$8,312	$7,557

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

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Version:

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Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-2250

Property Address: 920 NW 66 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$10,202

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-2250

Property Address: 920 NW 66 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	TS L	0104	Front Ft	50.00	$10,202

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-2250

Property Address: 920 NW 66 ST Miami, FL 33150-4250

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3-L	0104	Front Ft.	50.00	$7,557

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-2250

Property Address: 920 NW 66 ST

Full Legal Description
14 53 41
SEVENTH AVE PK PB 17-17
LOT 9 BLK 11
LOT SIZE 50.000 X 106
OR 23603-4764 0605 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2009	$100	26982-0794	Federal, state or local government agency
02/01/2004	$0	22107-3031	Sales which are disqualified as a result of examination of the deed

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3114-036-0200
Property Address:	844 NW 63 ST Miami, FL 33150-4342
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,850 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$11,360	$11,360	$8,114
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$11,360	$11,360	$8,114
Assessed Value	$9,817	$8,925	$8,114

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$1,543	$2,435	
County	Exemption	$9,817	$8,925	$8,114

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$9,817	$8,925	$8,114
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$11,360	$11,360	$8,114
Taxable Value	$0	$0	$0
City			
Exemption Value	$9,817	$8,925	$8,114
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$9,817	$8,925	$8,114
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-0200

Property Address: 844 NW 63 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$11,360

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/9/2015

Property Information

Folio: 01-3114-036-0200

Property Address: 844 NW 63 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$11,360

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-0200

Property Address: 844 NW 63 ST Miami, FL 33150-4842

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$8,114

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-0200

Property Address: 844 NW 63 ST

Full Legal Description
SEVENTH AVE PARK PB 17-17
LOT 6 BLK 2
LOT SIZE 50.000 X 117
OR 23603-4764 0605 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2009	$100	26982-0794	Federal, state or local government agency
03/01/1990	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3123-036-0260
Property Address:	1380 NW 46 ST Miami, FL 33142-4176
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,350 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$21,032	$14,768	$18,795
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$21,032	$14,768	$18,795
Assessed Value	$14,294	$12,995	$11,814

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$14,294	$12,995	$11,814
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$21,032	$14,768	$18,795
Taxable Value	$0	$0	$0
City			
Exemption Value	$14,294	$12,995	$11,814
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$14,294	$12,995	$11,814
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$6,738	$1,773	$6,981
County	Exemption	$14,294	$12,995	$11,814

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3123-035-0260

Property Address: 1380 NW 46 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft	50.00	$21,032

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3123-036-0260

Property Address: 1380 NW 46 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	$14,768

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3123-035-0260

Property Address: 1380 NW 46 ST Miami, FL 33142-4176

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	$16,795

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3123-035-0260

Property Address: 1380 NW 46 ST

Full Legal Description
N MIAMI EST 1ST ADD PB 6-21
LOT 4 BLOCK D
LOT SIZE 60.000 X 107
OR 22207-3398 0404 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1991	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1991	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
07/01/1990	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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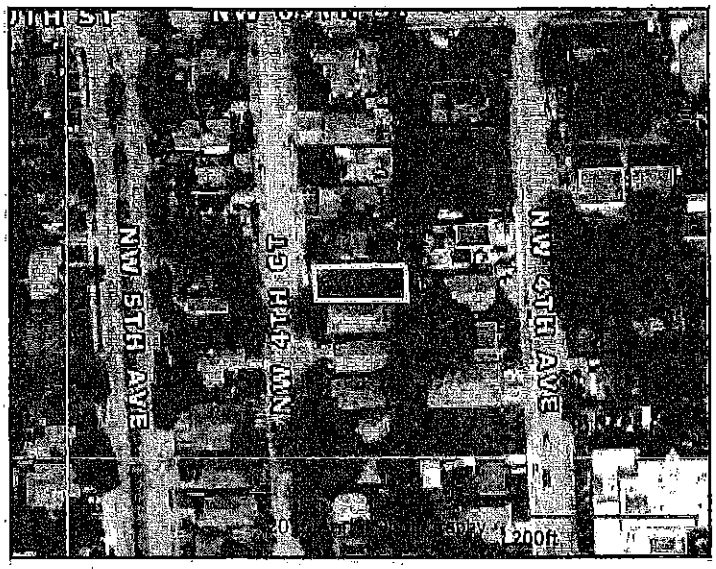
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3113-024-2510
Property Address:	6747 NW 4 CT Miami, FL 33150-0000
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$15,319	$9,883	$7,498
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$15,319	$9,883	$7,498
Assessed Value	$6,584	$5,986	$5,442

