

# MEMORANDUM

Agenda Item No. 11(A)(16)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** November 1, 2022

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution authorizing conveyance, in accordance with section 125.379, Florida Statutes and subject to certain conditions, of certain County-owned properties to certain developers, at a price of \$10.00 each, for the purpose of developing such properties with affordable housing to be sold or rented to very low-, low- or moderate-income households after placement on the list of lands in accordance with section 125.379, Florida Statutes, and if applicable, Miami-Dade County's Infill Housing Initiative Program; directing the County Mayor to perform due diligence, take all actions necessary to accomplish the conveyance of the properties, and provide a report; authorizing the Chairperson or Vice-Chairperson of the Board to execute County Deeds for such purpose; and authorizing the County Mayor to exercise all rights conferred therein, to negotiate and execute a rental regulatory agreement, and to ensure placement of appropriate signage; waiving Resolution No. R-407-19 requiring four weeks advance written notice prior to Board consideration and Resolution No. R-376-11 related to disclosure of certain information pending further due diligence; waiving certain provisions of Implementing Order No. 8-4; and waiving, by a two-thirds vote of the Board members present, Resolution No. R-365-21 pertaining to conveyance of County-owned property without access to the sanitary sewer system

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/jp


MDC001



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** November 1, 2022

**FROM:**   
Gen. Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 11(A)(16)

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 present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) 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. 11(A)(16)  
11-1-22

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING CONVEYANCE, IN ACCORDANCE WITH SECTION 125.379, FLORIDA STATUTES AND SUBJECT TO CERTAIN CONDITIONS, OF CERTAIN COUNTY-OWNED PROPERTIES TO CERTAIN DEVELOPERS, AT A PRICE OF \$10.00 EACH, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD OR RENTED TO VERY LOW-, LOW- OR MODERATE-INCOME HOUSEHOLDS AFTER PLACEMENT ON THE LIST OF LANDS IN ACCORDANCE WITH SECTION 125.379, FLORIDA STATUTES, AND IF APPLICABLE, MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PERFORM DUE DILIGENCE, TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF THE PROPERTIES, AND PROVIDE A REPORT; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEEDS FOR SUCH PURPOSE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL RIGHTS CONFERRED THEREIN, TO NEGOTIATE AND EXECUTE A RENTAL REGULATORY AGREEMENT, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; WAIVING RESOLUTION NO. R-407-19 REQUIRING FOUR WEEKS ADVANCE WRITTEN NOTICE PRIOR TO BOARD CONSIDERATION AND RESOLUTION NO. R-376-11 RELATED TO DISCLOSURE OF CERTAIN INFORMATION PENDING FURTHER DUE DILIGENCE; WAIVING CERTAIN PROVISIONS OF IMPLEMENTING ORDER NO. 8-4; AND WAIVING, BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT, RESOLUTION NO. R-365-21 PERTAINING TO CONVEYANCE OF COUNTY-OWNED PROPERTY WITHOUT ACCESS TO THE SANITARY SEWER SYSTEM

**WHEREAS**, the County owns 13 parcels of land located in Commission District 2 identified by Folio Nos. 30-3112-087-0010, 30-3112-023-0320, 30-3110-028-1520, 01-3114-017-0550, 30-3111-050-0123, 30-3112-023-0070, 07-2217-018-1210, 07-2217-018-1220, 07-2217-

018-1940, 07-2217-018-1950, 30-3103-012-1345, 30-3112-023-0750, and 30-2134-005-0210 (collectively the “properties”) which are currently vacant and not in use by the County; and

**WHEREAS**, 7001 LLC, a Florida limited liability company, CMS International Group, Corp., a Florida for profit corporation, Habitat for Humanity of Greater Miami, Inc., a Florida not for profit corporation, Integral Florida, LLC, a Florida limited liability company, and Solutions Capital Group, Inc., a Florida for profit corporation (collectively the “developers”) are committed to developing high-quality, affordable housing and have demonstrated that they have the financial capability and requisite experience to build such housing; and

**WHEREAS**, from 2020 to 2022, the developers proposed and submitted applications to the County Commissioner of District 2, copies of which are attached hereto as Exhibits “A“, “B“, “C“, “D“, and “E”, and incorporated herein by reference, requesting that the County convey the properties, to wit:

- 7001 LLC--Folio Nos. 30-3112-087-0010 and 30-3112-023-0320;
- CMS International Group, Corp.—Folio No. 30-2134-005-0210;
- Habitat for Humanity—Folio Nos. 30-3110-028-1520, 01-3114-017-0550, 30-3111-050-0123, and 30-3112-023-0070;
- Integral Florida—Folio Nos. 07-2217-018-1210, 07-2217-018-1220, 07-2217-018-1940, and 07-2217-018-1950; and
- Solutions Capital Group, Inc.—Folio Nos. 30-3103-012-1345, and 30-3112-023-0750; and

**WHEREAS**, the properties are further described in Exhibits “F” thru “R” attached hereto and incorporated herein by reference; and



**WHEREAS**, the developers propose to develop the properties with affordable housing to be sold or rented to very low-, low-, or moderate-income households, whose incomes do not exceed 120 percent of area median income; and

**WHEREAS**, there is an urgent and immediate need for affordable housing within the County; and

**WHEREAS**, it is possible that the properties are suitable for the construction and development of affordable housing, and certain of the properties may already have been declared as surplus and included in the list of lands available for affordable housing following public hearing pursuant to section 125.379, Florida Statutes; and

**WHEREAS**, since the properties are not currently in use and to address the critical need for affordable housing in the County, this Board desires to convey the properties to the developers for the purpose of constructing and selling or renting housing that is affordable to qualified households, provided that no obstacles or impediments exist to the proposed conveyances and after due diligence, circulation to all County departments, and a public hearing in accordance with section 125.379, Florida Statutes; and

**WHEREAS**, the Miami-Dade County Internal Services Department already has commenced due diligence regarding the properties, but has not yet completed same, and therefore, the information required to be disclosed by Resolution No. R-376-11 when authorizing the conveyance of affordable housing is pending completion; and

**WHEREAS**, in light of the critical need to build affordable homes for sale or rent and to ensure that these long vacant properties can be developed as soon as possible, this Board also waives Resolution No. R-407-19 requiring public notice to be posted no less than four weeks prior to Board consideration; and

**WHEREAS**, in order to effectuate and expedite the aforementioned conveyances, this Board desires to waive the requirements of Implementing Order 8-4, save and except for: (i) circulation of the properties to all County departments to determine whether there is a need for the properties; (ii) due diligence to determine whether any obstacles or impediments exist to the proposed conveyances; and (iii) the disclosure of ownership interests; and

**WHEREAS**, to further expedite production of desperately needed affordable housing in the County, to the extent applicable, this Board also desires to waive, by a vote of two-thirds of the Board members present, Resolution No. R-365-21 requiring homes to be constructed on the properties to be connected to the sanitary sewer system as a condition of the conveyance of County-owned property; and

**WHEREAS**, accordingly, this Board directs the County Mayor or County Mayor's designee to perform all necessary due diligence, including, but not limited to, title work, responsible entity analysis, and review of restrictions contained in restrictive covenants or other contracts that would preclude the conveyance of the properties or that would result in a significant financial impact to the County, such as the repayment of grant funds, and a determination as to whether the properties have been placed on the list of lands following a public hearing as required by section 125.379 when conveying County-owned property for affordable housing (collectively the "obstacles or impediments"); and

**WHEREAS**, pursuant to section 125.379, Florida Statutes, assuming that there are no obstacles or impediments to the conveyance of the properties, this Board finds that it would be in the best interest of the County to convey the properties to the developers for affordable housing purposes,

**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 directs the County Mayor or County Mayor's designee to perform all necessary due diligence to confirm that there are no obstacles or impediments to the conveyance of the properties, to circulate the properties to all County departments, to obtain disclosure of all ownership interests, and to determine which of the properties have already been placed on the list of lands following a public hearing (the "List of Land properties").

**Section 3.** Pursuant to section 125.379, Florida Statutes, provided that the County Mayor or County Mayor's designee determines that no obstacles or impediments exist preventing the conveyance of the List of Land properties after conducting all necessary due diligence, this Board approves the conveyance of the List of Land properties to 7001 LLC, a Florida limited liability company, CMS International Group, Corp., a Florida for profit corporation, Habitat for Humanity of Greater Miami, Inc., a Florida not for profit corporation, Integral Florida, a Florida limited liability company, and Solutions Capital Group, Inc., a Florida for profit corporation for a price of \$10.00 each by County Deed in substantially the form attached hereto as Exhibit "S."

**Section 4.** The developers shall develop the List of Land properties with single-family homes to be sold to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income, subject to a reverter, in accordance with the Infill Housing Initiative Program and section 125.379, Florida Statutes, within two years of the recording of the County Deed, unless such time is extended by this Board. If the developers develop the properties with affordable housing to be rented to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income, the developer, subject to a reverter, shall develop and rent such housing in accordance with section 125.379, Florida Statutes, and a

rental regulatory agreement, in generally the form attached hereto as Exhibit “T,” to be recorded against the List of Land properties within two years of the recording of the County Deed, unless such time is extended by this Board.

**Section 5.** This Board directs the County Mayor or County Mayor’s designee to take all actions necessary to accomplish the conveyance of the List of Land properties, and to appoint staff to monitor compliance with the terms set forth herein.

**Section 6.** The County Mayor or County Mayor’s designee is directed to provide a report to this Board within 120 days of the effective date of this resolution which shall include the following: (i) the status of the completion of the conveyances of the List of Land Properties which were found to have no obstacles or impediments to conveyance; (ii) the results of the circulation of the properties, including whether any other County department expressed a planned use or anticipated need for any of the properties; (iii) an identification of any of the properties were not already included on the List of Lands; and (iv) any obstacles or impediments which were identified after due diligence was conducted that prevent the conveyance of the List of Land properties to the developers; and to place the report on an agenda of the full Board without committee review pursuant to Ordinance No. 14-65.

**Section 7.** In accordance with section 125.411, Florida Statutes, subject to the foregoing, this Board authorizes the Chairperson or Vice-Chairperson of the Board to execute County Deeds (“deeds”) for the List of Land properties in generally the form attached hereto as Exhibit “S” and incorporated herein by reference. This Board further authorizes the County Mayor or County Mayor’s designee to take all actions necessary to effectuate the conveyances, to exercise all rights set forth in the deeds and rental regulatory agreements other than those reserved to this Board therein, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental

reviews. In the event the County Mayor or County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the public records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or County Mayor's designee to receive on behalf of the County from each developer, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Initiative Program Guidelines, where applicable, a deed which conveys the properties back to the County in the event the developer is unable or fails to comply with the deed restrictions set forth in the deeds. Upon the receipt of a deed from the developer, the County Mayor or County Mayor's designee shall record such deed in the public records of Miami-Dade County.

**Section 8.** This Board authorizes the County Mayor or County Mayor's designee to execute on behalf of the County a rental regulatory agreement following approval by the County Attorney's Office, in generally the form attached as Exhibit "T" and incorporated herein. The County Mayor or County Mayor's designee is authorized to further negotiate the terms of the rental regulatory agreement in a manner consistent with this resolution and to enforce the provisions thereof and exercise all rights set forth therein. The County Mayor or County Mayor's designee is authorized to negotiate rents for each of the units constructed on the properties with the developer; however, such rents shall be affordable, as defined in section 125.379, Florida Statutes, and based upon no more than 120 percent of area median income, as determined for Miami-Dade County by the United States Department of Housing and Urban Development. The County Mayor or County Mayor's designee is further authorized to take all steps necessary to enforce the terms of the rental regulatory agreement. This Board authorizes the County Mayor or County Mayor's

designee or the developer to record the rental regulatory agreement in the Public Records of Miami-Dade County and, in accordance with Resolution No. R-791-14, provide the Miami-Dade County Property Appraiser with a copy of the rental regulatory agreement.

**Section 9.** This Board directs the County Mayor or County Mayor's designee to (i) ensure that proper signage is placed on the properties identifying the County's name and the name of the district commissioner; and (ii) provide copies of the recorded deeds and the restrictive covenants required by the deeds to the Property Appraiser.

**Section 10.** This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the deeds and rental regulatory agreements, 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. This 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.

**Section 11.** This Board waives the requirement of Resolution No. R-407-19 that the public notice be posted no less than four weeks prior to Board consideration, and Resolution No. R-376-11 requiring the disclosure of certain information when authorizing the conveyance of property for affordable housing since such information is currently pending and will be completed as set forth herein.

**Section 12.** This Board waives the requirements of Implementing Order 8-4 save and except for the requirements of: (i) circulation of the properties to all County departments to determine whether there is a need for the properties; (ii) due diligence to determine whether any obstacles or impediments exist to the proposed conveyances; and (iii) the disclosure of ownership interests.

**Section 13.** This Board waives, by a vote of two-thirds of the Board members present, Resolution No. R-365-21 pertaining to conveyance of County-owned property without requiring connection to the sanitary sewer system.

The Prime Sponsor of the foregoing resolution is Commissioner Jean Monestime. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Kionne L. McGhee
Jean Monestime	Raquel A. Regalado
Rebeca Sosa	Sen. Javier D. Souto

The Chairperson thereupon declared this resolution duly passed and adopted this 1<sup>st</sup> day of November, 2022. 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Shannon D. Summerset-Williams



Jorge L. Navarro, Esq.  
(305) 579-0821  
navarrojo@gtlaw.com

March 21, 2022

Honorable Jean Monestime  
District 2 Commissioner  
Miami-Dade County  
111 NW 1<sup>st</sup> Street Miami,  
Florida 33128

**Re: Surplus Land Request / District 2 Workforce Housing Project**

Dear Commissioner Monestime:

On behalf of 7001, LLC. ("7001"), we want to commend you for your efforts to provide additional workforce housing opportunities in your District. We agree that this is an important need in our community and are excited to help meets these demands.

To further your efforts, we are requesting your help to surplus and convey the County owned-property located at 8281 NW 5<sup>th</sup> Court identified by Folio No. 30-3112-087-0010 and 500 NW 83 Street identified by Folio No. 30-3112-023-0320 (collectively, the "Properties"). Our goal is to develop these Properties with a residential project with workforce housing units in accordance with Miami-Dade County's Workforce Housing Development Program (the "Project") and Section 125.379, Florida Statutes.

7001, LLC is sole proprietorship owned by Jorge L. Velazquez. Over the last 14 years, 7001, LLC has successful purchased, remodeled and repurposed various residential, commercial and industrial buildings within the greater Miami-Dade County area. The company prides itself in working with various private equity and licensed and insured contractors to ensure the successful completion of the projects they have worked on. Most recently, 7001, LLC remodeled the existing duplex located down the street at 8118-8120 NW 5<sup>th</sup> Court and has it fully rented. They are looking to continue to make a significant investment in this neighborhood by creating additional housing opportunities and beautifying the Surplus Parcel.

7001, LLC is requesting the surplus of these two vacant parcels for the construction of affordable housing pursuant to section 125.379, Florida Statutes. The 500 NW 83 Street property has never been developed while the property at 8281 NW 5 CT recently contained a 1936 single-family home that was demolished due to unsafe structure issue relating to an on-premises fire. Specifically, 7001 is requesting to surplus these two properties to construct between 5 to 6 residential dwellings for sale or lease to families meeting the moderate income limitations as defined in Section 420.0004, Florida Statutes.<sup>1</sup>

---

<sup>1</sup> Moderate-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state,

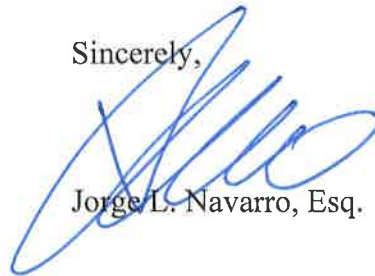


In furtherance of these efforts, 7001, LLC has engaged the RUKAN Architectural firm to design a project that matches the aesthetic character of the area while creating additional housing opportunities that are affordable to residents. A copy of the proposed plans is enclosed and reflect the development of two triplex buildings containing a total of 6 3-bedroom units. The proposed construction is estimated to be approximately \$1,620,000.00 and will take approximately 15 months to complete.

The surplus of these properties will transform these existing underutilized vacant parcels into much needed affordable housing that will help meet the County's growing population demands. It will also result in the further economic development and beautification of the neighborhood by providing for two new residential structures that will be nicely designed and landscaped.

7001 is excited for the opportunity to work with your office to deliver this Project in District 2. We appreciate your support. As always, should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jorge L. Navarro", is written over the typed name.

Jorge L. Navarro, Esq.

ACTIVE 63747993v1

---

or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA)



3333 NW 168th Street - Miami Gardens, Florida 33056 • Tel: 305-628-3421 • Fax: 305-628-3425

October 25<sup>th</sup>, 2022

Commissioner Jean Monestime  
Miami-Dade County, District 2  
111 NW First Street, Suite 220  
Miami, FL 33128

**Re: Property Conveyance**

Dear Commissioner Monestime,

As I have discussed with you and your office over the past year, CMS International Group, Corp, a Florida registered corporation is interested in the conveyance of the following County-owned property located adjacent east of 1985 NW 107<sup>th</sup> Street with Folio number 30-2134-0050-210.

CMS International Group, Corp intends to develop this property as affordable housing for rental and/or sale. We have partnered with other experienced developers, General Contractors and investors to undertake this project. We have raised the necessary funds and have also engaged our financial institutions for additional funding to successfully execute this project.

We plan to start the design process of the project upon the Board's approval of the conveyance.

We thank you for your consideration to our request and look forward to hearing from you.

Best regards,

A handwritten signature in black ink, appearing to read 'Jeff Lozama', is written over a white background.

Jeff Lozama  
President/CEO



September 13, 2022

Hon. Jean Monestime  
Miami-Dade County Board of Commissioners  
111 NW 1<sup>st</sup> Street, Suite 220  
Miami, FL 33130

Dear Commissioner Monestime:

As you know, Habitat for Humanity is a non profit organization focused on building homes for low income families. To date, we have built more than 1400 homes in Miami Dade which we then sell to qualified families (below 80% AMI) with a Habitat provided zero percent interest mortgage.

Habitat is also the County's number one infill developer, and the Miami Dade Infill Program is the lifeblood of our operation. Our partnership has yielded more than 500 homes so far, having a huge impact on many deserving families.

By way of this letter, we are requesting for your consideration a sponsorship of an item making five lots in your district available to Habitat for building affordable homes in your district. These lots would be put into our construction schedule immediately and would be completed within the infill program time parameters.

Attached is the list of the parcels we are requesting, which we culled from the list of available lots provided by your office. We appreciate your consideration.

I am available to answer any questions you may have or to provide any further information leading to your sponsorship of the item.

In sincere appreciation,

A handwritten signature in black ink, appearing to read "Mario J. Artecona". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mario J Artecona  
Chief Executive Officer

Cc: Michael Liu, PHCD  
Oscar Barco, PHCD Infill program.



Habitat Request for 8 lots in District 2.

<b>Folio</b>	<b>Address</b>	<b>Lot Size</b>	<b>Zoning</b>
3031100630015	Multiple lots	96,920	RU-2
3031100281520	7500 NW 21 Pl	7,500	RU-2
0131140170550	1410 NW 69 Ter	9,023	RU-1
3031110500123	North of 8400 NW 15 Ave	5,886	RU-1
3031120230070	350 NW 83 St	5,550	RU-2
3031120230320	500 NW 83 St	8,416	RU-2
3031160020530	6925 NW 30 Ave	7,721	RU-1
3031160091020	3161 NW 58 St	5,160	RU-2



## Request for Conveyance of



**For Development of Attainable Homes in North Miami Beach**

Folios #:

07-2217-018-1210, 07-2217-018-1220, 07-2217-018-1940, 072217-018-1950

*Kareem T. Brantley*  
960 W 41 Street Suite 212  
Miami Beach, FL 33140  
(305)206-7018  
[kbrantley@integral-online.com](mailto:kbrantley@integral-online.com)

September 6, 2022

Honorable Jean Monestime  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
Miami, FL 33128

**Re: Request for Property Conveyance**

**Folio #: 07-2217-018-1210, 07-2217-018-1220, 07-2217-018-1940, 072217-018-1950**

Commissioner Monestime:

Integral Florida respectfully requests the conveyance of the above listed Miami-Dade County property. The purpose for the request is to develop the property into quality townhomes in North Miami Beach, providing attainable residences for homeownership.

Integral Florida is the Florida operating subsidiary of developer The Integral Group (“Integral”). The Integral Group is a “best in class” community development and commercial real-estate and investment company. In 1993, Integral “literally” invented the financial and regulatory model being used in most cities today – the so-called Atlanta Model – that combined and introduced mixed-income rental housing, mixed-income homeownership, early childhood education, commercial development recreation and human services into a holistic master planned development model. Integral has master developed highly visible, marquee developments in some of the nation’s largest cities bringing the focus of Integral’s business of community transformations to life.

It is our intent to continue our company history of community development in Northeast Miami-Dade and help Miami-Dade County and the community achieve needed housing resources and thoughtful community development.

Your consideration to convey these properties is requested. I hope that you will find our plan a welcome and necessary contribution to the continued development of the District 2 community. If I can provide any additional information or clarity regarding our plan, please reach me at [kbrantley@integral-online.com](mailto:kbrantley@integral-online.com).

