

Memorandum



Date: February 19, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Agenda Item No. 2(B)(5)
May 20, 2025

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Quarterly Report on Miami-Dade County Property Conveyances – June 2024
Directive No. 220285

This report provides information on properties conveyed by Miami-Dade County's (County) People and Internal Operations Department (PIOD) per the monitoring provisions to Implementing Order No. 8-4 (IO 8-4) approved by the Board of County Commissioners (Board) through Resolution No. R-129-22. Included in IO 8-4, the Administration is to provide a report to the Board identifying properties conveyed for development purposes to determine compliance with deed restrictions, and to identify those properties which could potentially revert to the County due to non-compliance issues. Said report must list any properties which are in non-compliance or default status, the nature of the non-compliance, the amount of time such property has been in non-compliance, any steps which have been taken to enforce compliance, as well as available remedies and recommendations.

My administration is responsible for ensuring that all real estate transactions, including those initiated through IO 8-4, are wisely invested to maximize the value of our taxpayer dollars and make Miami-Dade more affordable. Given the growth of the County in recent years and the continuing affordability crisis, thoughtful and judicious consideration of all real estate transactions is critical to ensuring we are maximizing the use of each parcel as we continue to see a decrease in developable land. Every transaction provides us with a unique opportunity to address the housing crisis and/or continue to continue driving economic development in the area. As the steward of property assets owned by County residents, my administration is committed to serving County residents by getting the highest return on taxpayer dollars and ensuring transparency and accountability to promote public trust.

Executive Summary

This Miami-Dade County Property Conveyance Report (Report), includes property information for the quarter ending on June 30, 2024, exclusively for properties monitored by PIOD. Other County owned properties, managed by departments such as: Aviation, Department of Transportation and Public Works (DTPW), Department of Solid Waste Management (DSWM), Parks, Recreation & Open Spaces (PROS), Department of Housing and Community Development (HCD), Seaport, and the Water and Sewer Department (WASD), may not be included within this report. PIOD has engaged these departments to consolidate all County properties within a central repository allowing for comprehensive reporting and increased transparency. The report for the quarter ending in March 2025 will include a thorough review of properties managed outside of PIOD's purview and incorporate said properties into a consolidated platform.

For this reporting period, PIOD has identified 212 properties monitored by its Property Conveyance Analysis Team (PCAT). These properties include conveyances for workforce and affordable housing, commercial, institutional or cultural development, and municipal use. As

noted, this report is limited to those properties under PIOD's purview and to conveyances made via County deeds as of June 30, 2024.

Non-Compliant Properties

Of the 212 properties identified, 99 properties are non-compliant with the following deed restrictions (see attached Exhibits "A" and "B")

- Grantee's failure to construct within the time allotted in the County deed as evidenced by the issuance of a certificate of occupancy; or
- Grantee's failure to pay real estate taxes; or
- Both conditions

Pursuant to IO 8-4, the following steps were taken to enforce compliance:

- PIOD mailed delinquent tax notifications for tax years 2020, 2021 and 2022 to 49 properties requesting payment confirmation within 30 days of receipt of the delinquent tax notice. The delinquent tax notices sent by PIOD resulted in the collection of approximately \$125,000 in past due / delinquent taxes. PIOD continues to pursue the remaining cases until reaching a resolution, including proceeding with the reversion rights to the County if necessary.
- For the balance of properties in default, PIOD mailed compliance request letters to the applicable grantees requesting an update for the status of compliance with the deed restrictions. Of those grantees, 11 have responded with status updates of their projects. PIOD has reviewed the responses received for completeness and will continue to work with grantees on the status of development to identify properties which should revert to the County.

Properties which are 30 days away from Milestone or Potential Default

As of June 30, 2024, there were no additional properties that were 30 days away from approaching a milestone or potential event of default.

Properties Reverted or Leases Terminated for Non-Compliance

As of June 30, 2024, PIOD has reverted three properties to the County (see attached Exhibit "C").

Further Actions

1. **Finalize Development of the Comprehensive Miami-Dade County Real Estate and Conveyance Platform and Reporting Mechanism** – Finalize efforts to 'go-live' with countywide platform and reporting mechanisms to ensure that transparent and comprehensive information is included for all County owned properties.
2. **Enhance Quarterly Reporting Communications** – PIOD staff is available to each District Office, and property grantees, for guidance on the process including for conveyed property that may be non-compliant.
3. **Monitoring and Noticing Activities** – PIOD staff will continue to notify non-compliant properties for failure to pay real estate taxes and will mail delinquent tax notifications requesting payment confirmation of all past due amounts within 30 days of receipt of notice. PIOD will also continue to work with recipients of County conveyed properties to bring grantees into compliance with deed restrictions and requirements in order to protect

public assets and will continue to provide quarterly updates on all applicable properties to the Board.