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$8,735	$3,897	$2,056
County	Exemption	$6,584	$5,986	$5,442
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$6,584	$5,986	$5,442
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$15,319	$9,883	$7,498
Taxable Value	$0	$0	$0
City			
Exemption Value	$6,584	$5,986	$5,442
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$6,584	$5,986	$5,442
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-024-2510

Property Address: 6747 NW 4 CT

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$15,319

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-024-2510

Property Address: 6747 NW 4 CT

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$9,883

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-024-2510

Property Address: 6747 NW 4 CT Miami, FL 33150-0000

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$7,498

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3113-024-2510

Property Address: 6747 NW 4 CT

Full Legal Description
SEVENTH AVE HIGHLANDS PB 14-13
LOT 7 BLK 14
LOT SIZE 40.000 X 100
COC 22110-2284 02 2004 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2004	$0	22110-2284	Sales which are disqualified as a result of examination of the deed
03/01/1992	$4,500	15460-0812	Sales which are qualified
12/01/1990	$0	14828-2594	Sales which are disqualified as a result of examination of the deed
05/01/1985	$10,000	99999-9999	Other disqualified
11/01/1973	$5,000	00000-00000	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3114-036-0380
Property Address	1020 NW 63 ST Miami, FL 33150-4223
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,850 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$11,360	$11,360	$8,114
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$11,360	$11,360	$8,114
Assessed Value	$9,817	$8,925	$8,114

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$9,817	$8,925	$8,114
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$11,360	$11,360	$8,114
Taxable Value	$0	$0	$0
City			
Exemption Value	$9,817	$8,925	$8,114
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$9,817	$8,925	$8,114
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$1,543	$2,435	
County	Exemption	$9,817	$8,925	$8,114
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-0380

Property Address: 1020 NW 63 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3-L	0104	Front Ft.	50.00	$11,360

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-0380

Property Address: 1020 NW 63 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$11,360

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-0360

Property Address: 1020 NW 63 ST Miami, FL 33150-4223

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3-L	0104	Front Ft.	50.00	$8,114

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-036-0380

Property Address: 1020 NW 63 ST

Full Legal Description
SEVENTH AVE PARK PB 17-17
LOT 3 BLK 3
LOT SIZE 50.000 X 117
OR 23603-4764 0605 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2009	$100	26982-0794	Federal, state or local government agency

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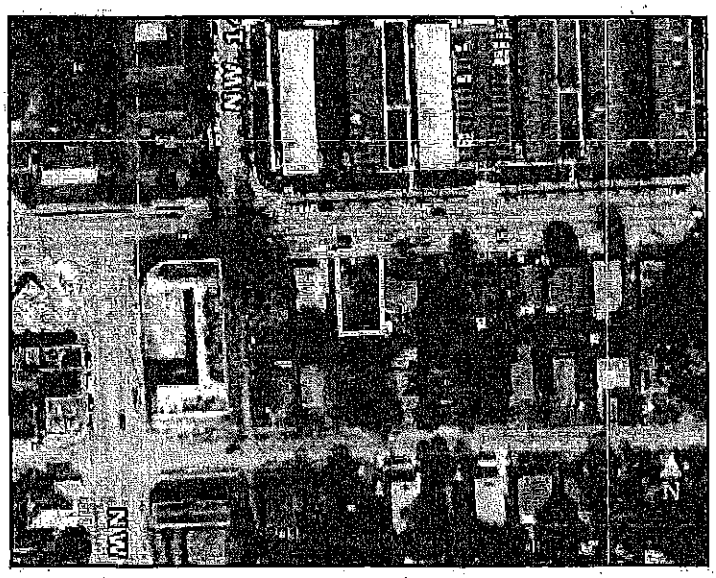
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/9/2015

Property Information	
Folio:	01-3114-017-0190
Property Address:	1460 NW 71 ST Miami, FL 33147-7027
Owner	MIAMI-DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,140 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$5,622	$5,622	$4,108
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$5,622	$5,622	$4,108
Assessed Value	$4,969	$4,518	$4,108

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$653	$1,104	
County	Exemption	$4,969	$4,518	$4,108