Sincerely,



Kareem Brantley  
Principal  
Integral Florida

## **Table of Contents**

### **Letter of Intent**

### **Table of Contents**

## **01 Project Summary**

- a. Project Narrative
- b. Design & Development Concept
- c. Public Benefits
- d. Project Financing

## **02 Financial Commitments**

- a. Integral
- b. Miami-Dade Surtax

## **03 Developer Experience**

## **04 Key Project Consultants**

- a. Architect
- b. General Contractor



# Request for Conveyance of County-Owned Property

# 01

---

PROJECT  
SUMMARY



## **Project Narrative**

### ***Development Overview***

Integral Florida, LLC, the Florida subsidiary of The Integral Group, is requesting the conveyance of four (4) vacant Miami-Dade County owned lots from the infill inventory located within County Commission District 2 in the City of North Miami Beach. Our goal is to assist Miami-Dade County in creating four (4) new opportunities for homeownership for low to moderate income families (60%-140% AMI), while also revitalizing the urban infill area, consistent with the County's efforts to raise standard of living for County residents. Integral Florida will deliver quality townhouses to the end users at an attainable sales price, making the homes affordable to candidates, who could not otherwise afford the escalating home prices within Miami-Dade. Once constructed, Integral Florida will not only provide Miami-Dade County support in its social impact efforts by creating attainable home ownership opportunities but will also provide the County with a mechanism to generate new ad valorem tax revenue once homes are sold to deserving homeowners.

Integral Florida's commitment to providing affordable homeownership opportunities to families in underserved communities is not only a means to supply quality shelter, but also access to a sound investment opportunity that could impact quality of life. However, for low to moderate income families, homeownership under the right terms and conditions is a reliable, safe wealth building mechanism, creating long-term financial security and advantages to be passed down to subsequent generations. The ability to build wealth is critical to a household's capacity to make the necessary investments to achieve upward mobility and remain resilient in times of macro and micro-economic change. In addition, homeownership has the potential to be a lucrative investment for low to moderate income earners. Overtime, the quality homes sold to the four Miami-Dade families through the proposed program will create a pathway to higher net worth and alter the trajectory of their lives and those of generations to come.

## **Design and Development Concept**

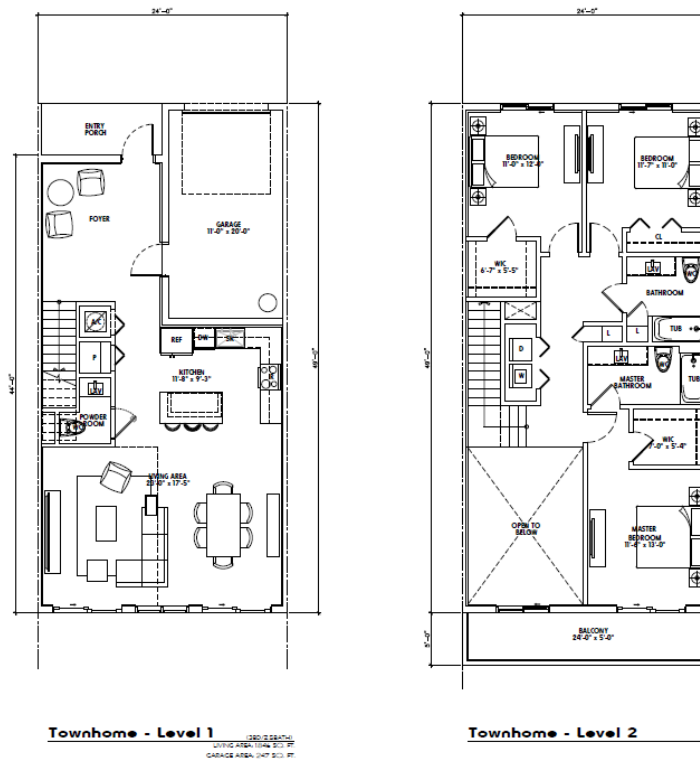
### ***Unit Amenities***

Integral Florida is prepared to provide attractive property offerings of 3-bedroom/ 2.5-bathroom single-family homes for Miami-Dade home buyers – homes that are modern, with ample technological infrastructure, and warranties to ensure no financial burden to the homeowner should systems need repair after completion. Given the widespread use and adoption of smartphone technology, our team will also offer residents increased capabilities and increased linkage between their smartphones and their homes. Through strategic partnerships we can offer homeowners true homes of the future that, using smart home technology, allows them to make changes remotely to temperature, lighting, door locks and more. That means greater comfort, convenience, and control right at their fingertips. The use of technology will facilitate the adoption of home services that further increase the standard of living for those purchasing our homes. The following features will be added to each unit to ensure modern design sustainability

- Hurricane resistant impact windows with NGBS rating
- Multiple bathrooms for residences with two bedrooms or more
- Each unit wired for high-speed Internet
- Central A/C

- Marble windowsills
- Laminate Vinyl Tile flooring throughout unit
- Steel exterior door frames for all exterior doors
- Double compartment kitchen sinks
- Minimum 20 cubic feet of kitchen pantry
- LED lighting
- Broadband access infrastructure (where necessary)
- Low or No-VOC paint in unit interiors
- Low flow water fixtures
- Termite protection and pest control
- Smart home features
  - Keyless unit access
  - Remote/ mobile controlled/ programmable thermostat
- Green build features
  - Energy star certified ventilation fans in bathroom
  - Energy star ceiling fans with lighting fixtures in all bedrooms
  - Energy star certified central air conditioners
  - Energy efficient impact resistant windows
- Quality landscaping (where necessary)

### Standard Floor Plans



Renderings



4026 SW 75th Avenue  
Miami, Florida 33155  
T 786 476 8882  
F 786 266 1030

www.modisarchitects.com

CONCEPTUAL RENDERING



4026 SW 75th Avenue  
Miami, Florida 33155  
T 786 476 8882  
F 786 266 1030

www.modisarchitects.com

CONCEPTUAL RENDERING

## **Public Benefits**

### ***Section 3 and Local Hiring and Contracting***

Being a great community partner is paramount to our community redevelopment strategy, which entails providing opportunities to local small businesses and area residents to take part in the redevelopment of their communities. Integral Florida is prepared to conduct extensive outreach to contract certified Section 3 businesses, SBE, MBE, WBE, and locally based firms to serve as subcontractors, especially smaller organizations seeking to build needed capacity for subsequent contracting opportunities. Integral Florida proposes to provide no less than 50% of the value of construction (approximately \$330,900) to contractors belonging to the above referenced State and County run programs.

To achieve this goal, Integral Florida will conduct extensive outreach through various local networks, Miami-Dade County Small Business Division, and Miami-Dade Public Housing and Community Development to identify certified SBE, Section 3 businesses, and minority owned firms for project participation. All contracted firms will be required to provide no less than 20% of newly created job opportunities to **local** section 3 eligible residents. This way the project ensures inclusiveness of community members and local agencies to take part in the community's economic growth. Integral Florida's community contracting and hiring outreach plan will include, but is not limited to:

- Email blast to current SBE directory in addition to contacts collected through community partners and networks
- Marketing campaign using local media publications and social media
- Community contracting/ hiring fairs in accessible, centralized locations
- Outreach to community labor/ recruitment agencies
- Project signage on the various single-family home sites

In the contract procurement process, preference will be given to firms enrolled in the various small business development programs to meet our contracting goal--while keeping in mind proposal pricing and experience to ensure the efficiency in delivery schedule and cost. Integral's experience in navigating the various small and minority business programs referenced above will allow for the firm to offer additional support to partners in meeting compliance and reporting requirements placed on the project, if any. This will likely ease any potential for excessive burden placed on smaller firms while gaining the needed experience for capacity growth.

### ***Miami-Dade Benefits/ Financial Interest***

Consistent with the stated goals of the infill development program, the proposed project will allow for the county to begin the collection of ad valorem taxes on 4 parcels currently off the County's tax rolls. Over a 10-year period, with tax revenues collections estimated at \$6,350.88 per unit, at a 3% annual growth rate, these properties could generate approximately \$291,209 in new tax revenue.

## Miami-Dade Property Tax Estimator

MIAMI-DADE COUNTY PROPERTY APPRAISER			
Property Tax Estimate			
Generated on 9/7/2022 2:26:45 PM			
Summary of the Estimated Values			
	Market Value		\$295,000
	Transfer of Homestead Assessment Difference (Portability Not Applicable)		\$0
Estimated Ad Valorem Taxes			
Taxing Authority	Applicable Exemptions	Taxable Values	Estimated Taxes
County	\$0	\$295,000	\$2,213.09
North Miami Beach	\$0	\$295,000	\$1,829.00
North Miami Beach Debt	\$0	\$295,000	\$139.92
School Board	\$0	\$295,000	\$1,943.76
Everglades CP	\$0	\$295,000	\$9.65
F.I.N.D.	\$0	\$295,000	\$9.44
Okeechobee Basin	\$0	\$295,000	\$30.27
S.F.W.M. District	\$0	\$295,000	\$27.97
The Children's Trust	\$0	\$295,000	\$147.50
Total Estimated Ad Valorem charges based on the Market Value entered of \$295,000 without Homestead Exemption located in with a millage rate of 21.5274 per thousand.			\$6,350.58

**Project Financing*****Funding Sources***

Integral's financing plan for the West Homestead Homeownership project is structured around the use of the Miami-Dade County Surtax homeownership funds, administered by Miami-Dade PHCD, to cover approximately \$855,863 or 85% of project cost. The balance of funding \$151,035, or 15%, needed for construction of the new homes will be secured using a mezzanine loan from private lender and proceeds from closing. With a total budget of \$1,006,898, the TDC stands at \$251,724 per unit. Project sources based on projected budget will breakdown as following:

Miami-Dade SURTAX Homeownership (85% LTC):	\$855,863
Mezzanine Financing & Closing Proceeds (15% LTC):	\$151,035
<hr/>	
<b>Total Project Sources:</b>	<b>\$1,006,898</b>

Integral Florida will coordinate with Miami-Dade County PHCD to submit application for the above referenced funding source upon completion of lot conveyance to the developer.

**Development Budget**

<b>North Miami Beach Infill Townhomes</b>	
<b>Developer Assumptions</b>	
# of Lots	4
# of Units	4
Total Square Footage	8,200 SF
Hard Cost PSF	116.5
Sales Price	295,000
<b>Profit Analysis</b>	
<b>Cost</b>	
Construction Cost	661,800
Soft Cost	256,598
Other Non-Financeable Cost	88,500
<b>Total Cost</b>	<b>\$ 1,006,898</b>
<b>Revenues</b>	
Sale revenues	1,245,000
Construction Cost	661,800
Design/Engineering	30,000
Overhead/Other Costs	191,708
Finance Costs	34,890
Marketing/Closing Costs	88,500
<b>Net Sale Proceeds</b>	<b>\$ 173,102</b>

**Project Schedule**

<b>Activity</b>	<b>Date</b>
Submit Conveyance Proposal to District 2	9/19/2022
Obtain Site Control of County Property	12/16/2022
Miami-Dade County Surtax Application Submission	1/31/2023
Close on construction loan	3/17/2023
Notice to Proceed	3/31/2023
Construction Start	4/10/2023
Construction Completion	12/15/2023
Close on Final sale	3/24/2024



## Request for Conveyance of County-Owned Property

# 02

---

FINANCIAL  
COMMITMENTS

## Integral Florida, LLC

September 8, 2022

Honorable Jean Monestime  
Stephen P. Clark Center  
111 NW 1st Street  
Miami, FL 33128

Commissioner Monestime:

This Letter of Intent will confirm Integral Florida, LLC's (Integral Florida) commitment to make an equity investment in the construction of four townhomes based on the assumptions and terms below.

The total anticipated equity contribution by Integral Florida is 15% of the total project equity value of \$1,006,898 or \$151,035. The contribution will be made through a newly formed special purpose entity, formed solely for the purpose of funding the townhome development. The deal structure requires and is contingent on the total equity value from both Integral Florida and the Miami-Dade County Surtax Homeownership loan funds being made available at financial closing. All equity funds provided by Integral Florida will be held in escrow to be drawn as needed.

This Letter of Intent is subject to closing of construction and project financing.

Sincerely,



Kareem T. Brantley



## MIAMI-DADE COUNTY

### COUNTY OWNED/ COUNTY CONVEYED LAND HOMEOWNERSHIP PROGRAM

#### SECTION A

##### Introduction

Miami-Dade County, through the Department of Public Housing and Community Development (PHCD) is soliciting applications for its County Owned/County Conveyed Land Homeownership Program funded with Documentary Stamp Surtax (Surtax) funds. The County Owned/County Conveyed Land Homeownership Program is designed to address high unmet needs in affordable housing. This ongoing program targets *homeownership projects that may include rehabilitation, redevelopment and new construction with or without acquisition for projects using **County owned or County conveyed land.*** Both for-profit and non-profit developers are encouraged to participate. Miami-Dade County encourages development teams competing for Documentary Stamp Surtax funding to be diversified and aspire to be consistent with and reflect the diversity of the Miami-Dade County community pursuant to policies outlined in Resolution No. R-1080-14.

PHCD has been authorized through Ordinance number 19-121 to solicit projects for homeownership activities located on county parcels through an open and rolling application process that will be reviewed and recommended for approval by PHCD staff. The applicant will complete the attached application package and submit to PHCD. The County Owned/County Conveyed Land Homeownership Program will be administered by Miami-Dade Public Housing and Community Development. Information on the program and how to apply can be found at [www.miamidade.gov/housing](http://www.miamidade.gov/housing). Applications will be accepted until further notice.

A conditional loan commitment approved by the Board of County Commissioners (BCC) for development activity will be provided to awardees based upon the application submitted by awardees in response to this Request for Applications. Awardees must close on projects within six months of the issuance of the conditional loan commitment.

## SECTION C

### Minimum Threshold Requirements

Developments will be recommended for funding based on applications meeting all required criteria.

**1. Leveraging** – Agencies must show with supporting documentation **ALL** sources of funding available for the proposed activity. PHCD requires developers to provide financing from non-County sources covering a minimum of 15% of the construction cost for each proposed unit – ***This is a minimum threshold requirement.***

**2. Organizational and Financial Capacity** – Organizations must demonstrate that they are fiscally sound and have the skills and experience required to achieve the proposed activity. Applicant (Developer, Developer Principal, or Sponsor) must provide Audited Financial Statements or a Compiled Financial Statement, certified by an independent 3<sup>rd</sup> party auditor, which cannot be performed by an affiliate or staff member. Financial statements can be provided in a separate envelope at time of application submission, however the time frame for which the information remains proprietary is limited per the language in F.S. 119.071(1)b(2). – ***This is a minimum threshold requirement.***

**3. Track Record** – Previously funded agencies must be in good standing, with respect to audit findings and/or timely completion of projects, have a solid track record of submitting progress reports and monitoring findings and completed projects. – ***This is a minimum threshold requirement.***

**4. Site Control** – Applications for housing activities must demonstrate site control. – ***This is a minimum threshold requirement.***

**5. Sustainable Building (Green) Certification** is a contractual requirement for receiving SURTAX/SHIP funding. - ***This is a minimum threshold requirement. See MCD 9-71 through 9-75 and IO 8-8.***

**6. Passing the Due Diligence investigation:** Applicants must pass a Due Diligence investigation on all applicants using the Due Diligence Checklist (see page 47). **Unless expressly authorized by the County Mayor or the County Mayor’s designee (R-630-13, section 3), any entity NOT clearing the Due Diligence Investigation will NOT be recommended to the Board for funding. - *This is a minimum threshold requirement. See Resolution No. R-630-13.***

**7. Receive a positive Credit Underwriting recommendation:** - ***This is a minimum threshold requirement.***

**8. Developers shall execute and submit the Responsible Contractor Affidavit** as set forth in Section 2-11.16, et Seq. of the Code of Miami-Dade County. An authorized signator is a President, Chief Executive Officer, Chair, Secretary, or any person that has perceived authority in the organization. The County may announce a 48-hour cure period if necessary, available to applicants that do not provide the Responsible Contractor Affidavit as part of the application. ***This is a minimum threshold requirement. See Ordinance No. 14-26.***

**9. Homeownership units must be sold to eligible buyers who earn a minimum of 51% AMI, up to 140% AMI.**

**10. Multi-family condominiums:** Fannie Mae Underwriting Guidelines must be used when selling condo units. Attached are disqualifying features as a reference.

## SECTION D

### Credit Underwriting Analysis

**Scoring Process:** Requests for SURTAX funds under this RFA may undergo a Credit Underwriting analysis during the scoring process to determine completeness and financial feasibility based on the documents and exhibits presented in the application. Whether an application undergoes a Credit Underwriting analysis will be determined based on funding sources and the type of construction financing presented in the application. This analysis will assist in determining if the Applicant is eligible or ineligible to proceed.

PHCD shall make award recommendations to the BCC for approval. Such awards may be contingent upon a favorable final Credit Underwriting recommendation. All approved recommendations for contingent awards will undergo a full Credit Underwriting Review. All documents and exhibits presented in the application as well as any additional requests from the underwriter will be reviewed and analyzed to complete a final Credit Underwriting Report in favor of or opposed to proceeding with the proposed project. ***Passing credit underwriting with a favorable review is required to effectuate awards for applicable projects.***

#### Development Description

- The location based on the available information within the application;
- The proposed number of units;
- The proposed unit mix, i.e., AMI, accessibility (type and number, if applicable);
- The targeted demographic, and;
- Income restrictions imposed by the financing sources identified within the application

#### Development Team

- The Applicant/Borrower, General Partner, Guarantors, Developer, and General Contractor

Economic Feasibility by analyzing the following documents within the application:

- Financing and equity sources represented in the application are available to the Applicant;
- The terms of the financing and equity sources meet the County's program requirements;
- Market study if applicable, can be provided after application submission.

Applicant's Budget reasonably ensures:

- General Contractor, hard cost and soft cost contingencies meet County program requirements;
- The represented sources are adequate to complete and **sufficiently finance** the homeownership projects;
- The funds requested from the County meet the program guidelines and limitations based on the information available;
- The funds requested from the County will fully fund the proposed project within the County program guidelines.
- the sales price for all proposed units falls within the County's standards (at or below the applicable maximum sales price)

**Policies**

The number of applications recommended for funding shall be limited by the funds available at the time of application. There shall be no applications ranked beyond those that are recommended for funding. Applications are recommended for funding by category and are fully funded until the funding is exhausted.

The County Owned/County Conveyed Land Homeownership Program is an open and rolling application designed to address high unmet needs in affordable housing. Applications will be accepted until further notice.

**Only Applications meeting Minimum Threshold requirements will be scored.** Only Applications that receive a minimum score of 70 will be considered for funding. Applications that do not achieve the minimum score criteria will be considered deficient and will remain open and pending until such time the applicant is determined not to be eligible due to lack of required information.

**PHCD requires developers to provide financing from non-County sources covering a minimum of 15% of the construction cost for each proposed unit.**

Applicants proposing to develop 50 or more unit will need to provide a market study at the time of application.

**Developers are responsible for conducting due diligence on vacant lots in advance of inclusion in the application. The County will not reimburse, or fund unforeseen development costs not specified in the original application after funds are awarded, including infrastructure and expenses related to impediments that arise during project development.**

PHCD reserves the right to limit the risk associated with awarding funding to developers with incomplete projects or projects with unresolved issues, as such any requests for extensions on contracts and/or deeds may forfeit an award and are therefore subject to recapture.

The County reserves the right to determine whether an expense is a "soft cost" or not. Construction will be monitored to determine that progress is made and draws are submitted in a timely manner and ensure that the Developer costs are paid based on the percent of construction completed.

PHCD reserves the right to rescind or reduce awarded funds for projects that present significant material changes, including but not limited to financing, financing terms and/or development type, or a reduction in the number of units, after being awarded funds for the project proposed in their application.

Applicants may be disqualified from consideration for funding based on poor performance or non-compliance on any other projects with PHCD.

Developers may include **Loan Closing Costs** in the requested funding amount. It is anticipated that these costs will be absorbed into the project costs, beginning with projects funded through this County Owned/County Conveyed Land Homeownership program. BCC approved purchase prices must be sufficient to meet all repayment obligations for all loans related to the project.

Applicants must specify which Green Certification is being sought in the application (in the form of a signed certification by the applicant). Green Certification is a contractual requirement for receiving SURTAX funding.

PHCD will adhere to compliance guidelines pursuant to Resolution No. R-34-15 requiring developers to provide written notice to the County of the availability of homeownership opportunities, including but not limited to, the number of available units, bedroom size, and sales prices of such homeownership units; requiring developers to advertise the information described in newspapers of general circulation; and post information contained in such written notice on the County's website.

PHCD will adhere to compliance guidelines pursuant to Ordinance No.14-56 providing an incentive for private developers of affordable housing who compete for funding through the County's Documentary Stamp Surtax Program. As part of any competitive process for the acquisition, construction or rehabilitation of homeownership projects, the County shall provide additional incentives, including but not limited to awarding extra points to those developers and applicants who propose additional set-aside units for Disabled Households beyond that which may be required by applicable Federal, state, or local fair housing laws or other applicable laws.

No entity shall be considered for funding where, within the past 5 years, the entity, or any of its directors, partners, principals, members or board members have been found guilty of, or has pled guilty or no contest to, any crime related to a funding source, been sued by a funding source and been found in breach of contract, or been debarred by a funding source. **Such entities shall not be eligible to receive funding.**

PHCD will adhere to compliance guidelines pursuant to Resolution No. R-697-13 approved by the Miami-Dade County Board of County Commissioners on September 13, 2013, establishing allocations of Housing and Community Development funds for the purpose of acquiring or improving real property or for paying off debt secured by real property in excess of \$25,000, that shall be in the form of a loan. Loans shall be secured by a mortgage or other security instrument, which will be recorded in Miami-Dade County public records, and may be forgivable, so long as obligations of the recipient are fully performed.

Applicants seeking funds for Homeownership activities must adhere to PHCD Affordable Housing Guidelines, which can be found at <http://www.miamidade.gov/housing/homebuyer-opportunity.asp>. Eligible participants in the County Owned/County Conveyed Land Homeownership program must be at or below 140% AMI.

Bonus points for Proximity to Community Services or Rapid Transit: Applicants may be eligible for bonus points depending on the project's proximity to available Rapid Transit or Community Services. Applicants submitting proposals with scattered sites must be able to demonstrate that 50% or more of the proposed sites will be located within approximately ½ mile of rapid transit, i.e., Tri- Rail, Metrorail, South Miami-Dade Busway or the Strategic Miami Area Rapid Transit Corridors to receive bonus points in this section.

