

MEMORANDUM

Agenda Item No. 5(C)

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

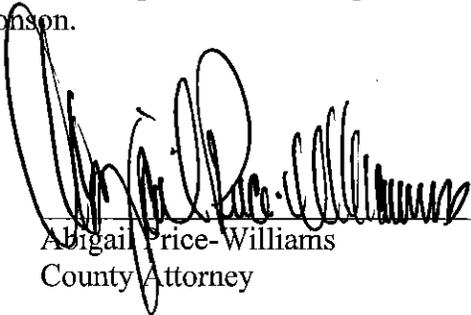
DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus five 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; waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizing the conveyance of the five County-owned properties to Habitat for Humanity of Greater Miami, Inc., a not-for-profit 501(c)(3) corporation, at a price of \$10.00 pursuant to Section 125.379(2), Florida Statutes; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute County Deed; directing the County Mayor to ensure placement of appropriate signage

Resolution No. R-184-16

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.



Abigail Price-Williams
County Attorney

APW/smm



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(C)

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

Agenda Item No. 5(C)

Veto _____

3-8-16

Override _____

RESOLUTION NO. R-184-16

RESOLUTION DECLARING SURPLUS FIVE 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; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE CONVEYANCE OF THE FIVE COUNTY-OWNED PROPERTIES TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC., A NOT-FOR-PROFIT 501(C)(3) CORPORATION, AT A PRICE OF \$10.00 PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEED; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED

WHEREAS, Habitat for Humanity of Greater Miami, Inc. ("Habitat") is a not-for-profit 501(c)(3) corporation, which promotes, develops and provides safe and affordable housing to persons with limited financial resources in Miami-Dade County; and

WHEREAS, Habitat submitted to this Board an application, dated January 14, 2016, a copy of which is attached hereto as Attachment "A," and incorporated herein by reference, requesting that the County convey five parcels of land (the "Properties") to them for the purpose of developing the such parcels as affordable housing through the County's Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, the Properties are more fully described in Attachments "B," "C," "D," "E," and "F" attached hereto and incorporated by reference; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department has announced the availability of the Properties to all County departments to determine if they are interested in the Properties; however no County departments have expressed an interest in the Properties; and

WHEREAS, the Board has reviewed and is satisfied with the information submitted in accordance with Resolution Nos. R-3676-11 and R-333-15 regarding the Properties, which is attached hereto as Attachment "G" and incorporated by reference; 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, the Properties have not yet 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 Properties surplus and to revise the Affordable Housing Inventory List to include the Properties; and

WHEREAS, this Board also finds that the Properties are appropriate for use as affordable housing; and

WHEREAS, the Properties will be conveyed to Habitat 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 County Mayor's designee, to ensure compliance with the intent of this Board,

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

Section 3. This Board waives the requirements of Administrative Order 8-4 as it relates to review by the Planning Advisory Board.

Section 4. This Board hereby approves the conveyance of the Properties to Habitat at a price of \$10.00 pursuant to Section 125.379(2), Florida Statutes.

Section 5. This Board directs the County Mayor or 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 6. 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 Property, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "H." This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance of the Properties and 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, if necessary, exercising the County's reversionary interest.

Section 7. This Board directs the County Mayor or 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 Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson. It 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

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Habitat
for Humanity®
of Greater Miami

Hon. Commissioner Audrey Edmonson
Commissioner, Miami Dade County District 3
111 NW 1st street, suite 220
Miami, FL 33130

January 14, 2016

Dear Commissioner Edmonson:

It was a pleasure seeing you earlier at the PHT Nominating Council. As I mentioned, Habitat is looking to increase our production in District 3 where we have been so successful helping low income families achieve home ownership. Thank you for your continued support.

Habitat has identified several properties in District 3 which would make good sites for Habitat houses. We are seeking your sponsorship of an item making the lots (5 folios which would yield 6 houses) listed below available to Habitat through the Infill Program of the PHCD Department.

It is our intent to include these properties in our production for 2016/17. Given that time frame, we would require this item to be processed as soon as possible through the legislative process.

Thank you again and I am available to answer any questions that may arise on this request.