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$4,969	$4,518	$4,108
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$5,622	$5,622	$4,108
Taxable Value	$0	$0	$0
City			
Exemption Value	$4,969	$4,518	$4,108
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$4,969	$4,518	$4,108
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0190

Property Address: 1460 NW 71 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	45.00	$5,822

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0190

Property Address: 1460 NW 71 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3-L	0104	Front Ft.	45.00	$5,622

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0190

Property Address: 1460 NW 71 ST Miami, FL 33147-7027

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	45.00	$4,108

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2015

Property Information

Folio: 01-3114-017-0190

Property Address: 1460 NW 71 ST

Full Legal Description
NORTH LIBERTY CITY AMD PB 41-31
LOT 27 BLK 1
LOT SIZE 45.000 X 92
COC 24223-4254 01 2006 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2006	$0	24223-4252	Sales which are disqualified as a result of examination of the deed
01/01/2006	$0	24223-4254	Sales which are disqualified as a result of examination of the deed
10/01/2003	$7,500	21746-1165	Sales which are qualified
11/01/1977	$3,000	09851-0590	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

ATTACHMENT "L"

Instrument prepared by and returned to:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this _____day of _____, 2016 by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **HOUSING PROGRAMS, INC.**, a Florida not-for-profit 501(c)(3) corporation (hereinafter "Developer"), whose address is 683 N. BISCAYNE RIVER DRIVE, MIAMI, FLORIDA 33169.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 ($10.00) to it in hand paid by the Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Developer, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Properties shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. The Developer shall sell such affordable housing to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That the Properties shall be developed within one (1) year of the recording of this Deed, as evidenced by the issuance of a final Certificate of

Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the County Mayor or the County Mayor's designee finding it necessary to extend the time frame in which the Developer must complete the homes. In order for such waiver by the County to be effective, the waiver must:

a. Be granted and recorded in the Public Record of Miami-Dade County, prior to the County's exercise of the reverter; and

b. Be evidenced by a document prepared and executed by the County Mayor or the County Mayor's designee granting such waiver, and accepted by the Developer in writing. Such document shall specify the new time frame in which the Developer must complete the homes.

The document prepared and executed as set forth herein shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver.

3. That the affordable housing developed on the Properties shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed One Hundred and Seventy-five Thousand and 00/100 ($175,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above One Hundred and Seventy-five Thousand and 00/100 ($175,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the subject Properties reverts to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), the Developer shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for the Developer to notify these residents of the availability of homeownership opportunities.

5. That Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.

6. The Developer shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

7. That Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Developer may encumber the Properties with:

   a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and

   b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

   c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the "successors, heirs and assigns" of the burdened land owner.

8. The recordation, together with any mortgage purporting to meet the requirements of clauses 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such

mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

9. If in the sole discretion of the County, one or more of the Properties ceases to be used solely for the purpose set forth herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, the Developer shall correct or cure the default/violation within (30) days of notification of the default by the County as determined in the sole discretion of the County. If the Developer fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, the Developer shall immediately deed such Properties back to the County, and the County shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.

10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Jean Monestime, Chairman

Approved for legal sufficiency:

By:_____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2016.

EXHIBIT "A"

LEGAL DESCRIPTIONS

FOLIOS	LEGAL DESCRIPTION
01-3113-065-2430	DIXIE HIGHWAY TRACT PB 5-24 LOT 1 BLK 19
01-3114-017-0110	NORTH LIBERTY CITY AMD PB 41-31 LOT 19 BLK 1
01-3113-006-0330	PRAMAR SUB PB 8-110 LOT 36 LESS S6FT for Street
01-3114-017-0100	NORTH LIBERTY CITY AMD PB 41-31 LOTS 17 & 18 BLK 1
01-3123-035-0260	N. MIAMI EST 1st ADD PB 6-21 LOT 4 BLK D
01-3114-017-0190	NORTH LIBERTY CITY AMD PB 41-31 LOT 27 BLK 1
01-3114-036-2250	SEVENTH AVE PARK PB 17-17 LOT 9 BLK 11
01-3114-036-0200	SEVENTH AVE PARK PB 17-17 LOT 6 BLK 2
01-3113-024-2510	SEVENTH AVE PARK PB 14-13 LOT 7 BLK 14
01-3114-036-0380	SEVENTH AVE PARK PB 17-17 LOT 3 BLK 3