Bonus points for Disability Set-asides: Under the Homeownership criteria, PHCD wants to encourage applicants to be responsive to persons with disabilities. To that end, if the application includes units (UFAS) constructed for mobility, hearing and/or visual impairments, applicants will receive 2 points for each UFAS/accessible unit with evidence of a prequalified buying household.

Bonus points for Diversity may be achieved by providing evidence of your Development Team's Diversity.

Bonus points may be achieved by providing documentation within the application that the development will prepare for sea level rise and natural environmental hazards, such as elevating AC units, or raising the building.

## SECTION G

## Miami-Dade County Department of Public Housing and Community Development

## Loan Terms and Conditions

<b>Surtax Financing Options for Homeownership Activities</b>	
<b>For-Profit &amp; Non-Profit</b>	
Rate	Construction: 0.5% interest only during construction, up to 2 years. Principal due at point of sale but no later than one year from C.O.
Term	1-year construction with 1-year carryover for sale
Affordability	Subject to Resale and Shared Equity restrictions set forth in Ord. No. 15-127, in which after the five-year shared equity period is observed, affordability no longer applies. (Applicable only to buyers using the County's Homebuyer Loan Program.)
Notes	Must adhere to other PHCD Affordable Housing Guidelines found at <a href="http://www.miamidade.gov/housing/homebuyer-opportunity.asp">http://www.miamidade.gov/housing/homebuyer-opportunity.asp</a> , such as maximum sales price per home.  Article XII of Chapter 17 of the Code of MDC, Section 17-161 Maximum sales prices as adopted on July 20, 2021
<b>Community Land Trusts</b>	
Rate	Construction: 0% interest during construction, up to 2 years. Years 3 through 30: 1% interest with principal due at maturity.
Term	30 years
Affordability	Subject to restrictive covenant and/or operating agreement among Miami-Dade County, the Community Land Trust (CLT) and the homeowner for 30 years from the date of homeowner closing. Subject to equity terms and conditions regarding resale of the home to an eligible buyer, between the CLT and the homeowner.

All loan terms are subject to modification.



## Request for Conveyance of County-Owned Property

# 03

---

DEVELOPER  
EXPERIENCE

# QUALIFICATIONS & EXPERIENCE

**Integral Florida** is the Florida division of The Integral Group LLC which is a privately held urban real estate development and investment management company. **Founded in 1993**, Integral has distinguished itself by compiling a track record of achievements in implementing residential, retail, office, institutional and **transformational** mixed-use projects in urban markets. Typically, the neighborhoods in which its projects are developed have been victims of high crime rates, urban decay, disinvestment, and disenfranchisement. More often than not, completed projects, similar to the size and scope of the **Yaeger Plaza**, have served as the **catalyst** of a newly energized community with home ownership investment and retail growth resulting in economic development, lower crime rates, and overall **community pride**.

## INNOVATIVE APPROACH TO DEVELOPMENT:

As forerunners, innovation is demonstrated throughout Integral's history. In 1998, Integral developed the **FIRST** mixed-income, Hope VI development in the nation. Fast forward to today and Integral continues to be the pioneer. In 2012, Integral was awarded tax credits for the **FIRST** affordable assisted living project in Indiana. The Oasis at 30th is a full-service Assisted Living Facility (ALF) that will operate 24 hours per day, 7 days per week, and serving 3 meals per day. In 2013, Integral received funding for the **FIRST** preservation project in Georgia due to expiring Tax Credits for Integral's Centennial Place development. In 2016, Integral's community revitalization development, Scholars Landing, became the **FIRST** community to receive the Choice Neighborhood Implementation (CNI) Grant in Georgia. Integral continues to make history and set standards for affordable housing throughout the country. In 2015, Integral broke ground on the **FIRST** and only truly affordable housing solution adjacent to Denver's Union Station, delivering 109 residential units, of which 75 are affordable.

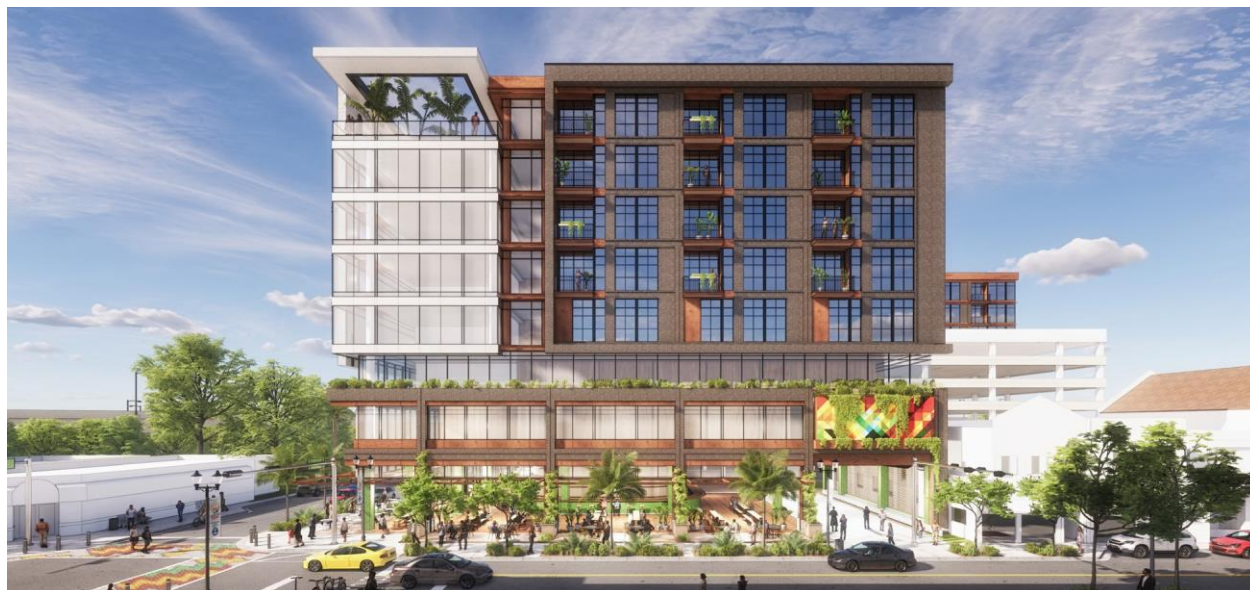
## MASTER DEVELOPER EXPERIENCE:

The division of the Integral Group responsible for developing large scale, master planned, mixed-use communities, is the Community Development Division, which does business as Integral Development LLC (Integral). Integral has successfully completed more than 62 projects with a total development cost approaching **\$2 Billion**. The Development Division has transformed hundreds of acres of land, in **17 Cities** and **11 States**, developing more than **8,200+ Housing Units**, approximately 5,100 of which are affordable. Integral has been highly successful at transforming well positioned, yet overlooked corridors into vibrant communities of choice while using creative financing to complete each deal. This approach to development has turned 'hidden gems' into desired destinations and created hundreds of jobs across cities. The division helps to ensure the success of revitalization projects and promotes new urbanism. Integral's experience utilizing **new urbanism**, which promotes walkability and pedestrian **friendly communities** is extensive and will be demonstrated throughout this proposal. These developments have a ripple effect that not only creates a **sustainable** community with workforce housing, but benefits the entire neighborhood, the city, and ultimately the state by, promoting ridership, encouraging walkability, decreasing traffic congestion, and creating new linkages that enhance accessibility. Integral's communities link residents with **essential economic activity**, which includes shopping, entertainment and employment centers, public parks, and balanced transportation options. Our team works with the community, public agencies and municipal entities to design a **master plan** that provides a **balance** of density, green space, and pedestrian connectivity with a new street grid. The goal is to ensure that the development is visually compatible with the existing urban fabric. Our neighborhoods have proven to be a pedestrian-friendly environment, with very distinctive street facades that promote the urban lifestyle.

**"Our experience creating Master-planned, Mixed-Use and Mixed-Income Communities, Multi-Family and Senior Housing Residences, and Transit-Oriented Developments provides opportunities that help us bring our vision to life."**

**Egbert Perry, Chairman & CEO**





### DEMONSTRATED ABILITY TO WORK WITH PUBLIC AGENCIES:

As a **pioneer** and leader in the paradigm shift to mixed-use, **mixed-income community development**, Integral is committed to remaining at the leading edge of innovative techniques on completing healthy, thriving developments. Furthermore, Integral has extensive, relevant project experience and has served as Program Manager, Developer, or Development Consultant on over fifty-five (55) mixed-income real estate transactions. We have successfully **partnered** with over 15 cities, 12 housing authorities, redevelopment agencies, and other public and private entities to close these transactions. This partnership has resulted in Integral completing or currently completing over sixteen (16) multi-phased, master planned, mixed-income, mixed-use and mixed-financed communities in partnership with public agencies. Our experience with these types of transactions has evolved from **HOPE VI** developments to today's **Choice Neighborhoods** and beyond to other non-federally sponsored redevelopment efforts. Our journey has allowed us to guide, lead and assist in planning and implementing mixed-income housing developments supported by strong infrastructures. One great example is Integral's **collaboration with public entities** on its first mixed-income housing development, Centennial Place which was the very first HOPE VI project in the country. Integral coordinated with the housing authority on developing the legal and regulatory framework to make the mixed-income housing strategy viable in the state, including getting State and Local legislative changes to enable tax-exempt treatment to be conveyed to public housing eligible units in privately owned housing.

**55+**  
Mixed-Income  
**PROJECTS**

**15+**  
CITIES

**12+**  
Housing  
**AUTHORITIES**

## ABILITY TO ADDRESS COMMUNITY CONCERNS:

Integral approaches resident and community participation from a perspective of respect and practicality. We believe that the long-term success of any project will be measured by the people it affects. This has been **our mission** since the company's inception. Which is why when Integral is involved in a program, we take the time to develop all the required relationships, from the President of the local college to the elderly resident that has been living in the community most of his/her life. **Always seeking consensus**, our team members work with local partners to identify each party and person with interests in the program to pinpoint mutual interests for joint gain. Then through education, conversation, and written communication, we establish a shared vision. That vision is reduced to goals, objectives, and specific tasks, which allows for careful focus. It is our ability to maintain focus on the completion of critical tasks that has led to the fulfillment of award winning and more importantly, the fulfillment of great **shared visions** to provide workforce housing for residents. All of this comes about through solid trusting relationships. Our implementation strategy will rely heavily on its ability to gain consensus from the community stakeholders. Therefore, a large effort will be made to solicit input from and provide clear and concise information to the identified stakeholder groups. Integral is confident that the ultimate plan will engage the support of community stakeholders. We base this belief on Integral's past track record.

Combined, our team members have **over 100 years** of experience in revitalizing communities.



**EGBERT PERRY**  
Chairman & CEO



**VICKI LUNDY WILBON**  
Executive Vice-President



**KAREEM BRANTLEY**  
Managing Partner



**DARYL JONES**  
Senior VP of Community  
Development



**BEELING CHAN**  
Vice-President of Finance



**TREY WILLIAMS**  
Vice-President of Operations,  
Community Development



**BRIAN RACKLEY**  
Director Design & Con-  
struction



**LEONARDO ARIPPOL**  
Development Manager



**AARON MCKINNEY**  
Development Manager

## INTEGRAL – PROPERTY MANAGEMENT

**Integral Property Management** LLC (“IPM”) is a wholly owned subsidiary of The Integral Group, LLC (“Integral”), a holding company with three subsidiaries that specialize in Real Estate Development, Construction and Property Management. Since its inception in January 1993, Integral has distinguished itself by compiling a track record of achievements in implementing residential, commercial, retail, mixed-use and mixed-financed developments.

IPM has the managerial and financial capacity to deliver the proposed services based on the current corporate personnel, platforms and corporate equipment in place. By having a strong team in place, we are able to utilize our current resources (human, capital and equipment) to successfully manage 7,143 units.

The property and asset management support for the portfolio is led by the President and COO of Integral Property Management, Lena Pitt. Support for the portfolio is provided by six different support divisions within IPM: Operations, Quality Assurance, Training and Marketing, Asset Preservation and Enhancement, Financial Services and Administration. Each division is staffed with an experienced team of industry experts to ensure each community contains a successful management, maintenance and compliance program.

The Operations division includes a team of five Operations Leaders; including one Area Vice President, two Portfolio Managers and two Area Managers. They are Ericka Stephens, Cindy Consuegra, Jamie McKee, Maureen Morley and Marquesha White. Each Operations Leader brings years of experience in property management. Each portfolio assignment has been



allocated to allow sufficient capacity to oversee the existing communities as well as expansion opportunities. IPM has developed systems that allow for new communities to easily transition. These systems include live training, on-line training with a specific training schedule for each position, on-line policies and procedures manual, on-line purchasing and invoicing system that saves time and money and a vendor/contractor review system that ensures the appropriate credentials and insurance requirements are in place. These systems, coupled with the depth and breadth of the Operations Team will ensure seamless absorption of new property management assignments offered. This team holds IREM CPM and CPM Candidate designations, CAM, CAPS, COSP and HCCP designations.

The Quality Assurance division is led by the Director, Robert Easterling who is supported by five Compliance Specialists and an in-house Yardi Specialist. This team provides compliance training, auditing and oversight to ensure full compliance with all regulatory requirements. In addition, this team facilitates training in federal, state and local requirements such as Fair Housing and Tenant/Landlord Laws. This team holds multiple designations including HCCP, COSP, PHM and HCV designations.



The Asset Preservation and Enhancement division is led by Director, Channing Henderson who is supported by experienced professionals trained in the construction management and asset preservation and enhancement fields. The Director of Maintenance, Norris Jackson, and Regional Service Manager, Fabian Sinclair, trains and supports the maintenance teams at each community so that all communities are properly maintained. This team also conducts quarterly physical inspections of each asset to ensure ongoing maintenance needs are met and identify any capital needs that may need to be addressed.



Ashley Midtown

These inspections are modeled after the UPCS and REAC inspections. As a new management assignment is received, this team works closely with the Operations Leaders to complete an initial inspection and physical assessment of each asset to use in developing the operating and capital budget. Our Asset Preservation and Enhancement hold certifications such as a Certified Aging in Place Specialist (CAPS) and Manager of Maintenance.

IPM is very familiar with the various government inspections including UPCS, Standard Housing Code, HUD REAC, etc. As part of its quality control and compliance efforts, IPM has developed an internal system of inspections to ensure that properties pass all government inspections successfully.



Ashley Scholars Landing

The Financial Services division is led by the Vice President of Accounting, Patricia Hartley. The team also includes a team of property accounting professionals who assist in providing financial services for each community, including the production of monthly financial reports. This team provides support for preparation of the annual operating and capital budgets as well.

Other support services are offered through the Integral in-house Human Resources, IT, Administration and Training and Marketing departments.

The following page lists IPM's Current Properties Under Management.

## PROPERTIES UNDER MANAGEMENT

Property Name	Units	City, State	Property Name	Unit	City, State
Arbors at Ellington	40	Pleasant Grove, AL	Park Place I	197	Birmingham, AL
Ashley Auburn Pointe I	154	Atlanta, GA	Park Place II	198	Birmingham, AL
Ashley Auburn Pointe II	150		Park Place III (Veranda at Park Place)	76	Birmingham, AL
Ashley Cascade I	152	Atlanta, GA	Savannah Townhomes	12	Savannah, GA
Ashley Cascade II	136		Square at Peopletown	94	Atlanta, GA
Ashley Cascade III	96		The Exchange (EXCH-1010)	130	Bethlehem, GA
Ashley Collegetown I	199	Atlanta, GA	The Reserve at Bolton Road	209	New property joining the portfolio soon!
Ashley Collegetown II	177		Veranda at Auburn Pointe I	124	Atlanta, GA
Ashley Midtown I	168	Savannah, GA	Veranda at Auburn Pointe II	98	Atlanta, GA
Ashley Midtown II	38		Veranda at Auburn Pointe III	102	Atlanta, GA
Ashley Riverside	132	Albany, GA	Veranda at Carver	90	Atlanta, GA
Ashley Scholars Landing I	135	Atlanta, GA	Veranda at Collegetown	100	Atlanta, GA
Ashley Station I	184	Columbus, GA	Veranda at Groveway	102	Roswell, GA
Ashley Station II	183		Veranda at Midtown	100	Savannah, GA
Ashley Union Station	107	Denver, CO	Veranda at North Main	58	Columbia, SC
Ashley West End	112	Atlanta, GA	Veranda at Scholars Landing	100	Atlanta, GA
Capitol Gateway I	269	Atlanta, GA	Veranda at Whitted	79	Durham, NC
Capitol Gateway II	152		Villages at Carver I	220	Atlanta, GA
Centennial Place I	181	Atlanta, GA	Villages at Carver V	164	
Centennial Place II	177				
Centennial Place III	185				
Centennial Place IV	195				
Centennial Park North	8				
Cheshire Bridge	162	Atlanta, GA	Villages at Carver II	66	Atlanta, GA
Dutchtown Campus Apartments	48	Savannah, GA	Villages at Carver III	216	
Gardens at Collegetown	26	Atlanta, GA	Villages at Curtis Park I	155	Atlanta, GA
Gateway Place	86	Huntsville, AL	Villages at Curtis Park II	125	
Georgia Avenue Martin Street	81 60	Atlanta, GA	Villages at Curtis Park III	43	
Marian Road	240	Atlanta, GA	Westminster	32	Atlanta, GA
Northside Plaza	127	Atlanta, GA	Wimberly Manor	73	New property joining the portfolio soon!
Oasis at Scholars Landing	60	Atlanta, GA			

### 7,143 UNITS UNDER MANAGEMENT

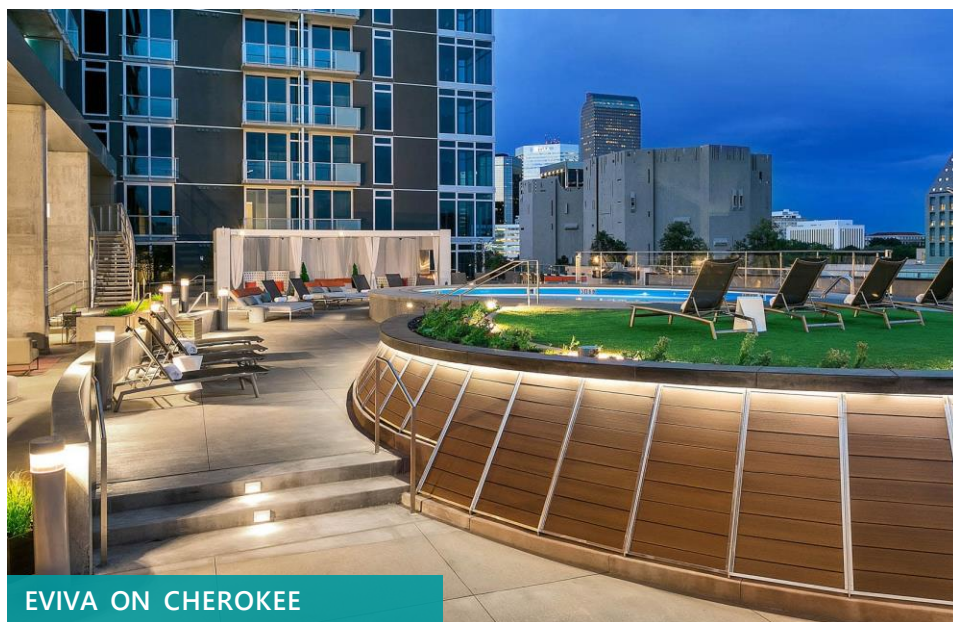
# Statement of Financial Capacity



**Integral** is committed to a multiple bottom-line philosophy of achieving superior financial results, delivering enhanced quality of life, and incorporating sustainable attributes in all its projects. The firm has raised and invested over \$2 Billion of capital on behalf of a diverse group of institutional investors, including sovereign wealth funds, private equity funds, foundations, endowments, and new market and low-income housing tax credit equity funds. These investments have supported and expanded upon Integral's corporate mission of 'Creating Value in Cities and Rebuilding the Fabric of Communities' and helped to facilitate over \$4 billion of value and development experience in urban master-planned communities and urban mixed-use projects nationwide.

We not only have an in-depth understanding of LIHTC, Tax-Exempt Bond Financing, TAD, CDBG, SEC 108, HOME Funds, AHP funds, New Market Tax Credits, and non-Choice Neighborhood funds such as development funds, replacement housing factor funds, RAD, etc., but also the knowledge and understanding of how to leverage these public funds with monies from private investors and conventional lenders in order to maximize the overall benefit to the development. Financing mixed-income/mixed-finance developments requires both an in-depth understanding of HUD Public Housing Authority's (PHA) restricted and non-restricted funds, PHA's Capital and Operational funds, the Rental Assistance Demonstration (RAD) program, Low Income Housing Tax Credits (LIHTC), Tax-Exempt Bonds, HUD financing, Local and State HOME, CDBG Affordable Housing Program funds and strong relationships with debt and equity providers. The Integral Team's successful mastery of these areas continues to yield returns that strengthens our relationships with our equity and debt partners.

We understand that combining various debt, equity and soft funding sources is vital in creating a capital stack that facilitates housing options for households with a range of incomes. The capital stacks include conventional debt, HUD-FHA 221(d)4 insured loans, Low Income Housing Tax Credit Equity, Tax-Exempt Bonds, Private Equity, Federal Home Loan - Affordable Housing Program funds, Local government assistance (such as HOME or CDBG funds), mezzanine loans, New Market Tax Credits, Opportunity Zone Funds, Empowerment Zone Funds, Historic Tax Credits, State Tax Credits and more. Our underwriting process and financial planning have resulted in sustainable operations in every operational aspect along the development continuum.