7530 NW 15 Ave	30-3111-031-0781	Gladeview	50x108	RU-1
2135 NW 57 St	30-3115-024-0190	Brownsville	50x105	RU-1
3362 NW 51 St (Split)	30-3121-034-1740	Brownsville	108x108 (will be 54x110)	RU-1
Part 2		Brownsville	54x110	RU-1
2242 NW 58 St	30-3115-034-0280	Brownsville	40x141	RU-1
2267 NW 57 St	30-3115-025-0180	Brownsville	40x140	RU-1

Mario Artecona
CEO, Habitat for Humanity of Greater Miami

Cc: Michael Liu
Alan Eson



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/22/2016

Property Information	
Folio:	30-3111-031-0781
Property Address:	7530 NW 15 AVE Miami, FL 33147-5736
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2610 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	5,400 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$12,614	\$10,587	\$10,587
Building Value	\$0	\$0	\$20,270
XF Value	\$0	\$0	\$0
Market Value	\$12,614	\$10,587	\$30,857
Assessed Value	\$11,645	\$10,587	\$30,857

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$969		
County	Exemption	\$11,645	\$10,587	\$30,857

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	\$11,645	\$10,587	\$30,857
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$12,614	\$10,587	\$30,857
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$11,645	\$10,587	\$30,857
Taxable Value	\$0	\$0	\$0

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Property Information

Folio: 30-3111-031-0781

Property Address: 7530 NW 15 AVE

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	\$12,614

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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Property Information

Folio: 30-3111-031-0781

Property Address: 7530 NW 15 AVE

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	\$10,587

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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Property Information

Folio: 30-3111-031-0781

Property Address: 7530 NW 15 AVE Miami, FL 33147-5736

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	\$10,587

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1936	590	506	502	\$16,323
1	2	1974	105	105	105	\$3,947

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3111-031-0781

Property Address: 7530 NW 15 AVE

Full Legal Description

11 53 41
 OAKLAND PARK PB 10-50
 LOTS 33 & 34 BLK 4
 LOT SIZE 50.000 X 108
 CASE 09-A00823

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/23/2013	\$0	28879-4642	Corrective, tax or QCD; min consideration

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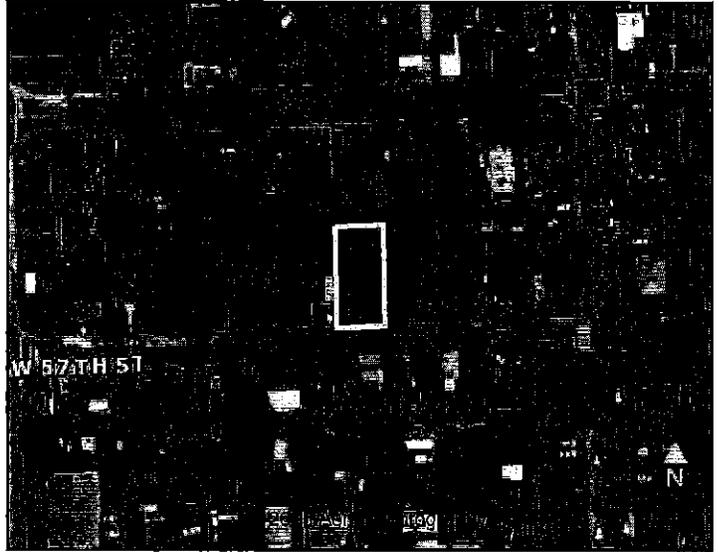


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/22/2016

Property Information	
Folio:	30-3115-024-0190
Property Address:	2135 NW 57 ST Miami, FL 33142-3013
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	5,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$15,894	\$10,596	\$11,347
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$15,894	\$10,596	\$11,347
Assessed Value	\$15,894	\$10,596	\$11,347

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$15,894	\$10,596	\$11,347

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	\$15,894	\$10,596	\$11,347
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$15,894	\$10,596	\$11,347
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$15,894	\$10,596	\$11,347
Taxable Value	\$0	\$0	\$0

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Generated On : 1/22/2016

Property Information

Folio: 30-3115-024-0190

Property Address: 2135 NW 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	RU-1	0100	Front Ft.	50.00	\$15,894

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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Property Information

Folio: 30-3115-024-0190

Property Address: 2135 NW 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	RU-1	0100	Front Ft.	50.00	\$10,596

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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Property Information

Folio: 30-3115-024-0190

Property Address: 2135 NW 57 ST Miami, FL 33142-3013

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	\$11,347

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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Property Information

Folio: 30-3115-024-0190

Property Address: 2135 NW57 ST

Full Legal Description
15 53 41
FLORAL HGTS SEC B PB 12-15
LOT 21 BLK 1
LOT SIZE 50.000 X 105
COC 22877-4602 09 2004 6

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$0	29021-1809	Corrective, tax or QCD; min consideration
09/01/2004	\$18,000	22877-4602	Other disqualified