References can be found on the following page identifying public and private partners:

**BONITA SHROPSHIRE, Executive Director**

South Carolina State Housing Finance & Development

300 C Outlet Point Blvd.

Columbia, SC 29210

Phone: (803) 896-9005

Email: Bonita.Shropshire@schousing.com

**JIM DANIELS, Chief Executive Officer**

East Baton Rouge Housing Authority

4731 North Boulevard

Baton Rouge, LA 70806

Phone: (225) 923-8100 x 2005

Email: jdaniels@ebrpha.org

**DONYALE L. GETZ, Treasury Services, SVP**

Atlantic Capital Bank

945 East Paces Ferry Road, Suite 1600

Atlanta, Georgia 30326

Phone: (404) 995-6259

Email: donyale.getz@atlcapbank.com

**JILL CROMARTIE, Director, Office of Portfolio Manager**

Georgia Department of Community Affairs

60 Executive Park South, NE

Atlanta, Georgia 30329

Phone: (470) 717-1135

Email: Jill.Cromartie@dca.ga.gov

**STEVE NAPOLITANO, Senior Vice President**

Boston Financial

101 Arch St.

Boston, MA 02110-1103

Phone: (617) 488-3524

Email: Steven.Napolitano@bfim.com

**THE HONORABLE STEVE K. BENJAMIN**

City of Columbia

1737 Main Street; PO Box 147

Columbia, SC 29217

(803) 545-3075

Email: skbenjamin@columbiasc.net

**JEFF LAWRENCE, Managing Director**

Berkadia

Three Alliance Center

3550 Lenox Road, Suite 2600

Atlanta GA 30326

Phone Number: (404) 201-0693

Email: Jeff.Lawrence@berkadia.com

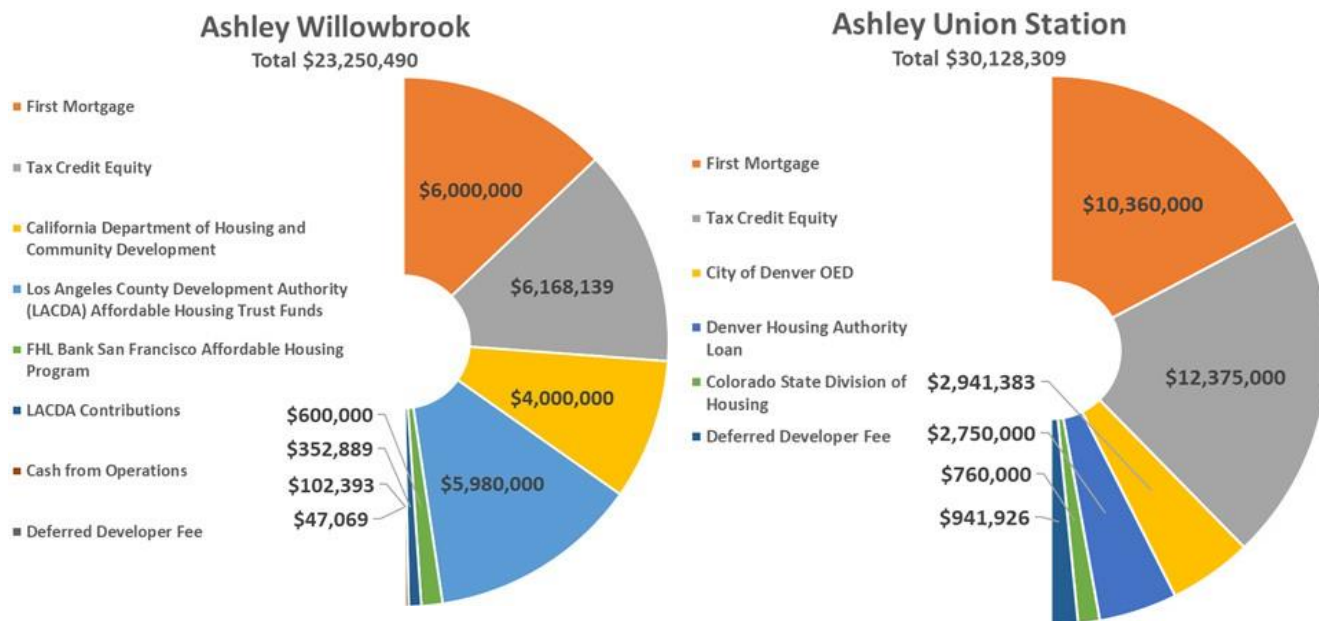


## DEVELOPMENT AND FINANCING EXPERIENCE:

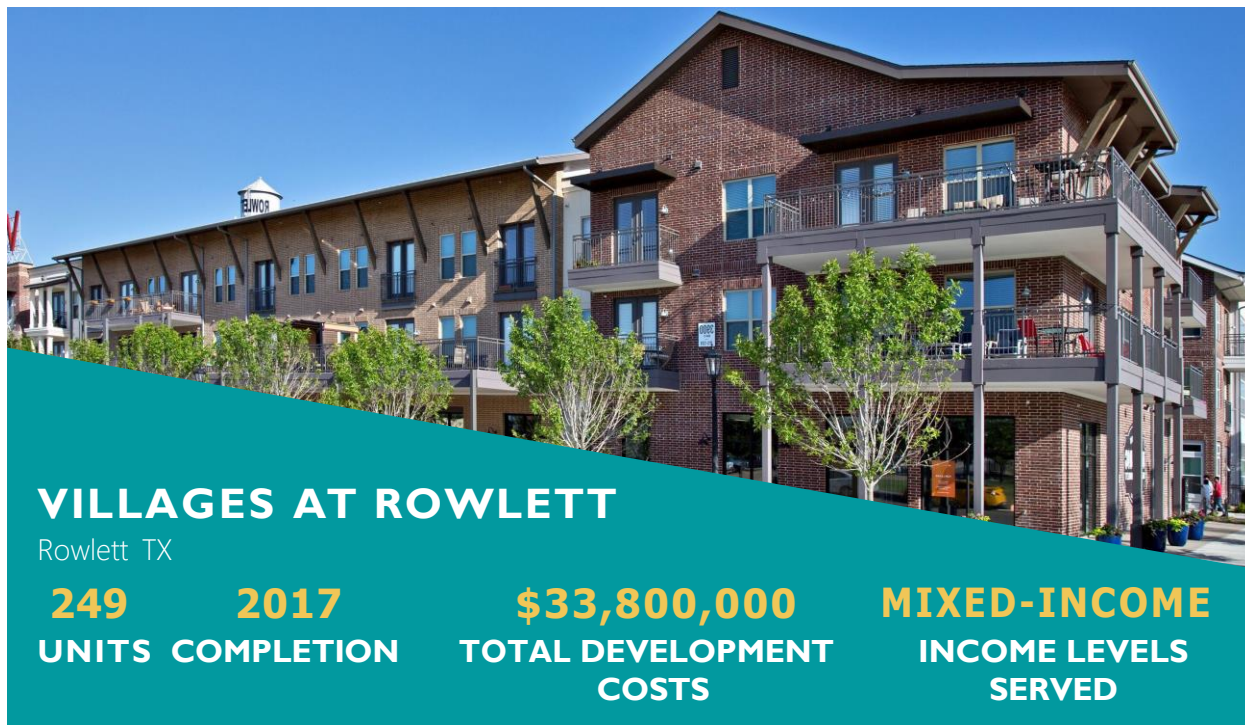
Integral, in the past two decades, has closed on approximately 1.2 Billion Dollars of multi-family developments across 17 markets producing over 8,217 housing units.

Our financing process begins with an intense feasibility and underwriting exercise inclusive of a thorough market analysis, design conceptualization, vetting of market demographics & demand, rent & operating expense determinations, and the like. We spend a great deal of time to ensure that the transaction is well-designed, market responsive, financially feasible (without being aggressive with its underwriting assumptions) and highly marketable in the capital market. Therefore, having the right team is essential.

The following charts summarize our most recent capital sourcing efforts and illustrate our success and ability to navigate through diverse and complex financing strategies:







**VILLAGES AT ROWLETT**  
Rowlett TX

<b>249</b>	<b>2017</b>	<b>\$33,800,000</b>	<b>MIXED-INCOME</b>
<b>UNITS</b>	<b>COMPLETION</b>	<b>TOTAL DEVELOPMENT COSTS</b>	<b>INCOME LEVELS SERVED</b>

Ideally located in the heart of the city, our luxury apartments for rent in Rowlett, TX, is the perfect place to call home. Surrounded by the best dining, shopping, and entertainment, everyone can find something to enjoy nearby!

Unit features will include, Wood-style flooring in living area and bathroom, Two-story town-home & carriage home floor plans, Covered patios & enclosed yards available, Kitchen Island with granite countertops, Live Work Units, Over sized Closets, Spacious walk-in closet, Stainless Appliance package, Upscale lighting package

Community Amenities will consist of Business Center, Camp-style Fire Pit, Coffee Bar, Fitness & Wellness Center, Grilling stations at pool deck, Pet Park - Pet Friendly, Private Garages or Carport options, Quick Access to George Bush Turnpike, Rustic designed resident lounge, Swimming Oasis with sun deck, Urban Community Garden, WI-FI throughout common areas

HUD 221d4	\$30,000,000	Sponsor Equity	\$ 11,700,000
-----------	--------------	----------------	---------------



## CENTENNIAL PLACE IV

Atlanta, GA

<b>195</b>	<b>2020</b>	<b>\$31,871,782</b>	<b>MARKET RATE</b>
<b>UNITS</b>	<b>COMPLETION</b>	<b>TOTAL DEVELOPMENT COSTS</b>	<b>INCOME LEVELS SERVED</b>

Centennial Place IV is the fourth phase Centennial Place, a mixed-income development constructed on the sites of the former public housing communities Techwood Homes and Clark Howell Homes in downtown Atlanta. Originally funded through the Hope VI and LIHTC programs, Centennial Place consists of four multi-family rental phases and one phase of for-sale townhomes. Phases I, II, and III received nine percent tax credit allocations for rehabilitation in 2013, 2014, and 2015, respectively, and have all completed renovations. All three phases also received funding through the HUD 221(d)(4) program.

Centennial Place IV will offer 195 newly rehabilitated general occupancy rental units, 107 of which will benefit from Low Income Housing Tax Credits and will be reserved for households earning up to 50 percent or 60 percent of Area Median Income (AMI), adjusted for household size. Eighty-three LIHTC units will have Project Based Rental Assistance (PBRA) with tenants paying a percentage of their income toward rent and will serve households earning between 30 percent AMI and 60 percent AMI. Centennial Place IV will also have 88 market rate units without income or rent restrictions.

First Mortgage	\$9,800,000	Atlanta Housing Loan	\$6,795,498
Federal Tax Credit Equity	\$9,000,000	Replacement Reserve	\$518,331
State Tax Credit Equity	\$5,700,000	Deferred Developer Fee	\$57,953



## CENTENNIAL PLACE III

Los Angeles, CA

**185** **2018** **\$28,263,611** **MARKET RATE**  
**UNITS** **COMPLETION** **TOTAL DEVELOPMENT** **INCOME LEVELS**  
**COSTS** **SERVED**

Centennial Place III is the third phase Centennial Place, a mixed-income development constructed on the sites of the former public housing communities Techwood Homes and Clark Howell Homes in downtown Atlanta. Originally funded through the Hope VI and LIHTC programs, Centennial Place consists of four multi-family rental phases and one phase of for-sale townhomes. Centennial Place III will offer 111 LIHTC units and 74 market rate units. All 111 LIHTC units will target households earning up to 60 percent of the Area Median Income (AMI), adjusted for household size. Seventy-four LIHTC units will also have Project Based Rental Assistance (PBRA) funded through the Atlanta Housing Authority (AHA). The occupancy type of the subject property is multi-family (general occupancy).

Unit features will include a range, range hood, refrigerator, dishwasher, microwave, ceiling fans, storage areas, in-unit washer/dryers, and patios/balconies. Amenities will consist of a clubhouse, fitness center, computer center, swimming pool, playground, covered patio with seating, gazebo, and barbeque/picnic area.

First Mortgage	\$8,200,000	Georgia Power Rebate	\$167,975
Federal Tax Credit Equity	\$9,450,000	Replacement Reserve	\$916,969
State Tax Credit Equity	\$4,950,000	Cash from Operations:	\$27,218
Atlanta Housing Loan	\$4,266,771	Deferred Developer Fee	\$284,678



## ASHLEY UNION STATION

Denver, CO

<b>107</b>	<b>2017</b>	<b>\$30,128,309</b>	<b>30% to 60% AMI</b>
<b>UNITS</b>	<b>COMPLETION</b>	<b>TOTAL DEVELOPMENT COSTS</b>	<b>MARKET RATE INCOME LEVELS SERVED</b>

Ashley Union Station is a 107-unit apartment community proposed for a site in the Union Station neighborhood in the northwest part of the downtown Denver market. The 4-story midrise will operate as a mixed income community. Requirements in exchange for an allocation of Low Income Housing Tax Credits (LIHTC) include rent restrictions and occupancy by individuals or families whose income is 50% or less of the area median income (AMI) for 34 units and 60% AMI for 34 units. The remainder consists of 8 family project-based Section 8 units and 31 market rate units.

Ashley Union Station is located approximately one-half mile northwest of the Denver central business district (CBD) in the City and County of Denver, Colorado. The development's neighborhood is generally bounded by I-25 on the west and northwest, Park Avenue West on the northeast, Broadway on the east, and Colfax Avenue on the south. Originally developed in the mid-1800s, the neighborhood is the historic center of the City and County of Denver and the core of the metropolitan area.

Ashley Union Station is a Transit Oriented Development as the development site is 1 block from Denver Union Station (DUS) with a regional bus facility including free downtown circulators, commuter and light rail lines, Amtrak, and Ski Train services described earlier. Regional Transportation District buses and rail lines provide frequent public transportation service to the neighborhood. Access to the development's neighborhood is considered excellent for the metropolitan area.

First Mortgage	\$10,360,000	Denver Housing Authority Loan	\$2,750,000
Federal Tax Credit Equity	\$12,375,000	Colorado State Division of Housing	\$760,000
City of Denver OED	\$2,941,383	Deferred Developer Fee	\$941,926





## Request for Conveyance of County-Owned Property

# 04

---

KEY PROJECT  
CONSULTANTS



MDC050

4955 SW 75TH AVE., MIAMI, FLORIDA 33155 | T. 786.879.8882 | F. 786.350.1515 | WWW.MODISARCHITECTS.COM

## FIRM PROFILE

MODIS Architects is a design-oriented full service architectural firm with a reputation for excellence in a wide variety of project types. Our Miami office, with over 30 employees is managed by its' founding Principals Ivo Fernandez and Robert K. Morisette who are actively involved in each project. At MODIS, we believe in relationships. Our veteran team of architects and designers operates with a client-first mentality, putting egos aside and working together to achieve the common goal: delivering stunning projects on time and within budget.

Operating out of our offices in Miami, our qualified professionals have more than 20 years of working side by side where we've gained a thorough understanding of the complex design processes and regulatory needs of retail and commercial architecture. In addition to design, the MODIS family is technically astute in construction documentation and administration. So, it's no surprise that our pragmatic approach to our work, through design and constructability, continues to bring value to our projects years after construction is complete.

Above all, we believe that striking the right balance, both with our clients and one another, while delivering excellent service, is what makes us unique. Combining our camaraderie and collective knowledge while putting our clients' needs first helps us streamline successful execution and deliver excellence. Because we know that the only way we grow as an organization is by helping our clients grow, sustain, adjust and transform.

## EXPERIENCE PROFILE

We have completed countless of successful project types ranging from both Large-Scale and Small-Scale Retail, Mixed Use and hospitality as well as, both single family and multifamily Residential for a variety of public and private clients throughout the United States. Our experience with affordable projects extends to public housing, affordable family and affordable elderly housing, workforce housing and veteran housing. We have worked in close collaboration with HUD, local and state housing agencies, non-profit organizations and private developers to provide excellent and successful affordable housing developments which help improve the quality of life for many needy families, residents and veterans throughout our community.

Modis Architects, maintains registrations to practice Architecture in their home state of Florida and are current with the profession by participating as active members in the following associations:

- American Institute of Architects (AIA)
- International Council of Shopping Centers (ICSC)
- National Council of Architectural Registration Boards (NCARB)
- Urban Land Institute (ULI)
- U.S. Green Building Council (USGBC)

## Modis Clients

Modis Architects has completed projects and is currently working on projects with the following companies and developers:

- AJP Ventures Coral Gables, Florida
- Barlington Group Miami, Florida
- Boston Proper for Chico's Fashion Ft. Myers, Florida
- Burger King Corporation Miami, Florida
- Camicissima Milano Men's Clothing Miami, Florida
- Casto Lifestyle Properties Sarasota, Florida
- Codina Partners Coral Gables, Florida
- Cushman and Wakefield Coral Gables, Florida
- Federal Realty Investment Trust Rockville, Maryland
- Florida International University Miami, Florida
- Giardino's Gourmet Salads Miami, Florida
- Housing Trust Group Coconut Grove, Florida
- Hilton Miami, Florida
- Hyatt Place Dallas/Fort Worth, Texas
- Institutional Property Management Miami, Florida
- Millennium Partners Miami, Florida
- NAI Miami Miami, Florida
- Phoenix Group Parkland, Florida
- Radisson Miami, Michigan
- Related Urban Group Miami, Florida
- Simon Properties Indianapolis, Indiana
- Starbucks Coffee Seattle, Washington
- Starwood Capital Chicago, Illinois
- Taubman Company Bloomfield Hills, Michigan
- TransUnion Boca Raton, Florida
- Turnberry Associates Aventura, Florida
- Volunteers of America of Florida St. Petersburg, Florida



**IVO FERNANDEZ, JR., LEED AP BD+C, CDP**  
**MODIS Architects, LLC**  
 Principal Miami Studio



As Principal & Co-Founder, Mr. Fernandez oversees most of the design within the office. He specializes in the design and management of various project types through all phases. From the initial Zoning Analysis, Master Planning, Design Development, all the way through the Construction phase. He brings an “All In or Nothing” attitude to each and every project. With more than twenty years of experience, Mr. Fernandez has been the Lead Designer and Project Manager on various large-scale retail, mixed-use, aviation, office, warehouse, and residential projects – many of which have received awards for excellence both locally as well as internationally. Having worked side by side with Co-Founder, Robert Morissette, for over 25 of those years, they have developed a cohesive & comprehensive approach towards architecture that is able to not only provide award winning aesthetic solutions, but also achieve this while being both sensitive to our client’s needs as well as the project’s without compromising our service nor our product.

**COMMERCIAL / MIXED-USE PROJECTS**

- **16 West**, Savannah, Georgia – Project Designer/Project Manager for an open-air retail, 118-acre, master planned project. Including 330,000 SF Anchor tenants, 318,000 SF big box retail, 530,000 SF of life style retail, 20 screen cinema, 150 residential units and a Hotel.
- **Current @ Lee Vista**, Orlando, Florida – Project Designer/Project Manager for an open-air retail, 74-acre, master planned project. Including 240,000 SF Lifestyle Retail, 450,000 SF Power Center which includes a 178,000 SF Super Target Center, as well as a Proposed Hotel.
- **Doral Blue**, Doral, Florida – Principal for the design of a proposed mixed-use development which features a 10 story 166 room hotel tower complemented with a 9 story 68 unit condominium tower anchored with a central plaza that caters to 21,000 SF of vibrant ground level retail. Situated one block from the new Doral Town Center this site maximizes uninterrupted views of the world-famous Trump National Doral Golf Course and Resort.
- **Downtown Orlando City Square**, Orlando, Florida – Principal for the design of a proposed 7.7-acre Mixed-Use Transit Oriented Development is centrally located in the heart of the bustling Downtown Orlando area only 500 feet from the recently completed Lynx Sunrail Station - one of many efforts underway in the emergence of the area as a major business, residential, & entertainment powerhouse. The project looks to meet the demands of this growing area by providing 408 residential apartment units in three 12 story towers accompanied by a 10 story 125 key hotel tower. The overall project is anchored by 122,000 SF of retail space with a national grocer, pharmacy, and numerous sidewalk cafes which delivers a vibrancy surrounding a central outdoor plaza. The project will also feature 12,000 SF of conference and meeting facilities, a 35,000 SF multi-level fitness center, 65,000 SF of elevated recreation and fitness deck with 4 resort style pools, as well as 1,220

spaces of structured parking.

- **One Hundred Central Avenue**, Sarasota, Florida - Project Designer/Project Architect for a 530,000 SF mixed use project which includes 96-unit urban luxury condominiums, 60,000 SF of street-level retail, and a 660 space structured parking garage. The project is arranged with sidewalk cafes, and various retail. This was a joint venture project with the City of Sarasota which became a catalyst for the redevelopment of the downtown area.

*\* Winner of the 2007 DBA Project of the Year Award - Category of Commercial Properties, presented by the Developers & Builder's Alliance*

- **Westshore Mixed Use**, Tampa, Florida – Principal for the design of the proposed repositioning of an existing 5 building office park near the Tampa International Airport. We proposed the demolition of 3 of the existing vacant office midrise buildings and have applied a form-based solution that would integrate the remaining 2 office buildings with 316 new residential units with 3 new midrise buildings and 72,500 sf of new ground level retail. The overall design provides a sense of community and a pedestrian friendly street side environment that encourages outdoor seating, street traffic, and a pedestrian synergy - all while concealing from view 800 spaces within structured parking garages.

**COMMERCIAL / RETAIL PROJECTS**

- **Deerwood Shopping Center**, Miami-Dade, Florida – Project Manager for the renovation of an existing 32,000 SF strip shopping center.
- **Dolphin Mall**, Miami, Florida - Project Designer / Architect for this 87-acre destination retail project which included 1,650,000 SF of themed value/retail and entertainment mega mall which features a 28-screen Cineplex, food court, restaurants, entertainment, as well as 12 anchors. Participated in the attainment of DRI approval for the overall 310-acre mixed use Beacon Trade port site.
- **Festival Marketplace**, Hollywood, Florida - Project Designer / Project Manager for the renovation of a 450,000 SF value-retail center, featuring 400 retail booths, Farmer's market and food court.
- **The Galleria**, Venice, Florida – Project Designer / Project Architect for the renovation of an existing 180,000 SF power shopping center. The project includes the complete façade redesign of the Frank Theatres anchor as well as various small retail exterior facades and outdoor common areas.
- **Lakeland Multi-Tenant Retail**, Lakeland, Florida – Principal for the design of a new multi-tenant retail building totaling 6,000 SF. Made accommodations for future restaurant tenant as well as provided for future outdoor sidewalk seating completed in 2014.
- **Lakewood Shopping Center**, Margate, Florida - Project Designer / Project Manager for the

renovation of an existing 75,000 SF building by breaking it up into three big box retail tenants and the addition of 8,500 SF of retail.

- **Mary Brickell Village**, Miami, Florida - Project Architect for this mixed-use Leisure and Lifestyle Village which includes a series of two-story tropical retail pavilions with over 165,000 SF of retail space, various restaurants, goods and services complimented by public spaces heavily landscaped with the theme of “Wood, Water and Green”. This project was arranged with a 30-story apartment tower forming a backdrop to the retail.
- **Pointe Orlando**, Orlando, Florida - Project Designer / Project Manager for the renovation and repositioning of a 400,000 square foot, two level outdoor retail and entertainment shopping center, including new common area walkways, large open plazas, new restaurants and retail tenants.

*\* Winner of the 2009 Aurora Award - Category of Remodeling, Rehabilitation, or Historical Restoration of Office / Retail Project.*

*\* Winner of the 2009 Real Estate and Construction Review, Building of America Award – Most Imaginative, Unique, Innovative and Dynamic Buildings in America.*

- **Shopping Center Iguatemi**, Porto Alegre Expansion, Porto Alegre, Brazil - Model Builder for new two-level enclosed shopping center addition to the existing two-level regional mall features Renner as a two-level anchor, many new small shops and boutiques, and new food court. A partial third level above Renner has five new cinemas in addition to the existing four. Completed fall 1997.

*\* Winner of an ICSC award for Merit, Presented by the International Council of Shopping Centers.*

- **Streets of Mayfair**, Miami, Florida - Project Architect for the renovation and repositioning of a 248,000 SF mixed-use facility that includes entertainment/retail, Planet Hollywood, multiplex cinema, 186-room hotel and structured parking for 920 cars. Completed 1997.

*\* Winner of a SADI award for Superior Achievement in Design, Presented by Shopping Center World, and a Merit award, presented by the International Council of Shopping Centers.*

- **Terra Mall**, San Juan, Costa Rica - Project Architect for a 400,000 SF three-level mall that takes advantage of the sloped terrain. Project includes a Cineplex, food court, music court, restaurants, department store, supermarket and 90 shops.

*\* Winner of an ICSC Certificate of Merit for Innovative Design & Development, presented by the International Council of Shopping Centers.*

- **Tower Shops Phase I**, Davie, Florida – Project Manager for the complete 2,100 LF / \$2.9 million façade renovation of an existing 420,000 SF power shopping center. The project included major façade redesign of 1,700 LF including 7 of the anchor tenants, Michaels, TJ Maxx, Office Depot, Ross, Party City, Ulta, & Discovery, as well as several small retail exterior facades and outdoor common areas.
- **Tower Shops Phase II**, Davie, Florida – Project Manager for an addition to the popular Tower Shops in Davie, Florida. It will feature an additional 50,000 SF of retail which will include one of the first Trader Joe’s in the South Florida market as well as future national retail and restaurant tenants with outdoor public areas. Totaling \$8.8 million this project broke ground in February of 2015.
- **Hidden Lakes Retail**, Kendall, Florida – Principal for the Hidden Lakes Shopping Center, which is a 50,400 SF multi-tenant retail space of all new construction. This new two-story center will bring needed neighborhood retail and services to an emerging market in West Kendall.
- **Upper Buena Vista**, Upper Buena Vista, Florida – Principal for the renovation and adaptive reuse of older and underused buildings concept that has become a key element in the resurgence of older urban neighborhoods. Upper Buena Vista is a collection of small existing and new structures that form a vibrant and unique micro retail development.

**COMMERCIAL / TENANT IMPROVEMENT PROJECTS**

- **Big Picture Cafe, Great Florida Bank Center**, Davie, Florida – Principal for the 1,540 SF interior build out of this one of a kind Wellness Center / Nutrition Café.
- **Borders Books**, Plantation, Florida - Project Architect for a standalone 25,000 SF “*Video, Music, Café*” bookstore with over 100,000 volumes. Project included a kid’s corner, music/video section and café with outdoor seating.
- **Borders Books**, Streets of Mayfair, Coconut Grove, Florida - Project Architect for a two story 25,000 SF “*Video, Music, Café*” bookstore with over 100,000 volumes. Project included a kid’s corner, music/video section and café with outdoor seating.
- **Boston Proper**, Multiple Cities – Principal for the new national roll out of a new fashion boutique by Chico’s Fashion ranging at the 2,500 SF per store module. First phase of Initial roll out includes multiple stores in Florida, Georgia, North Carolina, and Texas.
- **Burger King**, Multiple Locations – Principal for the exterior renovation of 10 local franchises spread throughout the local South Florida market.

- **Camicissima**, Multiple Locations – Principal for the new national roll out of a new men’s dress shirt fashion boutique at the +/-1,500 SF per store module. Total rollout campaign is to include 200 stores over the next 4 years. The first phase of the Initial roll out includes multiple stores in Florida, Georgia, and Puerto Rico.
- **Game On Sports Bar**, Miami, Florida – Principal for the +/-4,000 SF interior build out of this unique neighborhood sports bar experience where each booth has it’s own beer tap.
- **Gaucha’s Argentinean Gourmet Market**, Miami, Florida – Designer / Principal for the 3,800 SF interior build out.
- **Giardino Gourmet Salads**, Various locations in South Florida – Principal for the +/-1,200 SF interior build outs of this flourishing franchise start up. We have assisted the franchise in ironing out many of the wrinkles of their Gourmet Salad concept as they prepare to embark on their national rollout campaign. They are currently on their 12<sup>th</sup> location and have now finally begun branching out of Florida and into Tennessee.
- **Juicy Boba**, locations in Miami Beach and Aventura mall - Designer / Principal for the 1,175 SF interior build out.
- **K & G Fashion Superstore**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 17,000 SF building shell design & interior build out.
- **Let’s Make A Daiquiri**, Dolphin Mall, Miami, Florida - Project Designer / Architect for an open-air themed daiquiri bar which serves as the focal point of outdoor plaza of a local entertainment mega mall.
- **Lifeway Christian Stores**, Tower Shops, Davie Florida – Project Manager for the +/-5,400 SF interior build out.
- **Office Max**, Deerwood Shopping Center, Miami, Florida – Project Manager for the 20,000 SF building shell design.
- **Party City**, Colonial Palms Plaza, Pinecrest, Florida – Principal for the 12,000 SF interior build out.
- **Party City**, Tower Shops, Davie Florida – Principal for the 12,000 SF interior build out.
- **Picadilly Shoes**, locations in Westland Mall and Wellington Mall – Designer / Principal for the 1,250 SF interior build outs.
- **Rack Room Shoes**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 6,000 SF building shell design & interior build out.

- **Ross Dress for Less**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 34, 000 SF building shell design & interior build out.
- **Staples**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 18,000 SF building shell design & interior build out.
- **Subway**, Great Florida Bank Center, Davie Florida – Principal for the +/-1,200 SF interior build out
- **Whole Foods Market**, Sarasota, Florida - Project Designer for a 35,000 SF Whole Foods Market in the heart of downtown Sarasota.



\* Awarded Silver Certification from The Leadership in Energy and Environmental Design (LEED) Green Building Rating System from the US Green Building Council.

- **Your Big Picture Wellness Center**, Great Florida Bank Center, Davie Florida – Project Designer / Principal for the +/-1,400 SF interior build out.

**OFFICE PROJECTS**

- **Allen Morris Corporate Headquarters**, Coral Gables, Florida - Project Architect for a +/- 12,000 SF corporate headquarters, reception lobby, conference rooms, and interior details within the penthouse of their new 17 story Class “A” office building.
- **Tropical Federal Credit Union**, Cutler Bay, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Tropical Federal Credit Union**, Pembroke Pines, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Tropical Federal Credit Union**, West Palm Beach, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Galloway Medical Office Building**, Miami, Florida – Principal for a 3-story Medical Office Building designed to house state of the art medical facilities, provide innovative systems for its users, and is adjacent to Baptist Hospital. The building design is grounded with natural stone and wood materials with an abundance of glass to complement the West Kendall scale neighborhood. The detached garage contains 650 parking spaces with ground floor commercial linear space.



### **WAREHOUSE / INDUSTRIAL PROJECTS**

- **Historical Museum of South Florida Collections Warehouse**, Miami, Florida - Project Designer/Principal for a 22,000 SF - 2 story warehouse building for permanent storage of the Historical Museum's object collection.

### **AVIATION PROJECTS**

- **Lloyd Aviation FBO**, Anguila, British West Indies – Principal for the design of the proposed +/-25,000 SF private airport terminal in the Island of Anguila. Facilities include passenger ticketing, immigration, pilot accommodations, and various passenger amenities which include lounge area, bar area, business facilities, private conference facilities, as well as administrative offices for daily operations.

### **RESIDENTIAL PROJECTS / MULTI FAMILY**

- **26 Edgewater**, Miami, Florida - Principal for the design of a proposed 89-unit condominium project nestled within the historic neighborhood of Edgewater adjacent to metropolitan Downtown Miami. It includes 120 spaces of above ground parking and over 8,000 SF of ground level retail. With its location just off of Biscayne Boulevard and its close proximity to the Design District, this location is ideal for a new generation of Miami.
- **Byron Residential**, Miami Beach, Florida - Principal for the design of a proposed residential apartment building that offers one and two bedroom residential apartments with private terraces. The contemporary design makes references to Miami Beach's heritage of Deco and Moderne influences.
- **Casa Luna**, Miami, Florida – Principal for the design of this multi-family residential project which centrally located in the heart of the historic neighborhood referred to as Little Havana. The project features an 11-story – 79 residential apartments building with ground level retail as well as an elevated and landscaped amenity pool deck over a 98-space structured parking garage.
- **Collins Park Apartment**, Miami, Florida - Principal for the design of a 6-story 125 unit / 90,000 SF mid-rise HUD approved affordable housing project completed in January of 2015.
- **Douglas Gardens**, Miami, Florida – Principal for the design of a proposed 67 unit / 131,000 SF mid-rise market rate rental housing project over 108 space structured parking garage located in the heart of the City of Miami.
- **LeJeune Palms**, Miami, Florida – Principal for a newly proposed mixed-use development located on one of the busiest intersections in the City of Miami. The overall proposed project is to include a total of approximately 442,000 SF including more than 15,000 SF of

ground level retail, 8 stories/180 units of market rate rental units, 110 key hotel, all while concealing from view an elevated pool and amenities deck over a 350 space structured parking garage.

- **Manatee NSP1 Housing Development**, Palmetto, Florida – Principal for the design of a new 8,400 SF multi-unit veteran housing for the Volunteers of America, Florida completed in May 2013.
- **South Miami Plaza**, South Miami, Florida – Principal for the renovation of an existing 74,000 SF mid-rise which includes 98 units of Miami-Dade County elderly housing.
- **Stirrup Plaza**, Coconut Grove, Florida – Principal for the design of a 5-story 68 unit / 70,000 SF mid-rise HUD approved affordable housing project currently under construction.
- **Town Center Apartments**, Opa-Locka, Florida - Principal for the design of a 6-story mid-rise which includes 127 units totaling 118,000 SF HUD approved affordable housing project completed in mid-2014.
- **Smathers Plaza**, Miami, Florida - Principal for the design and development of a midrise elderly housing project which includes surface parking, resident amenities and 133 resident units. The units are comprised of one-bedroom/one-bathroom and 2-bedrooms/2-bath units. The project also includes the interior and exterior renovation of 2 existing public housing towers. One tower consists of 13 stories and the second tower consists of 6 stories for a total of 182 residential units.
- **Brisas Del Rio**, Miami, Florida - Principal for the design and development of an elderly housing project which includes surface parking, resident amenities and 167 resident units. The units are comprised of studio/one-bath and one-bedroom/one-bath.
- **Liberty Square**, Miami, Florida - Principal for the redevelopment of Liberty Square. This project will be a monumental process by which an existing 700 units of public housing is replaced by a new master planned development of over 1,500 mixed income units. The residential options will range from midrise multi-family buildings to three-story walk-up units as well as townhome developments that will be for sale. The overall development will feature elements essential for a thriving community. These elements include retail, grocery store, community spaces, parks, offices and job training facilities.
- **Gallery at Smathers**, Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities, leasing offices and 126 resident units. The units are comprised of one-bedroom/one-bath and two-bedrooms/two-bath.
- **Gallery at River Parc**, Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities and 139



resident units. The units are comprised of one-bedroom/one-bath, two-bedrooms/two-bath and 3 live-work with one-bath/one-office with powder room. The project will be part of a new master plan redevelopment of an existing public housing development.

- **Gallery at West Brickell**, Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities and 198 resident units. The units are comprised of one-bedroom/one-bathroom, two-bedrooms/two-bathrooms and 3 live-work with one-bathroom/one-office with powder room. The project will have a structural parking component within each tower.

**CERTIFICATIONS / AWARDS**

The International Council of Shopping Center CDP - Certified Design Professional	October 2013
The US Green Building Council LEED AP BD+C - LEED Accredited Professional Building Design + Construction	June 2009
Up & Comers Awards – Finalist The South Florida Business Journal	2001

**EDUCATION**

Bachelors of Architecture Florida A & M University, Tallahassee, Florida	May 1995
---	----------

**VOLUNTEER**

United Way of Miami Dade Kickoff Committee Member	1999 - 2003
United Way of Miami Dade Kickoff Committee Co-Chairman	2002

**PROFESSIONAL AFFILIATIONS**

ICSC	International Council of Shopping Centers
ULI	Urban Land Institute
USGBC	U.S. Green Building Council

**ROBERT K. MORISETTE**, AIA, NCARB, LEED AP B+C, CDP  
**MODIS Architects, LLC**  
 Principal Miami Studio



One of the Founding Principals of MODIS Architects, Mr. Morissette’s main focus within the firm is on overall project management, strategic development, budgeting, scheduling, construction cost estimating, and problem solving keeping each client on track towards completing their project successfully. With over twenty years of experience in a variety of project types which have included not only retail but mixed use, multi-family residential, commercial, hospitality, office, institutional, and aviation as well, he brings a wealth of technical proficiency to the overall MODIS team. He is a seasoned architect who can effectively and efficiently manage the many stages of the design and construction process while being sensitive to both the overall project schedule and budget. He is a true team player whose willingness to provide practical solutions has proven vital on many past projects.

**COMMERCIAL / MIXED-USE PROJECTS**

- **16 West**, Savannah, Georgia – Project Designer/Project Manager for an open-air retail, 118-acre, master planned project. Including 330,000 SF Anchor tenants, 318,000 SF big box retail, 530,000 SF of life style retail, 20 screen cinema, 150 residential units and a hotel.
- **Current @ Lee Vista**, Orlando, Florida – Project Designer/Project Manager for an open-air retail, 74-acre, master planned project. Including 240,000 SF Lifestyle Retail, 450,000 SF Power Center which includes a 178,000 SF Super Target Center, as well as a Proposed Hotel.
- **Davie Commons**, Davie, Florida - Project Manager for a 175-acre mixed-use master plan project which includes 1,000,000 SF of retail, 445,000 SF of office space, and a 300-room hotel. The project is designed around various streetscapes including a Waterfront, Town Square, Sidewalk Cafes and Marketplace with pedestrian and vehicular ways.
- **Daytona Speedplex**, Daytona Beach, Florida - Project Manager for a proposed 1,000,000 SF mixed-use master plan project composed of diverse retail shops, an 18-screen cinema, restaurants, office buildings, and residential condominiums contained within an energetic and progressive architectural vocabulary located directly across the street from the Daytona International Speedway.
- **Hyde Park Village**, Tampa, Florida – Project Manager for the proposed redevelopment of the existing 6 city block urban shopping village. Redevelopment is to include the addition of two new mixed-use mid-rise towers which is to include 50,500 SF of ground level retail with 22,000 SF of office space and 226 residential units above. The two new mixed-use buildings are to also include 635 parking spaces and total over 795,000 SF of new construction. The addition of these two new towers is to be the corner stone for the proposed redevelopment of the existing grade level retail and sidewalk cafés. The overall

scope of work is to also create a new project branding and identity for this truly one of a kind urban shopping destination.

- **Jupiter Yacht Club**, Jupiter, Florida - Project Manager for a waterfront mixed-use master plan project which includes a 35,000 SF office building, a 120-room hotel, 12,000 SF of marina front retail, a 9,000 SF yacht club, 168-unit luxury condominiums, an 89-slip marina, and 350 space structured parking garage. The entire project was designed to overlook the fragile ecological mangroves of the Florida’s Intracoastal Waterway.
- **One Hundred Central Avenue**, Sarasota, Florida - Project Designer/Project Architect for a 530,000 SF mixed use project which includes 96-unit urban luxury condominiums, 60,000 SF of street-level retail, and a 660 space structured parking garage. The project is arranged with sidewalk cafes, and various retail. This was a joint venture project with the City of Sarasota which became a catalyst for the redevelopment of the downtown area.

*\* Winner of the 2007 DBA Project of the Year Award - Category of Commercial Properties, presented by the Developers & Builder’s Alliance*

- **Orange County Convention Center Urban District**, Orlando Florida - Project Manager for a master planned mixed use development composed of 500,000 SF of entertainment retail, 200 residential units, 100,000 SF of leasable office space, 6,000 space structured parking, and 3 flagship hotel towers with a total key count of 2,500. The overall project is to be designed adjacent and in cooperation with the Orange County Convention Center. This project is envisioned to be the catalyst to help propel the Orange County Convention Center into becoming the Premier Convention facility within the United States.

**COMMERCIAL / RETAIL PROJECTS**

- **Dolphin Mall**, Miami, Florida - Project Architect for this 87-acre destination retail project which included 1,650,000 SF of themed value/retail and entertainment mega mall which featured a 28-screen Cineplex, food court, restaurants, entertainment, as well as 12 anchors. Participated in the attainment of DRI approval for the overall 310-acre mixed use Beacon Tradeport site.
- **Lakeland Multi-Tenant Retail**, Lakeland, Florida – Principal for the design of a new multi-tenant retail building totaling 6,000 SF. Made accommodations for future restaurant tenant as well as provided for future outdoor sidewalk seating completed in 2014.
- **Mary Brickell Village**, Miami, Florida - Project Architect for this mixed-use Leisure and Lifestyle Village which includes a series of two-story tropical retail pavilions with over 165,000 SF of retail space, various restaurants, goods and services complimented by public spaces heavily landscaped with the theme of “Wood, Water and Green”. This project was arranged with a 30-story apartment tower forming a backdrop to the retail.

- **Pacific Mall**, Panama City, Panama – Project Manager for a proposed 750,000 SF, three level Regional Mall in the heart of Panama City. The mall is to include 4 anchors, an interior food court, and 14 screen cinema.
- **Southland Mall Renovation** (formerly Cutler Ridge Mall), Miami, Florida - Project Manager for the renovation and expansion of an existing 1,000,000 SF shopping center. Two existing anchors were replaced with an 18-screen cinema, various restaurants, a bookstore, big box tenants such as Best Buy, Sports Authority and DSW Shoe. The interior of the mall was renovated with new paving, landscaping, lighting, fountains, graphics, and featured ceiling design.
- **Tower Shops Phase I**, Davie, Florida – Principal for the complete 2,100 LF / \$2.9 million façade renovation of an existing 420,000 SF power shopping center. The project included major façade redesign of 1,700 LF including 7 of the anchor tenants, Michaels, TJ Maxx, Office Depot, Ross, Party City, Ulta, & Discovery, as well as several small retail exterior facades and outdoor common areas.
- **Tower Shops Phase II**, Davie, Florida – Principal for an addition to the popular Tower Shops in Davie, Florida. It will feature an additional 50,000 SF of retail which will include one of the first Trader Joe’s in the South Florida market as well as future national retail and restaurant tenants with outdoor public areas. Totaling \$8.8 million this project broke ground in February of 2015.

**COMMERCIAL / TENANT IMPROVEMENT PROJECTS**

- **Ball Mania**, Doral Florida – Principal for the 1,700 SF interior build out of this unique child entertainment facility – Sister to the “Funtasmic” listed below.
- **Big Picture Cafe**, Great Florida Bank Center, Davie Florida – Principal for the 1,540 SF interior build out of this one of a kind Wellness Center / Nutrition Cafe
- **Borders Books**, Dolphin Mall, Miami, Florida - Project Architect for a two story 25,000 SF “Video, Music, Café” bookstore with over 100,000 volumes. Project included a kid’s corner, music/video section and café with outdoor seating.
- **Boston Proper**, Multiple Cities – Principal for the new national roll out of a new fashion boutique by Chico’s Fashion ranging at the 2,500 SF per store module. First phase of Initial roll out includes multiple stores in Florida, Georgia, North Carolina, and Texas.
- **Burger King**, Multiple Locations – Principal for the exterior façade renovation & interior improvements of new branding designs for several different locations spread throughout the local South Florida market.

- **Disney Store**, Dolphin Mall, Miami, Florida - Project Architect for a 2,000 SF interior build out of this apparel retail.
- **Funtasmic**, The Crossings Shopping Center, Kendall Florida – Principal for the 2,440 SF interior build out of this unique child entertainment facility – Follow up to the successful “Ball Mania” listed above.
- **Game On Sports Bar**, Miami, Florida – Principal for the +/-4,000 SF interior build out of this unique neighborhood sports bar experience where each booth has its’ own beer tap.
- **Giardino Gourmet Salads**, Various locations in South Florida – Principal for the +/-1,200 SF interior build outs of this flourishing franchise start up. We have assisted the franchise in ironing out many of the wrinkles of their Gourmet Salad concept as they prepare to embark on their national rollout campaign. They are currently on their 12<sup>th</sup> location and have now finally begun branching out of Florida and into Tennessee.
- **Juvia**, 1111 Lincoln Road, Miami Beach, Florida – Principal for the 7,800 SF interior build out of this unique rooftop dining experience overlooking the epicenter of Lincoln Road. We worked closely with the lead Venezuelan designer, Alejandro Barrios-Carrero on this award winning project.