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1/22/2016

Property Search Application - Miami-Dade County

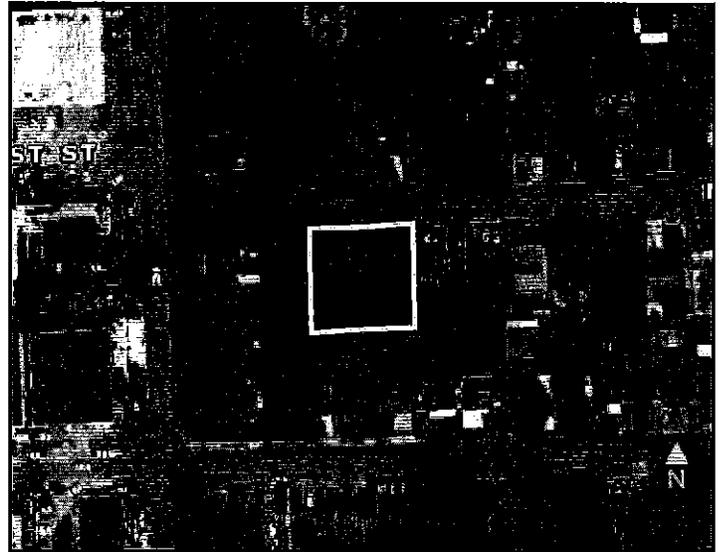


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/22/2016

Property Information	
Folio:	30-3121-034-1740
Property Address:	3362 NW 51 ST Miami, FL 33142-3354
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	11,880 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$27,116	\$27,116	\$23,665
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$27,116	\$27,116	\$23,665
Assessed Value	\$27,116	\$27,116	\$23,665

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$27,116	\$27,116	\$23,665

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	\$27,116	\$27,116	\$23,665
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$27,116	\$27,116	\$23,665
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$27,116	\$27,116	\$23,665
Taxable Value	\$0	\$0	\$0

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Generated On : 1/22/2016

Property Information

Folio: 30-3121-034-1740

Property Address: 3362 NW 51 ST

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	108.00	\$27,116

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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Generated On : 1/22/2016

Property Information

Folio: 30-3121-034-1740

Property Address: 3362 NW 51 ST

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Fl.	108.00	\$27,116

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 30-3121-034-1740

Property Address: 3362 NW 51 ST Miami, FL 33142-3354

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	108.00	\$23,665

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 30-3121-034-1740

Property Address: 3362 NW 51 ST

Full Legal Description
SEMINOLE LAWN PB 16-4
LOT 8 & LOT 9 BLK 10
LOT SIZE 108.000 X 110
OR 13819-1446 0888 4
CASE #08-A00961

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/22/2013	\$0	28574-1345	Corrective, tax or QCD; min consideration
08/01/1988	\$0	13819-1446	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 : 1/22/2016

Property Information	
Folio:	30-3115-034-0280
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	5,640 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$17,010	\$11,202	\$10,662
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$17,010	\$11,202	\$10,662
Assessed Value	\$17,010	\$11,202	\$10,662

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$17,010	\$11,202	\$10,662

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	\$17,010	\$11,202	\$10,662
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$17,010	\$11,202	\$10,662
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$17,010	\$11,202	\$10,662
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 30-3115-034-0280

Property Address:

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	40.00	\$17,010

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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Generated On : 1/22/2016

Property Information

Folio: 30-3115-034-0280

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	40.00	\$11,202

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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Property Information

Folio: 30-3115-034-0280

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	40.00	\$10,662

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 : 1/22/2016

Property Information

Folio: 30-3115-034-0280

Property Address:

Full Legal Description
HOMEVILLE PB 16-72
LOT 13 BLK 2
LOT SIZE 40.000 X 141

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$0	29024-3085	Corrective, tax or QCD; min consideration

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Version:

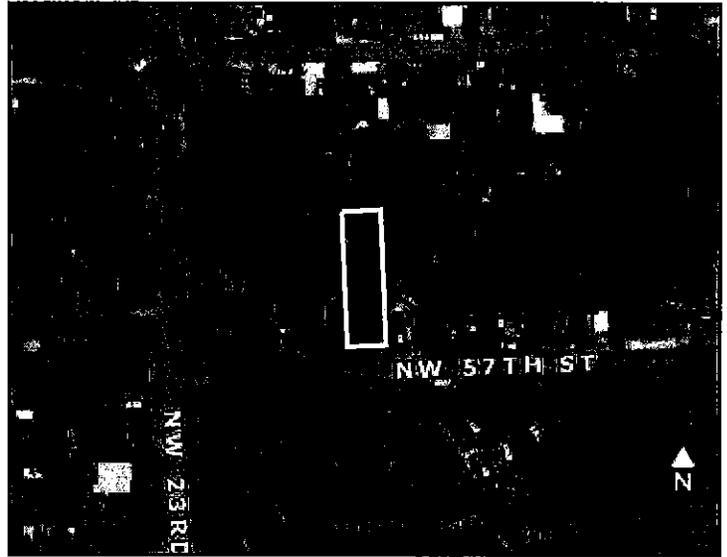


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/22/2016

Property Information	
Folio:	30-3115-025-0180
Property Address:	2267 NW 57 ST Miami, FL 33142-7864
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	5,600 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$16,974	\$11,178	\$10,640
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$16,974	\$11,178	\$10,640
Assessed Value	\$16,974	\$11,178	\$10,640