*\* Winner of the 2013 Outstanding Restaurant Design (Over 75 Seats) presented by the James Beard Foundation*

- **Lifeway Christian Stores**, Tower Shops, Davie Florida – Project Manager for the +/-5,400 SF interior build out.
- **Off The Wall Street Radio Station**, Whole Foods Market Centre, Sarasota, Florida – Project Manager / Principal for the +/-1,500 SF interior build out of this one-of-its-kind street side radio broadcast station.
- **Oolite**, 1661 Pennsylvania Avenue, Miami Beach, Florida – Principal for the 4,500 SF / 240 seat interior build out of this unique dining/bar experience. Located just a couple of steps off of Lincoln Road in what is the ground level of one of the New World Symphony buildings designed by world renowned architect Frank Gehry. We worked closely with the James Beard nominated executive chef Kris Wessel and the rest of the ownership’s team in delivering this award winning dining experience.

*\* Winner of the 2014 Restaurant of the Year presented by the Miami Herald*

- **Party City**, Colonial Palms Plaza, Pinecrest, Florida – Principal for the 12,000 SF interior build out.
- **Party City**, Tower Shops, Davie Florida – Principal for the 12,000 SF interior build out.

- **Polo Norte-Coral Way**, Miami, Florida - Principal for the concept development and 112 seat, interior build out of this popular local dining experience.
- **Polo Norte-PSN**, Palm Springs North, Florida - Principal for the concept development and 132 seat, interior build out of this popular local dining experience.
- **Simply Spoiled**, Main Street. Sarasota, Florida – Principal for the +/-1,500 SF interior build out of this distinctive urban spa experience.
- **Subway**, Great Florida Bank Center, Davie Florida – Principal for the +/-1,200 SF interior build out
- **Whole Foods Market**, Whole Foods Market Centre, Sarasota, Florida - Project Manager for a 35,000 SF Whole Foods Market in the heart of downtown Sarasota.



\* Awarded Silver Certification from The Leadership in Energy and Environmental Design (LEED) Green Building Rating System from the US Green Building Council.

- **Your Big Picture Wellness Center**, Great Florida Bank Center, Davie Florida – Project Designer / Principal for the +/-1,400 SF interior build out.

**HOSPITALITY PROJECTS**

- **Crescent Hotel**, Miami Beach, Florida – Project Architect for the renovation of this boutique hotel in the heart of South Beach’s Famous Art Deco District.
- **Hilton Tru**, Sweetwater, Florida – Principal for a new hotel. Adapted from its prototypical design, this 6 story 120 room limited service Tru by Hilton hotel sits on a compact site. The building design has been altered to a more vertical configuration with a canopy drop-off area and indoor/outdoor amenities area.
- **Hyatt Place**, Houston, Texas – Principal for a newly proposed 6-Story 129 Unit limited service hotel in the new sustainable, environmentally sensitive campus of Chasewood Park - Adjacent to the Hewlett Packard Campus
- **Hyatt Regency Hotel**, Miami Beach, Florida - Project Architect for a proposed phased 800 room oceanfront hotel, spa, and time share resort project overlooking the Atlantic Ocean.
- **Radisson RED at Palmer Lake**, Miami, Florida - Principal for a newly constructed 5 story 156 room waterfront hotel, spa, and conference facility overlooking Palmer Lake – Adjacent to the MIA’s newly built Miami Intermodal Center.



- **Palmer Lake Hotel - II**, Miami, Florida - Principal for a newly proposed 5 story 204 room waterfront hotel, and conference hotel overlooking Palmer Lake – Adjacent to the MIA's newly built Miami Intermodal Center.
- **Regent Hotel**, Miami Beach, Florida - Project Architect for the proposed conversion of the existing 11-story hotel into a luxury 5-star, 410-room, ocean front resort and health spa. The hotel featured 20,000 SF of convention facilities as well as luxurious pool front cabanas.

#### **OFFICE PROJECTS**

- **Allen Morris Corporate Headquarters**, Coral Gables, Florida - Project Architect for a +/- 12,000 SF corporate headquarters, reception lobby, conference rooms, and interior details within the penthouse of their new 17 story Class "A" office building.
- **Avatar Executive Offices**, Coral Gables, Florida - Project Architect for 25,000 SF executive offices, reception lobby, conference rooms, and interior details for their executive offices.
- **Jupiter Yacht Club Office Building**, Jupiter, Florida - Project Manager for this waterfront 35,000 SF office building, and 350 space structured parking garage, all overlooking the Florida's Intracoastal Waterway.
- **Miami-Dade Water & Sewer Headquarters**, Miami, Florida - Architect for an 80,000 SF office optimization, renovation and expansion of their existing headquarters.
- **Miami-Dade Water & Sewer, Southwest Wellfield Offices**, Miami, Florida - Architect for a new 90,000 SF office building with offices, reception lobby, conference rooms, and interior details for their new offices.
- **Tropical Federal Credit Union**, Cutler Bay, Florida – Project Manager / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Tropical Federal Credit Union**, Pembroke Pines, Florida – Project Manager / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Tropical Federal Credit Union**, West Palm Beach, Florida – Project Manager / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Turnberry Associates Corporate Offices**, Aventura, Florida - Project Architect for 25,000 SF corporate offices, reception lobby, conference rooms, and interior details for their corporate Aventura offices at the Aventura Mall.

### **WAREHOUSE / INDUSTRIAL PROJECTS**

- **Historical Museum of South Florida Collections Warehouse**, Miami, Florida - Principal for a new 22,000 SF - 2 story warehouse building for permanent storage of the Museum's object collection.
- **SABC Freeport Sea/Air Business Center**, Freeport, Bahamas - Project Architect for the design of a proposed 800-acre master plan & design of distribution facilities for International Free Trade tenants

### **AVIATION PROJECTS**

- **British Airways VIP Lounge**, Miami International Airport, Miami, Florida - Project Architect for a 6,000 SF V.I.P. "Terraces Lounge" prototype for the Americas, located at the head house of Concourse "A" at the Miami International Airport.
- **Federal Express Miami Hub**, Miami International Airport, Miami, Florida - Project Architect for the design of a proposed 200,000 SF distribution & sort facility for Central and South America.
- **Federal Express Expansion**, Miami International Airport, Miami, Florida - Project Architect for the expansion to their existing facility.
- **Host Marriott**, Miami International Airport, Miami, Florida - Project Architect for the design and renovation of proposed 38 individual food and beverage facilities at the Miami International Airport.
- **Lloyd Aviation FBO**, Anguila, British West Indies, – Principal for the design of the proposed +/-25,000 SF private airport terminal in the Island of Anguila. Facilities include passenger ticketing, immigration, pilot accommodations, and various passenger amenities which include lounge area, bar area, business facilities, private conference facilities, as well as administrative offices for daily operations.
- **Miami International Airport, Concourse "H" Sterilization**, Miami, Florida - Architect for the US Customs sterilization facilities of international travelers within concourse "H" at the Miami International Airport.

### **RESIDENTIAL PROJECTS / MULTI FAMILY**

- **Casa Grande Tower**, Miami, Florida - Architect for an 80 unit / 115,000 SF mid-rise HUD approved affordable housing project above ground level retail.
- **Collins Park Apartment**, Miami, Florida - Principal for the design of a 6-story 125 unit / 90,000 SF mid-rise HUD approved affordable housing project completed in 2015.



- **Douglas Gardens**, Miami, Florida – Principal for the design of a proposed 67 unit / 131,000 SF mid-rise market rate rental housing project over 108 space structured parking garage located in the heart of the City of Miami.
  - **Harbour House**, Bal Harbour, Florida - Project Architect for the \$15 million renovation & conversion of 2 existing 15 story mid-rise rental apartment buildings into condominiums. The project also included the master planning of a new third hi-rise condominium building. Renovations included the overall master planning of the site, landscaping, the building exteriors, as well as all interior spaces.
  - **Residences at Hyde Park Village**, Tampa, Florida – Project Manager for two proposed mixed-use mid-rise towers which is to include 226 residential units above office & retail spaces below as well as structured parking.
  - **LeJeune Palms**, Miami, Florida – Principal for a newly proposed mixed-use development located on one of the busiest intersections in the City of Miami. The overall proposed project is to include a total of approximately 442,000 SF including more than 15,000 SF of ground level retail, 8 stories/180 units of market rate rental units, 110 key hotel, and 350 space structured parking garage
  - **Metatherapy Institute**, (Formerly Homestead Air Force Base), Homestead, Florida - Architect for the design of a proposed 200 unit / 112,000 SF HUD approved transitional living center located on the grounds of the former United States Air Force Base.
  - **Marina Del Mar**, (formerly Century Towers), Sunny Isle, Florida - Project Manager for the renovation of a 208 unit hi-rise condominium building. Renovations included the building exterior as well as all interior common spaces.
  - **Manatee NSP1 Housing Development**, Palmetto, Florida – Principal for the design of a new 8,400 SF multi-unit veteran housing for the Volunteers of America, Florida completed in May 2013.
  - **Ocean Club**, Cocoa Beach, Florida – Project Manager for a 51,000 SF five story 12-unit beachfront luxury condominium on Florida’s Tranquil Space Coast
  - **One Hundred Central Avenue**, Sarasota, Florida - Project Manager for a 530,000 SF mixed use project which includes 96-unit urban luxury condominiums, above street-level retail and a 660-space structured parking garage below.
- \* *Winner of the 2007 DBA Project of the Year Award - Category of Commercial Properties, presented by the Developers & Builder’s Alliance*
- **Residences at Winter Park Village**, Winter Park, Florida - Project Manager for a proposed 370,000 SF condominium project which includes 140 condominium units and a 310-space

structured parking garage. The project will be part of the existing award-winning urban lifestyle center in the heart of the Winter Park Village.

- **South Miami Plaza**, South Miami, Florida – Principal for the renovation of an existing 74,000 SF mid-rise which includes 98 units of Miami-Dade County elderly housing.
- **Stirrup**, Coconut Grove, Florida – Principal for the design of a 5-story 68 unit / 70,000 SF mid-rise HUD approved affordable housing project currently under construction.
- **Town Center Apartments**, Opa-Locka, Florida - Principal for the design of a 6-story mid-rise which includes 127 units totaling 118,000 SF HUD approved affordable housing project completed in mid 2014.

**CERTIFICATIONS / LICENSURE**

The American Institute of Architect’s AIA – Registered Architect	#30133815
The National Council of Architectural Registration Boards NCARB Certified Professional	#62366
The US Green Building Council LEED Accredited Professional, Building Design + Construction	June 2009
The International Council of Shopping Centers CDP - Certified Design Professional	October 2013
The State of Florida, Registered Architect	AR #93259

**EDUCATION**

Bachelor of Architecture, University of Houston, College of Architecture, Houston, Texas	May 1996
Centre d’ Etude et d’ Urbanisme University of Houston, College of Architecture, Saintes, France	May 1996

**VOLUNTEER**

United Way of Miami Dade Kickoff Committee Member	1999 - 2003
--	-------------

**PROFESSIONAL AFFILIATIONS**

AIA	American institute of Architects
ICSC	International Council of Shopping Centers
NCARB	National Council of Architectural Registration Boards
ULI	Urban Land Institute
USGBC	U.S. Green Building Council



## CAPABILITY STATEMENT

Ernest F. DuBose II, CGC1517667  
 Email: edubose@DuCon.us  
 Office: (941) 803-0400  
 Cell: (941) 376-1663  
 Tampa: 1726 East 7th Avenue, Suite 11, Tampa, FL 33605  
 Sarasota: 1903 Northgate Blvd., Suite 102, Sarasota, FL 34234  
 Website: www.DuCon.us



## CORE COMPETENCIES

DuCon is a growing licensed construction management firm serving the state of Florida and standing on over 30 years of relative quality and quantifiable experience. The leadership of DuCon has managed construction in 3 different states, exemplifying a proven track record of quality management, customer satisfaction, dependable business practices, and financial accountability. As a general contractor, DuCon has completed residential and commercial projects ranging from \$20,000 to \$3 million. DuCon also partners with larger construction management firms on commercial, multi-family, and road projects ranging from \$1 million to \$100+ million. Furthermore, the principal of DuCon has managed and completed projects, as an individual, ranging up to \$50 million. DuCon's past clients include private, developer, religious/churches, K-12 education, higher education, housing authority/HUD, and municipal (city and county).

- Construction Management at Risk
- Design & Constructibility Facilitation
- PreConstruction Budgeting and Scheduling
- Programming and Feasibility Analysis
- MBE Qualifying
- General Contracting
- Design-Build Delivery
- Program Management/Owner's Representative
- Project Logistics and Phasing Planning
- Community Outreach & Inclusion

## PAST PERFORMANCE

- **Freeland Eddie Law Firm**  
 Contact: Atty Shelli Freeland Eddie, Owner  
 (941) 328-2274
- **Love First Christian Center, Inc.**  
 Contact: Pastor Jomo Cousins, Sr. Pastor  
 (602) 400-9004
- **Sarasota Housing Authority**  
 Contact: William Russell, President & CEO  
 (941) 915-1617
- **SOAR Learning Center, Inc.**  
 Contact: David Rubin, Chairman  
 (941) 356-9921
- **Ringling College of Art & Design**  
 Contact: Tracy Wagner, Sr. VP of Finance  
 (941) 351-5100

## DIFFERENTIATORS

DuCon possesses a wide range of experience and relationships in both private and public sectors throughout the State of Florida. We use our experience and sphere of influence as a means to provide our clients and business partners with a competitive advantage. Our experience and resources give our clients expert analysis and input from the conceptual phase and professional contracting and execution through the procurement and construction phases. DuCon's trade partnerships with small and large subcontractors and vendors ensure that our clients receive competitive and qualified pricing to meet their projects' needs.

Our vision is to perform as an industry leader recognized for continual, profitable relationships that are built on quality, trust, and virtue. At DuCon, we not only have a vision for the projects we manage, but we also have a vision for our clients' interests and our relationships with them.

## COMPANY INFORMATION

DuCon, LLC                                      **Founded 2007**

**Document #:** L07000047494      **FEI/EIN #:** 260160232

**Certifications:**  
 CGC1517667  
 OSD, State of Florida MBE  
 City of Tampa WMBE  
 Hillsborough County Schools SBE/W/MBE  
 EPA Lead-Safe Remediation Certified NAT-F1B4700-1  
 OSHA 30-Hour

## APPLICABLE CODES

**NAICS CODES:**  
 236116; 236210; 236220; 237310

**D&B DUNS NUMBER:**  
 825627891

**CAGE CODE:**  
 66FH2

**SIC CODE:**  
 1522; 1531; 1541; 1542



**SOLUTIONS CAPITAL GROUP, INC**

dba All Florida Construction &amp; Roofing

801 NE 167th Street, #314

North Miami Beach, Florida 33162

CGC 1509941, CCC 1327330

To: Elizabeth Owens  
 Subject: Infill Lots  
 Date: October 29, 2020

Mrs. Owens:

We are a Miami Dade Small Business Enterprise certified construction company interested in acquiring and developing five lots from the Infill lots program in district 2.

In the past five years, we have worked for a local nonprofit organization, building and renovating affordable houses in Miami Dade county. We were motivated, after the completion of the projects, to continue building affordable houses in a community where the growing cost of housing is driving many people out of the market.

Below is a list of five lots that we would like to acquire to start our goal of building at least three affordable houses per year and make a difference in our community.

#	FOLIO #	ADDRESSES
11	3031030120910	2550 NW 93RD ST
12	3031030121345	Adj. East of 2526 NW 92 ST
14	30-3112-023-0750	285 NW 82 ST
52	3031160094600	2948 NW 60TH ST
53	3031160094740	2967 NW 59TH ST

We greatly appreciate your guidance throughout the process and look forward into that great endeavor.

With Regards,

Viler Cherisol  
 President/General Contractor



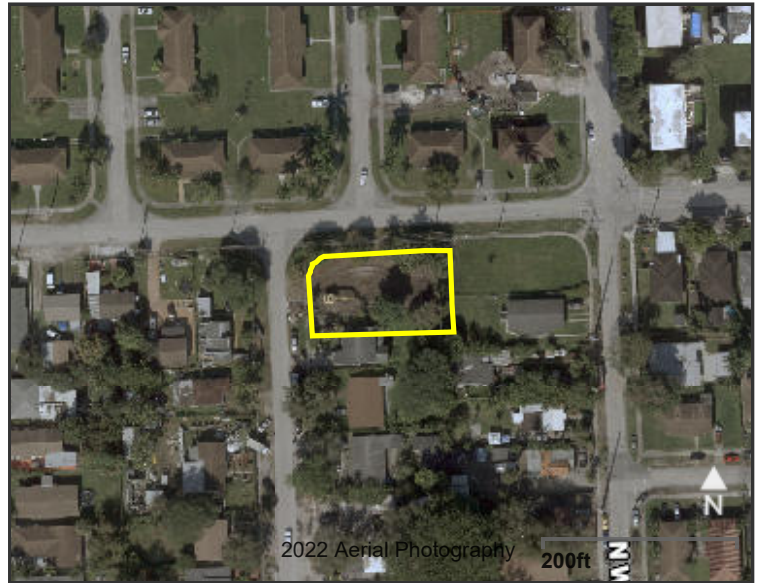
# EXHIBIT "F"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
<b>Folio:</b>	30-3112-087-0010
<b>Property Address:</b>	8281 NW 5 CT Miami, FL 33150-2838
<b>Owner</b>	MIAMI DADE COUNTY ISD R/E MGMT
<b>Mailing Address</b>	111 NW 1 ST STE #2400 MIAMI, FL 33128 USA
<b>PA Primary Zone</b>	5700 DUPLEXES - GENERAL
<b>Primary Land Use</b>	0081 VACANT RESIDENTIAL : VACANT LAND
<b>Beds / Baths / Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	9,450 Sq.Ft
<b>Year Built</b>	0



Assessment Information			
Year	2022	2021	2020
<b>Land Value</b>	\$189,050	\$170,432	\$108,847
<b>Building Value</b>	\$0	\$81,185	\$81,185
<b>XF Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$189,050	\$251,617	\$190,032
<b>Assessed Value</b>	\$149,965	\$201,273	\$182,976

Benefits Information				
Benefit	Type	2022	2021	2020
<b>Non-Homestead Cap</b>	Assessment Reduction	\$39,085	\$50,344	\$7,056
<b>County</b>	Exemption	\$149,965	\$201,273	\$182,976

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$149,965	\$201,273	\$182,976
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$189,050	\$251,617	\$190,032
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$149,965	\$201,273	\$182,976
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-087-0010

Property Address: 8281 NW 5 CT

## Roll Year 2022 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	70.00	\$189,050

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-087-0010

Property Address: 8281 NW 5 CT

## Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	70.00	\$170,432

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1936	2,622	1,508	1,961	\$81,185

Extra Features			
Description	Year Built	Units	Calc Value

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-087-0010

Property Address: 8281 NW 5 CT Miami, FL 33150-2838

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	70.00	\$108,847

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1936	2,622	1,508	1,961	\$81,185

Extra Features			
Description	Year Built	Units	Calc Value

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-087-0010

Property Address: 8281 NW 5 CT

Full Legal Description
JEAN MICHEL SUB PB 67-92
LOT 1
LOT SIZE 70.000 X 135
OR 14062-3294 0189 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2015	\$0	29820-0285	Corrective, tax or QCD; min consideration
01/01/1989	\$0	14062-3294	Sales which are disqualified as a result of examination of the deed
02/01/1978	\$36,000	09944-1215	Sales which are qualified
01/01/1973	\$25,000	00000-00000	Sales which are qualified

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:



# EXHIBIT "G"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	30-3112-023-0320
Property Address:	500 NW 83 ST Miami, FL 33150-2663
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - 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	8,415.8 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$168,166	\$151,775	\$97,136
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$168,166	\$151,775	\$97,136
Assessed Value	\$35,192	\$31,993	\$29,085

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$132,974	\$119,782	\$68,051
County	Exemption	\$35,192	\$31,993	\$29,085

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$35,192	\$31,993	\$29,085
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$168,166	\$151,775	\$97,136
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$35,192	\$31,993	\$29,085
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0320

Property Address: 500 NW 83 ST

## Roll Year 2022 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	58.04	\$168,166

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0320

Property Address: 500 NW 83 ST

## Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	58.04	\$151,775

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0320

Property Address: 500 NW 83 ST Miami, FL 33150-2663

## Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	58.04	\$97,136

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0320

Property Address: 500 NW 83 ST

Full Legal Description
12 53 41
BELLCAMP MANOR PB 11-33
LOT 1 LESS S3FT BLK 3
LOT SIZE 58.040 X 145
OR 15061-1450 0591 1
COC 26036-0336 11 2007 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/19/2014	\$0	29091-2612	Corrective, tax or QCD; min consideration
11/01/2007	\$0	26036-0336	Sales which are disqualified as a result of examination of the deed
06/01/2006	\$0	24655-0463	Sales which are disqualified as a result of examination of the deed
05/01/1991	\$61,000	15061-1450	Sales which are qualified
12/01/1989	\$0	14386-3546	Sales which are disqualified as a result of examination of the deed
07/01/1989	\$48,000	14191-1121	Sales which are qualified
04/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1976	\$24,000	00000-00000	Sales which are disqualified as a result of examination of the deed
07/01/1971	\$27,000	00000-00000	Sales which are qualified

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:



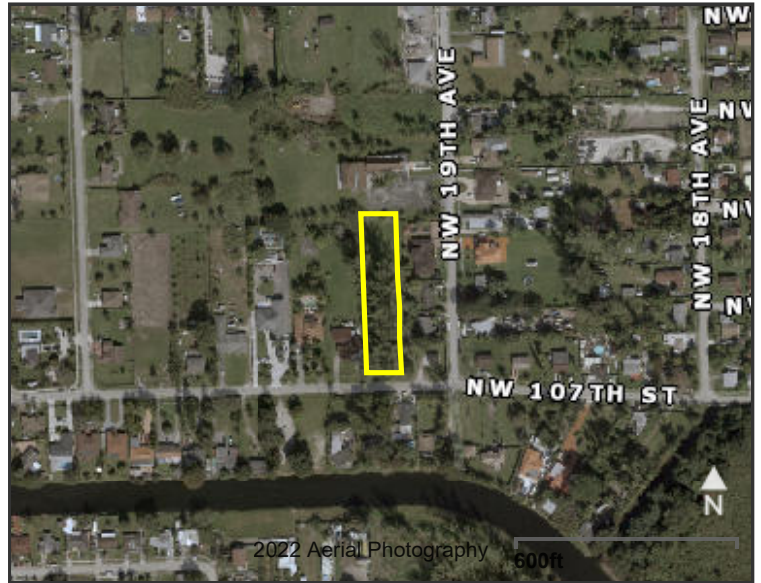
# EXHIBIT "H"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	30-2134-005-0210
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - 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	43,575 Sq.Ft
Year Built	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$238,291	\$238,291	\$223,641	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$238,291	\$238,291	\$223,641	
Assessed Value	\$129,134	\$117,395	\$106,723	

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$109,157	\$120,896	\$116,918
County	Exemption	\$129,134	\$117,395	\$106,723

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

Taxable Value Information				
	2022	2021	2020	
<b>County</b>				
Exemption Value	\$129,134	\$117,395	\$106,723	
Taxable Value	\$0	\$0	\$0	
<b>School Board</b>				
Exemption Value	\$238,291	\$238,291	\$223,641	
Taxable Value	\$0	\$0	\$0	
<b>City</b>				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
<b>Regional</b>				
Exemption Value	\$129,134	\$117,395	\$106,723	
Taxable Value	\$0	\$0	\$0	

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 30-2134-005-0210

Property Address:

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	27,990.00	\$174,938
GENERAL	RU-1	0100	Square Ft.	15,585.00	\$63,353

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 30-2134-005-0210

Property Address:

## Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	27,990.00	\$174,938
GENERAL	RU-1	0100	Square Ft.	15,585.00	\$63,353

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 30-2134-005-0210

Property Address:

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	27,990.00	\$174,938
GENERAL	RU-1	0100	Square Ft.	15,585.00	\$48,703

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-2134-005-0210

## Property Address:

Full Legal Description
LITTLE RIVER FARMS PB 44-39
LOT 20 BLK 1
LOT SIZE 105.000 X 415
COC 22740-3582 10 2004 6

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29115-2222	Corrective, tax or QCD; min consideration
10/01/2004	\$95,000	22740-3582	Other disqualified
10/01/1995	\$0	19053-1362	Sales which are disqualified as a result of examination of the deed
05/01/1990	\$0	14589-2448	Sales which are disqualified as a result of examination of the deed
02/01/1985	\$16,000	12461-2345	Sales which are qualified

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:



# EXHIBIT "I"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	30-3110-028-1520
Property Address:	7500 NW 21 PL Miami, FL 33147-6157
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA 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	7,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$75,938	\$75,938	\$61,875
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$75,938	\$75,938	\$61,875
Assessed Value	\$24,112	\$21,920	\$19,928

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$51,826	\$54,018	\$41,947
County	Exemption	\$24,112	\$21,920	\$19,928

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$24,112	\$21,920	\$19,928
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$75,938	\$75,938	\$61,875
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$24,112	\$21,920	\$19,928
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3110-028-1520

Property Address: 7500 NW 21 PL

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,500.00	\$75,938

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3110-028-1520

Property Address: 7500 NW 21 PL

## Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,500.00	\$75,938

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

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3110-028-1520

Property Address: 7500 NW 21 PL Miami, FL 33147-6157

## Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,500.00	\$61,875

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3110-028-1520

Property Address: 7500 NW 21 PL

Full Legal Description
10 53 41
PARA VILLA HGTS PB 3-106
S75FT OF E75FT OF S1/2 & W25FT OF
S75FT OF E100FT OF S1/2 BLK 29
LOT SIZE SITE VALUE
OR 22151-1804 0304 3
COC 22637-2437 09 2004 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29022-0009	Corrective, tax or QCD; min consideration
09/01/2004	\$0	22637-2437	Sales which are disqualified as a result of examination of the deed
01/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1996	\$0	17150-3053	Sales which are disqualified as a result of examination of the deed
02/01/1995	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1989	\$0	13969-2326	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:



# EXHIBIT "J"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	01-3114-017-0550
Property Address:	1410 NW 69 TER Miami, FL 33147-7160
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
PA 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	9,023 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$141,798	\$107,165	\$76,453
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$141,798	\$107,165	\$76,453
Assessed Value	\$29,269	\$26,609	\$24,190

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$112,529	\$80,556	\$52,263
County	Exemption	\$29,269	\$26,609	\$24,190

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$29,269	\$26,609	\$24,190
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$141,798	\$107,165	\$76,453
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$29,269	\$26,609	\$24,190
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$29,269	\$26,609	\$24,190
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 01-3114-017-0550

Property Address: 1410 NW 69 TER

## Roll Year 2022 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.	90.23	\$141,798

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 01-3114-017-0550

Property Address: 1410 NW 69 TER

## Roll Year 2021 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.	90.23	\$107,165

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 01-3114-017-0550

Property Address: 1410 NW 69 TER Miami, FL 33147-7160

## Roll Year **2020** 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.	90.23	\$76,453

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 01-3114-017-0550

Property Address: 1410 NW 69 TER

Full Legal Description
NORTH LIBERTY CITY AMD PB 41-31
LOTS 20 & 21 BLK 5
LOT SIZE 90.230 X 100
OR 23603-4764 0605 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/02/2016	\$100	30361-0943	Corrective, tax or QCD; min consideration
07/29/2009	\$100	26982-0794	Federal, state or local government agency
07/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1980	\$35,000	10746-1856	Sales which are qualified

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:





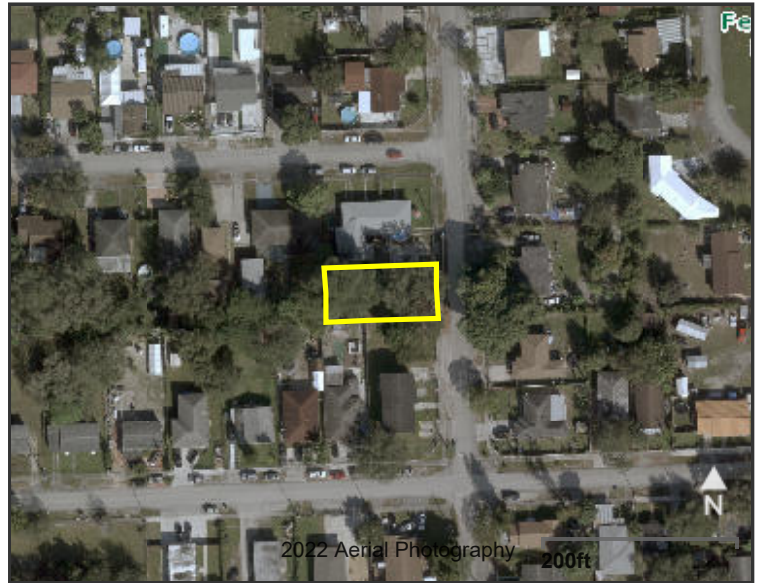
EXHIBIT "K"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	30-3111-050-0123
Property Address:	
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA 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	5,886 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$58,774	\$58,774	\$48,047
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$58,774	\$58,774	\$48,047
Assessed Value	\$24,668	\$22,426	\$20,388

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$34,106	\$36,348	\$27,659
County	Exemption	\$24,668	\$22,426	\$20,388

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$24,668	\$22,426	\$20,388
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$58,774	\$58,774	\$48,047
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$24,668	\$22,426	\$20,388
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 30-3111-050-0123

Property Address:

## Roll Year **2022** 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.	54.00	\$58,774

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 30-3111-050-0123

Property Address:

## Roll Year **2021** 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.	54.00	\$58,774

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 30-3111-050-0123

Property Address:

## Roll Year **2020** 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.	54.00	\$48,047

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3111-050-0123

Property Address:

Full Legal Description
GLADYS PARK PB 22-19
LOTS 4 & 5 BLK 2
LOT SIZE 54.00 X 109.00
OR 26334-61 03 2008 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2006	\$0	24960-1204	Sales which are disqualified as a result of examination of the deed
01/01/1997	\$0	00000-00000	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:



# EXHIBIT "L"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	30-3112-023-0070
Property Address:	350 NW 83 ST Miami, FL 33150-2617
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA 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	5,550 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$111,199	\$99,712	\$64,330
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$111,199	\$99,712	\$64,330
Assessed Value	\$23,591	\$21,447	\$19,498

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$87,608	\$78,265	\$44,832
County	Exemption	\$23,591	\$21,447	\$19,498

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$23,591	\$21,447	\$19,498
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$111,199	\$99,712	\$64,330
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$23,591	\$21,447	\$19,498
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0070

Property Address: 350 NW 83 ST

## Roll Year 2022 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$111,199

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

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0070

Property Address: 350 NW 83 ST

## Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$99,712

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0070

Property Address: 350 NW 83 ST Miami, FL 33150-2617

## Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$64,330

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 30-3112-023-0070

Property Address: 350 NW 83 ST

Full Legal Description
BELLCAMP MANOR PB 11-33
LOT 7 BLK 1
LOT SIZE 50.000 X 111
OR 21855-3758 1103 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	\$0	29401-2135	Corrective, tax or QCD; min consideration
12/01/1994	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
10/01/1988	\$0	00000-00000	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:



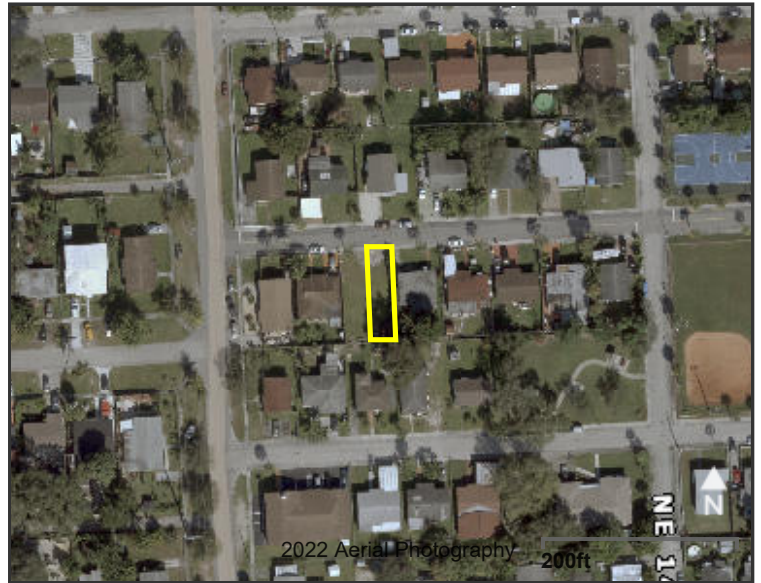
# EXHIBIT "M"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	07-2217-018-1210
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
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	2,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$31,087	\$22,931	\$19,621
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$31,087	\$22,931	\$19,621
Assessed Value	\$14,445	\$13,132	\$11,939

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$16,642	\$9,799	\$7,682
County	Exemption	\$14,445	\$13,132	\$11,939

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$14,445	\$13,132	\$11,939
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$31,087	\$22,931	\$19,621
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$14,445	\$13,132	\$11,939
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$14,445	\$13,132	\$11,939
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 07-2217-018-1210

Property Address:

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$31,087

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 07-2217-018-1210

Property Address:

## Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$22,931

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 07-2217-018-1210

Property Address:

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$19,621

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

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 07-2217-018-1210

Property Address:

Full Legal Description
WASHINGTON PARK PB 2-95
LOT 11 BLK 10
LOT SIZE 25.000 X 90
OR 18124-0445 1195 4
COC 25726-0001 01 2007 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/20/2015	\$0	29628-2839	Corrective, tax or QCD; min consideration
12/26/2009	\$100	28175-3999	Corrective, tax or QCD; min consideration
12/15/2009	\$100	27263-2793	Corrective, tax or QCD; min consideration
01/01/2007	\$0	25726-0001	Sales which are disqualified as a result of examination of the deed
12/01/2006	\$0	25301-3645	Sales which are disqualified as a result of examination of the deed
02/01/2004	\$6,000	22145-0850	Other disqualified
02/01/2004	\$22,000	22145-0853	Deeds that include more than one parcel
11/01/1995	\$0	18124-0445	Sales which are disqualified as a result of examination of the deed
11/01/1988	\$0	00000-00000	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:



# EXHIBIT "N"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/26/2022

Property Information	
Folio:	07-2217-018-1220
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
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	2,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$51,811	\$38,218	\$32,702
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$51,811	\$38,218	\$32,702
Assessed Value	\$37,781	\$34,347	\$31,225

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$14,030	\$3,871	\$1,477
County	Exemption	\$37,781	\$34,347	\$31,225

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$37,781	\$34,347	\$31,225
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$51,811	\$38,218	\$32,702
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$37,781	\$34,347	\$31,225
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$37,781	\$34,347	\$31,225
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

**Property Information**

Folio: 07-2217-018-1220

Property Address:

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$51,811

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 07-2217-018-1220

Property Address:

## Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$38,218

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 07-2217-018-1220

Property Address:

## Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$32,702

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/26/2022

## Property Information

Folio: 07-2217-018-1220

Property Address:

Full Legal Description
WASHINGTON PARK PB 2-95
LOT 12 BLK 10
LOT SIZE 25.000 X 90
OR 21165-3862 04 2003 1
COC 25726-0001 01 2007 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/26/2009	\$100	28175-3999	Corrective, tax or QCD; min consideration
12/15/2009	\$100	27263-2793	Corrective, tax or QCD; min consideration
01/01/2007	\$0	25726-0001	Sales which are disqualified as a result of examination of the deed
12/01/2006	\$0	25301-3645	Sales which are disqualified as a result of examination of the deed
02/01/2004	\$8,000	22145-0852	Other disqualified
02/01/2004	\$22,000	22145-0853	Other disqualified
04/01/2003	\$11,000	21165-3862	Sales which are qualified
12/01/2001	\$0	20204-2157	Sales which are disqualified as a result of examination of the deed
11/01/1995	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
11/01/1988	\$0	00000-00000	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:



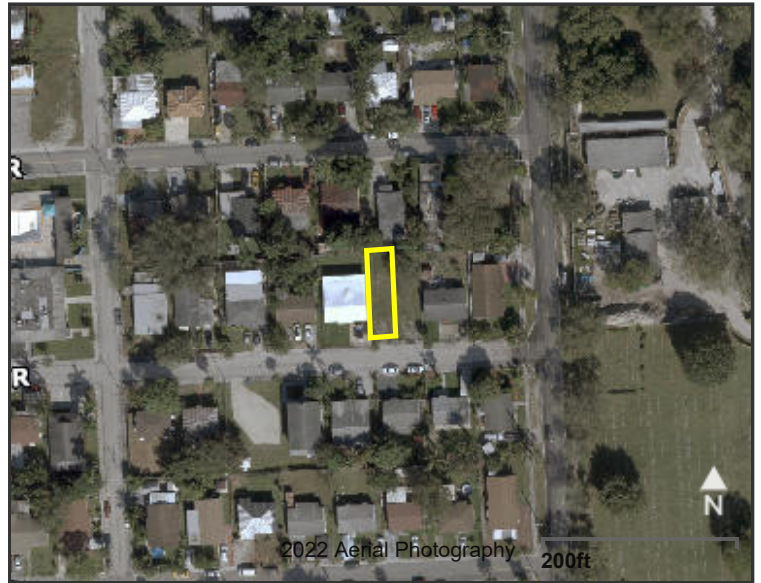
# EXHIBIT "O"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/27/2022

Property Information	
Folio:	07-2217-018-1940
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
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	2,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$51,811	\$38,218	\$32,702
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$51,811	\$38,218	\$32,702
Assessed Value	\$10,132	\$9,211	\$8,374

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$41,679	\$29,007	\$24,328
County	Exemption	\$10,132	\$9,211	\$8,374

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$10,132	\$9,211	\$8,374
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$51,811	\$38,218	\$32,702
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$10,132	\$9,211	\$8,374
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$10,132	\$9,211	\$8,374
Taxable Value	\$0	\$0	\$0

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

**Property Information**

Folio: 07-2217-018-1940

Property Address:

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$51,811

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

**Property Information**

Folio: 07-2217-018-1940

Property Address:

## Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$38,218

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

**Property Information**

Folio: 07-2217-018-1940

Property Address:

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$32,702

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 07-2217-018-1940

Property Address:

Full Legal Description
WASHINGTON PARK PB 2-95
LOT 27 BLK 12
LOT SIZE 25.000 X 90
OR 20267-1466 0202 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/1990	\$0	00000-00000	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:

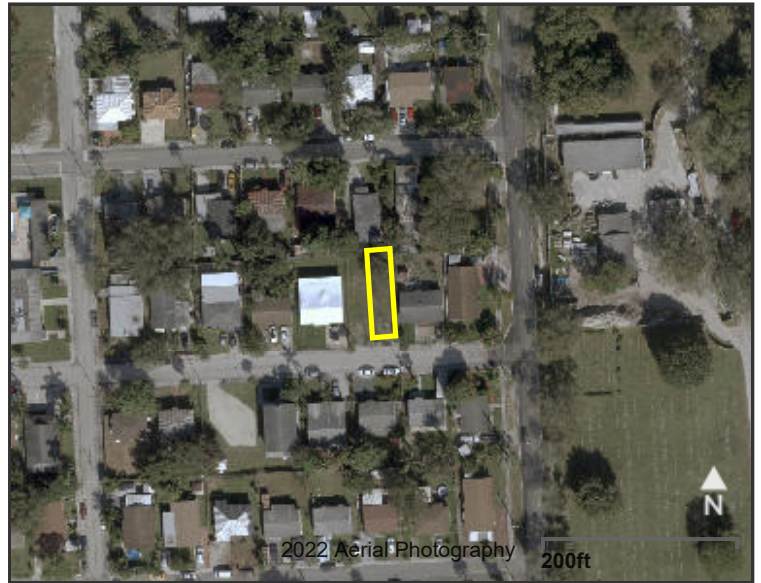


# EXHIBIT "P" OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/27/2022

Property Information	
Folio:	07-2217-018-1950
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
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	2,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$51,811	\$38,218	\$32,702
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$51,811	\$38,218	\$32,702
Assessed Value	\$10,132	\$9,211	\$8,374

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$41,679	\$29,007	\$24,328
County	Exemption	\$10,132	\$9,211	\$8,374

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$10,132	\$9,211	\$8,374
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$51,811	\$38,218	\$32,702
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$10,132	\$9,211	\$8,374
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$10,132	\$9,211	\$8,374
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 07-2217-018-1950

Property Address:

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$51,811

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

**Property Information**

Folio: 07-2217-018-1950

Property Address:

## Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$38,218

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

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

**Property Information**

Folio: 07-2217-018-1950

Property Address:

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4	0400	Front Ft.	25.00	\$32,702

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 07-2217-018-1950

Property Address:

Full Legal Description
WASHINGTON PARK PB 2-95
LOT 28 BLK 12
LOT SIZE 25.000 X 90
OR 20187-3555 0102 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/1990	\$0	00000-00000	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:



# EXHIBIT "Q"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/27/2022

Property Information	
Folio:	30-3103-012-1345
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 MAX HT
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	8,468.34 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$142,044	\$51,491	\$44,318
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$142,044	\$51,491	\$44,318
Assessed Value	\$19,025	\$17,296	\$15,724

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$123,019	\$34,195	\$28,594
County	Exemption	\$19,025	\$17,296	\$15,724

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$19,025	\$17,296	\$15,724
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$142,044	\$51,491	\$44,318
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$19,025	\$17,296	\$15,724
Taxable Value	\$0	\$0	\$0

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3103-012-1345

Property Address:

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Front Ft.	79.89	\$142,044

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3103-012-1345

Property Address:

## Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Front Ft.	79.89	\$51,491

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3103-012-1345

Property Address:

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Front Ft.	79.89	\$44,318

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3103-012-1345

Property Address:

Full Legal Description
GULFAIR ESTATES
PB 40-11
LOT 8 BLK 10
LOT SIZE 79.890 X 106
FAU 30-3103-012-1350
OR 17648-4389 0597 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/18/2013	\$0	28588-1628	Corrective, tax or QCD; min consideration
05/01/1997	\$9,250	17648-4389	Sales which are qualified

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:



# EXHIBIT "R"

# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 10/27/2022

Property Information	
Folio:	30-3112-023-0750
Property Address:	285 NW 82 ST Miami, FL 33150-2985
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA 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	5,050 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$100,838	\$90,969	\$58,358
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$100,838	\$90,969	\$58,358
Assessed Value	\$35,725	\$32,478	\$29,526

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$65,113	\$58,491	\$28,832
County	Exemption	\$35,725	\$32,478	\$29,526

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$35,725	\$32,478	\$29,526
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$100,838	\$90,969	\$58,358
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$35,725	\$32,478	\$29,526
Taxable Value	\$0	\$0	\$0

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:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3112-023-0750

Property Address: 285 NW 82 ST

## Roll Year 2022 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$100,838

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3112-023-0750

Property Address: 285 NW 82 ST

## Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$90,969

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3112-023-0750

Property Address: 285 NW 82 ST Miami, FL 33150-2985

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$58,358

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

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:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/27/2022

## Property Information

Folio: 30-3112-023-0750

Property Address: 285 NW 82 ST

Full Legal Description
BELLCAMP MANOR PB 11-33
LOT 16 LESS S10FT M/L LYG IN R/W
BLK 5
LOT SIZE 50.000 X 101
OR 19700-1616 0501 6
COC 24583-2326 05 2006 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2015	\$0	29876-3448	Corrective, tax or QCD; min consideration
05/01/2006	\$0	24583-2326	Sales which are disqualified as a result of examination of the deed
03/01/2006	\$260,000	24356-2347	Sales which are qualified
11/01/2004	\$212,000	22908-0646	Sales which are qualified
11/01/2003	\$140,000	21857-1647	Sales which are qualified
05/01/2001	\$75,000	19700-1616	Other disqualified
03/01/2001	\$100,000	19562-3485	Other disqualified
04/01/2000	\$0	19076-2539	Sales which are disqualified as a result of examination of the deed
12/01/1996	\$44,000	17468-3673	Sales which are qualified
05/01/1996	\$0	17217-3006	Sales which are disqualified as a result of examination of the deed
05/01/1992	\$60,000	15543-0632	Sales which are qualified
11/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1986	\$25,000	12846-0012	Sales which are qualified

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:

# EXHIBIT "S"

Instrument prepared by and returned to:

Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

## COUNTY DEED

**THIS DEED** ("Deed"), made this \_\_\_\_ day of \_\_\_\_\_, 2022 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 \_\_\_\_\_, a \_\_\_\_\_ (hereinafter "Developer"), whose address is \_\_\_\_\_, its successors and assigns.