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$16,974	\$11,178	\$10,640

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	\$16,974	\$11,178	\$10,640
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$16,974	\$11,178	\$10,640
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,974	\$11,178	\$10,640
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 30-3115-025-0180

Property Address: 2267 NW 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	RU-1	0100	Front Ft.	40.00	\$16,974

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 : 1/22/2016

Property Information

Folio: 30-3115-025-0180

Property Address: 2267 NW 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	RU-1	0100	Front Ft.	40.00	\$11,178

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 : 1/22/2016

Property Information

Folio: 30-3115-025-0180

Property Address: 2267 NW 57 ST Miami, FL 33142-7864

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	40.00	\$10,640

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 : 1/22/2016

Property Information

Folio: 30-3115-025-0180

Property Address: 2267 NW 57 ST

Full Legal Description
GORRAY PARK PB 12-30
LOT 20 BLK 1
LOT SIZE 40.000 X 140
OR 20437-4840 0602 4
COC 26451-4221 06 2008 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29111-2179	Corrective, tax or QCD; min consideration
06/01/2008	\$0	26451-4221	Sales which are disqualified as a result of examination of the deed
06/01/2002	\$0	20437-4840	Sales which are disqualified as a result of examination of the deed
07/01/2001	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
07/01/1981	\$20,000	11181-2172	Sales which are qualified

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Version:

ATTACHMENT G

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

EXHIBIT "A"

Folio	Lot Size	Commission District	2015 Assessment Value	Legal Description	Zoning	Estimated Annual Lawn Care Costs/ Demotion Costs	Approximate Address	Circulated Nov 16, 2015 & Not Requested	SURPLUS	Type of Deed County Acquired Parcel
30-3111-031-0781	5,400	3	\$11,645	LOTS 33 & 34, BLOCK 4, OAKLAND PARK, PB 10-50	RU-1	\$373.00	7530 NW 15 Ave.	Yes	NO	TAX 10/23/2013
30-3115-024-0190	5,250	3	\$15,894	LOT 21, BLOCK 1, FLORAL HGTS SEC B, PB 12-15	RU-1	\$363.00	2135 NW 57 St.	Yes	NO	TAX 2/6/2014.
30-3121-034-1740	11,880	3	\$27,116	LOTS 8 & 9, BLOCK 10, SEMINOLE LAWN, PB 16-4	RU-1	\$821.00	3362 NW 51 St.	Yes	NO	TAX 4/10/2013
30-3115-034-0280	5,640	3	\$17,010	LOT 13, BLOCK 2, HOMEVILLE, PB 16-72	RU-1	\$390.00	About 2242 NW 58 St.	Yes	NO	TAX 2/10/2014
30-3115-025-0180	5,600	3	\$16,974	LOT 20, BLOCK 1, GORRAY PARK, PB 12-30	RU-1	\$387.00	2267 NW 57 St.	Yes	NO	Tax 4/15/2014
TOTAL ESTIMATED ANNUAL COST TO THE COUNTY \$2,334.00										

ATTACHMENT "H"

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 **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation (hereinafter "Developer"), whose address is 3800 NW 22 Avenue, Miami, Florida 33142.

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 given prior to the County's exercise of the reverter; and
 - b. Be evidenced by the preparation of a document prepared and executed by the County Mayor or the County Mayor's designee granting such waiver and accepted in writing by the Developer. 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 Forty-Nine Thousand and 00/100 (\$149,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above One Hundred and Forty-Nine Thousand and 00/100 (\$149,000.00), 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 7, 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 Properties 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"

Folio Numbers	Legal Description
30-3111-031-0781	OAKLAND PARK PB 10-50, LOTS 33 & 34 BLK 4
30-3115-024-0190	FLORAL HGTS SEC B PB 12-15, LOT 21 BLK 1
30-3121-034-1740	SEMINOLE LAWN PB 16-4, LOT 8 & LOT 9 BLK 10
30-3115-034-0280	HOMEVILLE PB 16-72, LOT 13 BLK 2
30-3115-025-0180	GORRAY PARK PB 12-30, LOT 20 BLK 1