## RECITALS

**WHEREAS**, the Developer is required to and agrees to develop and improve the Properties with single-family homes and thereafter sell the single-family homes all in accordance with Article VII, Section 17-121 through 17-128.1 of the Code of Miami-Dade County, Florida, as amended ("County Code"); Implementing No. Order 3-44; and Infill Housing Initiative Program Guidelines ("Infill Housing Program"); and

**WHEREAS**, the Developer wishes to develop the Properties and sell the single-family homes constructed on the Properties in accordance with the Infill Housing Program, as amended by Ordinance No. 21-80,

## WITNESSETH:

The above recitals are incorporated herein by reference and are adopted and approved as if fully set forth herein.

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 heirs 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 Program, including but not limited to, the requirement that no more than four single-family homes be constructed on each of the Properties in accordance with the Infill Housing Program. The Developer shall sell such affordable housing to qualified homebuyers whose income range is established up to 120% 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.

That the Properties shall be developed and construction completed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Any additional extension of time for the development and completion of construction of the Properties shall be at the sole and absolute direction of the Board and in accordance with the Infill Housing Program.

2. Reserved.
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 County Code, but under no circumstances shall the sales price of the home exceed the relevant County Maximum Sales Price as set forth in the Miami-Dade County Code and existing at the time of sale. In the event the Developer fails to timely sell the home to a qualified household or sells the home above County Maximum Sales Price as set forth in the Miami-Dade County Code and existing at the time of sale, and the Developer, upon written notification from the County, fails to cure such default within 30 days, then title to the subject Properties shall revert to the County, at the option of the County, as set forth in paragraph 12, and 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 Board, in its sole and absolute discretion, except for 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 approved

“Affordable Housing Restrictive Covenant,” , which is customarily used as part of the Infill Housing Program, 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 the following, subject to the requirements set forth in Section 17-124(d) of the County Code, and paragraphs 8 and 9 herein:
  - a) Any mortgage(s) in favor of any institutional lender solely for the purpose of financing or refinancing any hard costs or soft costs relating to the construction of the single-family home(s) in an amount(s) not to exceed the lesser of: (i) the value of the cost of construction of the single-family home(s), which estimate shall be verified as set forth in section 8 below; and (ii) the Maximum Sales Price in effect at the time the mortgage is recorded.

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.

8. That the Developer shall provide the County, at least ten (10) business days prior to the execution and recordation of any mortgage purporting to meet the requirements of section 7 above, with a detailed statement of value of such actual or projected hard and soft costs for the development and construction of the single-family home(s) on the Properties prepared and signed by a state certified appraiser, contractor or other similar expert, which verifies and

certifies that: (a) the information or estimates set forth therein are correct and accurate; and (b) that neither the Maximum Sales Price nor the mortgage (and if more than one mortgages, all of the mortgages in the aggregate), exceed the detailed statement of value of the actual or projected hard and soft costs for each of the single-family homes constructed or to be constructed on the Properties. Such statement of value shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subordinate to the lien of such mortgage; provided, however, that for the reverter in this Deed to be subordinate to any mortgage, the Developer must be in compliance with all provisions of this Deed at the time of recordation of such mortgage.

9. That prior to placing any mortgage on the Properties, the Developer shall provide the County Mayor or County Mayor's designee with written notice of the intent to mortgage same, along with a copy of the proposed mortgage and the statement of value required by section 8 above, to evidence that such mortgage does not exceed the cost of construction.
10. That in the event that any mortgage(s) on the Properties in favor of any institutional lender goes into default, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, all deed restrictions and provisions set forth in this Deed, save and except for the right of reverter, shall not be extinguished, and shall remain enforceable by the County and in full force and effect. The restrictions set forth in this Deed shall run with the land and shall be binding on any successors or assigns of Developer, notwithstanding the mortgage or change in ownership until such deed restrictions are satisfied or released as set forth paragraph 14 below.
11. In the event that Developer mortgages the Properties without compliance with sections 7 through 10 herein, then such mortgage shall of no force and effect, and shall be subordinate to all rights of the County, including the County's right of reverter.
12. 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. If in the sole discretion of the County, one or more of the Properties ceases to be used solely for the purpose set forth in paragraph 1 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 other term of this Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County. If the Developer fails to remedy the default within thirty (30) days, as determined in the sole discretion of the County, title to the subject Properties shall revert to the County, at the option of the County, which shall be effected upon written notice to Developer of such failure to remedy the default, and the filing of a Notice of Reverter in the public records evidencing same (which may be filed simultaneously with or subsequent to such written notice of reverter). The reverter will become effective upon the filing of such Notice of Reverter. 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 the filing of the Notice of Reverter,, regardless of whether the Developer provides a deed back to the County for such Properties.

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.

- 13. Upon receiving proof of compliance with all of the Deed restrictions set forth herein, 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. 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: \_\_\_\_\_  
Jose “Pepe” Diaz, Chairman

Approved for legal sufficiency:

By: \_\_\_\_\_  
Assistant County Attorney

The foregoing was authorized by Resolution No. R- 22 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_ day of \_\_\_\_\_, 2022.

**IN WITNESS WHEREOF**, the representative of \_\_\_\_\_, a \_\_\_\_\_, has caused this document to be executed by their respective and duly authorized representative on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, and it is hereby approved and accepted.

\_\_\_\_\_  
Witness/Attest

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness/Attest

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_ as \_\_\_\_\_, on behalf of \_\_\_\_\_, a \_\_\_\_\_ and s/he ( ) has produced \_\_\_\_\_ as identification or ( ) is personally known to me.

\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

EXHIBIT "A"  
LEGAL DESCRIPTION

<u>FOLIO</u>	<u>LEGAL DESCRIPTION</u>

# EXHIBIT "T"

This Instrument Was Prepared By:

Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Record and Return to:

\_\_\_\_\_

## **MIAMI-DADE COUNTY** **RENTAL REGULATORY AGREEMENT**

**WHEREAS**, pursuant to Resolution No. \_\_\_\_\_ adopted by the Miami-Dade County Board of County Commissioners, on \_\_\_\_\_, **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County"), whose address is 111 N.W. 1<sup>st</sup> Street, Miami, Florida 33128, is authorized to convey certain properties to \_\_\_\_\_), its heirs, successors and assigns (hereinafter referred to as the "Owner"), whose address is \_\_\_\_\_ for the purposes outlined in that certain Amended and Restated County Deed, dated \_\_\_\_\_, 202\_\_ and recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Miami-Dade County, Florida, executed simultaneously with this Rental Regulatory Agreement (the "Agreement"); and

**WHEREAS**, in connection with receipt of the County Deed, the Owner agrees to maintain the rents at certain prescribed rates, as set forth in this Agreement,

**NOW, THEREFORE**, for and in consideration of Ten dollars (\$10.00), the promises and covenants contained in this Agreement and for other good and valuable consideration received and acknowledged this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Owner and the County hereby agree as follows:

**PROPERTY ADDRESS:**

**LEGAL DESCRIPTION**

**OF PROPERTY:** The real property legally described and attached hereto in Exhibit A and located in Miami-Dade County (hereinafter referred to as the "Property")

**DWELLING UNITS:** \_\_\_\_\_ units

**WITNESSETH:**

- I. Owner agrees with respect to the Property for the period beginning on the date of recordation of the Loan Documents, and ending on the last day of the thirtieth (30th) year after the year in which the Project is completed, that:
- a) Regardless of any maximum rent allowed, all the units must have rents which are equal to or less than \_\_\_\_\_% of annual incomes for households at \_\_\_\_\_% of median income adjusted for family size, minus tenant-paid utilities. Accordingly, the maximum initial approved rental rates for this property are indicated in Exhibit B attached hereto.
  - b) This Agreement shall be a recorded restrictive covenant on the Property, and all buildings and other improvements constructed or to be constructed thereon (collectively, the "Project"). The subject matter of this Agreement and the covenants set forth herein touch and concern the Property. It is the intent of the parties that this Agreement and the covenants set forth herein run with the Property. This Agreement shall be binding on the Property, the Project, and all portions thereof, and upon any purchaser, grantee, transferee, owner or lessee or any portion thereof, and on the heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner or lessee and on any other person or entity having any right, title or interest in the Property, the Project, or any portion thereof, for the length of time that this Agreement shall be in force. Owner hereby makes and declares these restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above, without regard to payment or satisfaction of any debt owed by Owner to the County or the expiration of any Contract between the Owner and the County.
  - c) The above rentals will include the following services to each unit: **[INSERT TERMS]**
  - d) Owner agrees that upon any violation of the provisions of this agreement, the County, through its agent, the County may give written notice thereof to the Owner, by registered mail, at the address stated in this agreement, or such other address or addresses as may subsequently be designated by the Owner in writing to the County, and in the event Owner does not cure such default (or take measures reasonably satisfactory to the County to cure such default), within thirty (30) days after the date of notice, or within such further time as the County may determine is necessary for correction, the County may, without further notice, declare a default under the Mortgage and/or this Agreement, and effective upon the date of such default, the County may:

- i) Declare the whole indebtedness under the Note evidencing the Loan immediately due and payable and then proceed with foreclosure of the Mortgage;
- ii) Apply to any court, County, State or Federal, for any specific performance of this agreement; for an injunction against the violation of this agreement; or for such relief as may be appropriate since the injury to the County arising from a default remaining uncured under any of the terms of this agreement would be irreparable, and the amount of damage would be difficult to ascertain.

Notwithstanding the foregoing, the County hereby agrees that any cure of any default made or tendered by the Owner's investor limited partner/managing member, \_\_\_\_\_, shall be deemed to be a cure by Owner and shall be accepted or rejected on the same basis as if made or tendered by Owner. Copies of all notices which are sent to Owner under the terms of this Agreement shall also be sent to \_\_\_\_\_.

- e) Owner further agrees that it will, during the term of this Agreement: furnish each resident at the time of initial occupancy, a written notice that the rents to be charged for the purposes and services included in the rents are approved by the County pursuant to this Agreement; that they will maintain a file copy of such notice with a signed acknowledgment of receipt by each resident; and, that such notices will be made available for inspection by the County during regular business hours.
- f) Owner agrees that the unit shall meet the energy efficiency standards promulgated by the Secretary of the United States Department of Housing and Urban Development (hereafter "HUD").
- g) Owner agrees that all residential tenant leases of the Units shall (a) be for an initial term of not less than one year, (b) be renewed at the end of each term except for good cause or mutual agreement of Owner and residential tenant.

II. The County and Owner agree that rents may increase as median income increases as published by HUD. Any other adjustments to rents will be made only if the County (and HUD if applicable), in their sole and absolute discretion, find any adjustments necessary to support the continued financial viability of the project and only by an amount that the County (and HUD if applicable) determine is necessary to maintain continued financial viability of the project.

Owner will provide documentation to justify a rental increase request not attributable to increases in median income. Within thirty (30) days of receipt of such documentation, the County will approve or deny, as the case may be, in its sole and absolute discretion, all or a portion of the rental increase in excess of the amount that is directly proportional to the most recent increase in Median Annual Income. In no event, however, will any increase directly proportional to an increase in Median Annual Income be denied.

III. Except as otherwise noted, all parties expressly acknowledge that the County shall perform all actions required to be taken by Miami-Dade County pursuant to Paragraphs 4, 5, 6 and 7, hereof for the purpose of monitoring and implementing all the actions required under this Agreement.

In addition, thirty (30) days prior to the effective date of any rental increase, the Owner shall furnish the County with notification provided to tenants advising them of the increase.

## I. Occupancy Reports.

The Owner shall, on an annual basis, furnish PHCD with an occupancy report, which provides the following information:

- A) At the end date of each reporting period, a list of all occupied apartments to include but not limited to the following:
  - 1. Composition of each resident family,
  - 2. Families moving into, already living in, or who have recently lived in Public Housing; or the Section 8 Rental Certificate, Rental Voucher, or Moderate Rehabilitation Programs,
  - 3. Income requirements,
  - 4. Eligibility factors, e.g. credit history, criminal background, etc.
  - 5. Demographic information to include racial and ethnic makeup of the tenants, and
  - 6. Steps taken to make the Property accessible to the disable, including but not limited to the steps taken by the Owner to comply with all applicable laws and regulations such as the federal, state and local fair housing laws, the Americans with Disabilities Act and the Uniform Federal Accessibility Standards requirements.
- B) A list of all vacant apartments, as of the end date of the reporting period.
- C) The total number of vacancies that occurred during the reporting period.
- D) The total number of units that were re-rented during the reporting period, stating family size and income.
- E) The Owner shall upon written request of PHCD allow representatives of PHCD to review and copy any and all of tenant files, including but not limited to executed leases and tenant income information.

## II. Inspections

Pursuant to 42 U.S.C. § 12755, the Owner shall maintain the Property in compliance with all applicable federal housing quality standards, receipt of which is acknowledged by the Owner, and contained in Sec. 17-1, et seq., Code of Miami-Dade County, pertaining to minimum housing standards (collectively, "Housing Standards").

- A) PHCD shall annually inspect the Property, including all dwelling units and common areas, to determine if the Property is being maintained in compliance with federal Housing Quality Standards and any applicable Miami-Dade County Minimum Housing

Codes. Annual inspections shall be at the rates and for the activities noted in the Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit C . Should the Owner be awarded funds through PHCD's request for application (RFA) process, said per unit cost in Exhibit C, shall be waived. The Owner will be furnished a copy of the results of the inspection within thirty (30) days, and will be given thirty (30) days from receipt to correct any deficiencies or violations of the property standards of the Miami-Dade County Minimum Housing Codes or Housing Standards.

- B) At other times, at the request of the Owner or of any tenant, PHCD may inspect any unit for violations to the property standards of any applicable Miami-Dade County Minimum Housing Codes or Housing Standards. The tenant and the Owner will be provided with the results of the inspection and the time and method of compliance and corrective action that must be taken.
- C) The dwelling units shall contain at least one bedroom of appropriate size for each two persons.

### III. Lease Agreement, Selection Policy and Management Plan

Prior to initial rent-up and occupancy, the Owner will submit the following documents to PHCD:

- A) Proposed form of resident application.
- B) Proposed form of occupancy agreement.
- C) Applicant screening and tenant selection policies.
- D) Maintenance and management plan which shall include the following information:
  - 1. A schedule for the performance of routine maintenance such as up-keep of common areas, extermination services, etc.
  - 2. A schedule for the performance of non-routine maintenance such as painting and reconditioning of dwelling units, painting of building exteriors, etc.
  - 3. A list of equipment to be provided in each dwelling unit.
  - 4. A proposed schedule for replacement of dwelling equipment.
  - 5. A list of tenant services, if any, to be provided to residents.
- E) At any time (monthly, quarterly, annually), the Owner agrees that the County has the right to:
  - 1. Evaluate and test the Waiting List Policies.
  - 2. Pull records to review and assess any and all abnormalities relative to the demographic mix. Ensure fair and equal access to the units were offered by the Owner and its agents.



The Owner agrees that the County has the right to refer eligible applicants for housing. The Owner shall not deny housing opportunities to eligible, qualified families, including those with Section 8 Housing Choice Vouchers, unless the Owner is able to demonstrate a good cause basis for denying the housing as determined by PHCD in its sole and absolute discretion.

Pursuant to the Miami-Dade Board of County Commissioners' Resolution No. R-34-15, the Owner, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity, and after issuance of certificate of occupancy. The Owner, its agents and/or representatives shall also provide the County with the contact information for the Owner, its, agents and/or representatives.

#### IV. Affirmative Marketing Plan

- A) Owner shall forward to PHCD within fifteen (15) days of execution of this Agreement an Affirmative Marketing Program for PHCD's approval which incorporates the requirements as set forth by the County to attract and identify prospective renters or homebuyers (as applicable), regardless of sex, of all minority and majority groups, to the Project, particularly groups that are not likely to be aware of the Project. The Affirmative Marketing Program should include efforts designed to make such persons/groups aware of the available housing, including, but not limited to the following activities:
  - 1. Annually submit proof of advertising in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons in an effort to afford all ethnic groups the opportunity to obtain affordable housing; and
  - 2. The Owner shall provide proof of other special marketing efforts including advertising Multiple Listings Service (MLS) through a licensed real estate professional.
- B) The Affirmative Marketing Program shall be submitted to PHCD for approval at least every five (5) years and when there are significant changes in the demographics of the project or the local housing market area.

#### V. Financial Reports

- A) Annually, the Owner shall transmit to the County a certified annual operating statement showing project income, expenses, assets, liabilities, contracts, mortgage payments and deposits to any required reserve accounts (the "Operating Statement"). PHCD will review the Operating statement to insure conformance with all provisions contained in this Agreement.
- B) The Owner will create a reserve for maintenance to be funded \$300 per unit per year. This reserve may be combined with reserve accounts required by any other parties making loans to Owner and will be deemed satisfied by any deposits made by Owner in accordance with loan documents which contain a maintenance reserve requirement of at least \$300 per unit per year.

VI. Action By or Notice to the County

Unless specifically provided otherwise herein, any action to be taken by, approvals made by, or notices to or received by the County required by this Agreement shall be taken, made by, given or delivered to:

County Mayor  
Miami-Dade County  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128  
Attn: County Mayor

Copy to:

Department of Public Housing and Community Development  
701 N. W. 1 Court  
14<sup>th</sup> Floor  
Miami, Florida 33136  
Attn: Director

Copy to:

Miami-Dade County Attorney's Office  
111 N.W. 1 Street  
Suite 2810  
Miami, Florida 33128  
Attn: \_\_\_\_\_ Esq.

or any of their successor agencies or departments.

VII. Recourse:

In the event of a default by the Owner under this Agreement, Lender shall have all remedies available to it at law and equity.

VIII. Rights of Third Parties:

Except as provided herein, all conditions of the County hereunder are imposed solely and exclusively for the benefit of the Count and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions or be entitled to assume that the County will make advances in the absence of strict compliance with any or all conditions of County and no other person shall under any circumstances, be deemed to be a beneficiary of this Agreement or the loan documents associated with this Agreement, any provisions of which may be freely waived in whole or in part by the County at any time if, in their sole discretion, they deem it desirable to do so. In particular, the County make no representations and assume no duties or obligations as to third parties concerning the quality of the construction by the Owner of the Property or the absence therefrom of defects.

**SIGNATURES APPEAR ON FOLLOWING PAGES**

**IN WITNESS WHEREOF**, County and Owner have caused this Agreement to be executed on the date first above written.

**By:** \_\_\_\_\_  
**NAME AND TITLE**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ by \_\_\_\_\_ as \_\_\_\_\_, on behalf of \_\_\_\_\_. S/he is personally known to me or has produced a Florida Driver's License No. \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

**MIAMI-DADE COUNTY, FLORIDA**

By: \_\_\_\_\_  
COUNTY MAYOR OR DESIGNEE

**ATTEST:**

**HARVEY RUVIN, CLERK**

By: \_\_\_\_\_  
DEPUTY CLERK

Approved as to form and legal sufficiency:

By: \_\_\_\_\_  
Assistant County Attorney

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**EXHIBIT B**

**Rents:**

Number of Units	Type	Gross Rent	Utility	Net Rent

At the discretion of the County, up to twenty percent (20%) of the rental units, per project, may be designated for Housing Choice Voucher (Section 8) subsidy, either project-based or tenant-based. The Owner shall not deny housing opportunities to eligible, qualified Housing Choice Voucher (Section 8) applicants referred by the County, unless good cause is documented by the Owner and submitted to the County.

NOTE:

LOAN DOCUMENT INFORMATION TO BE PROVIDED FOLLOWING RECORDING OF MORTGAGE

Mortgage Document No: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

Book Number: \_\_\_\_\_

Page Number: \_\_\_\_\_

County: MIAMI-DADE  
State: FLORIDA

**EXHIBIT C\***

Public Housing and Community Development		
Rental Regulatory Agreement, Compliance, and Monitoring Unit		
Cost Per Unit*		
Fiscal Year		
Activity	Unit Cost**	Comments
Inspection	\$	Housing Quality Standards Review
File Review	\$	Eligibility, Income, and Rental Calculation Review
Administrative	\$	Supervisory Oversight
Travel	\$	Car and Public Transportation Pass
Overhead	\$	Rent, Phone, Supplies
<b>Total Per Unit Cost*</b>	<b>\$</b>	
**Cost shall increase at the rate of % each year.		
Examples:		
A: Cost to conduct a 10 Unit Review for a project would be \$		
B: Cost to conduct a 30 Unit Review for a project would be \$		

*\* The Unit Cost in Exhibit C is a Fiscal Year sample for illustration purposes only. The applicable cost per unit schedule in each Rental Regulatory Agreement will match the amounts set for the respective fiscal year in which the Rental Regulatory Agreement is executed.*

*\*\* The unit cost for each activity will increase by three percent each year.*