4. **Enforcement Actions** – PIOD will continue working with grantees of non-compliant properties. Within 45 days of this report, PIOD will proceed with the issuance of a reversion notice, allow a subsequent 30-day cure period, and initiate reversion of properties to the County as applicable.
5. **Quarterly Reporting** – PIOD will continue to provide quarterly reports on all applicable properties to the Board, to include enhanced graphics and mapping.

Pursuant to Ordinance No. 14-65, this report will be placed on the next available Board meeting agenda. Should you require any further information please contact Raymond Hall, Director, PIOD, at (305)-375-1113.

Attachments

- c: Geri Bonzon-Keenan, County Attorney
 Gerald K. Sanchez, First Assistant County Attorney
 Jess M. McCarty, Executive Assistant County Attorney
 Office of the Mayor Senior Staff
 Department Directors
 Raymond Hall, Director, PIOD
 Alejandro Martinez-Esteve, Assistant Director, PIOD
 Yinka Majekodunmi, Commission Auditor
 Basia Pruna, Director, Clerk of the Board
 Eugene Love, Agenda Coordinator

Exhibit A

Exhibit "A" - Non-Compliant Properties by Commission District		
Commission District	Total Properties	Total Non-Compliant Properties
1	22	0
2	9	7
3	90	74
4	0	0
5	1	0
6	0	0
7	1	0
8	0	0
9	10	2
10	0	0
11	0	0
12	3	0
13	76	16
Total	212	99

Exhibit B

Exhibit "B" - Non-compliant Properties					
Folio	District	Grantee	Nature of Default	Default Date	Compliance Enforcement Dates
30-3110-028-1440	2	79th Street Corridor	Construction	8/28/2022	5/24/2024
30-3112-023-0320	2	7001 LLC	Taxes	4/1/2024	6/6/2024
30-3112-087-0010	2	7001 LLC	Taxes	4/1/2024	6/6/2024
30-3115-000-0010	2	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3591	2	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3600	2	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3900	2	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
01-0109-000-1270	3	Lummus Park Cottage	Construction	10/16/2023	5/24/2024
01-0102-080-1060	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3112-012-0270	3	IAMI Real Estate	Construction	11/5/2022	5/21/2024
01-3112-012-0450	3	NANA & CRC	Construction	5/9/2020	5/21/2024
01-3112-013-0170	3	NANA & CRC	Construction	5/9/2020	5/21/2024
01-3112-013-0320	3	IAMI Real Estate	Construction	11/5/2022	5/21/2024
01-3112-013-0510	3	NANA & CRC	Construction	5/9/2020	5/21/2024
01-3112-034-0190	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
01-3112-048-0060	3	Palmetto Homes	Construction & Taxes	1/28/2024	2/20/2024 & 6/6/2024
01-3112-053-0010	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3112-053-0020	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3113-036-0060	3	House Park LLC	Taxes	4/1/2024	6/18/2024
01-3113-050-0290	3	IAMI Real Estate	Construction	11/5/2022	5/21/2024
01-3113-051-0020	3	NANA & CRC	Construction	5/9/2020	5/21/2024
01-3113-057-0480	3	IAMI Real Estate	Construction	11/5/2022	5/21/2024
01-3113-060-0270	3	NANA & CRC	Construction	5/9/2020	5/21/2024
01-3113-063-0480	3	Palmetto Homes	Construction	11/16/2022	2/20/2024 & 6/6/2024

Delinquent Tax Notifications sent 2/20/2024.

Compliance Update Letters sent 5/21/2024-6/18/2024.

MDC005

Folio	District	Grantee	Nature of Default	Default Date	Compliance Enforcement Dates
01-3113-065-0170	3	House Park LLC	Taxes	5/2/2024	6/18/2024
01-3113-065-1210	3	IAMI Real Estate	Construction	11/5/2022	5/21/2024
01-3114-000-0070	3	House Park LLC	Taxes	5/2/2024	6/18/2024
01-3114-015-0100	3	House Park LLC	Taxes	5/2/2024	6/18/2024
01-3114-015-0610	3	House Park LLC	Taxes	5/2/2024	6/18/2024
01-3114-017-0230	3	House Park LLC	Taxes	5/2/2024	6/18/2024
01-3114-018-1050	3	The Ark of the City, Inc.	Construction	11/16/2022	6/18/2024
01-3114-018-1060	3	The Ark of the City, Inc.	Construction	11/16/2022	6/18/2024
01-3114-018-1070	3	The Ark of the City, Inc.	Construction	11/16/2022	6/18/2024
01-3114-035-1730	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
01-3114-035-1970	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
01-3114-043-0310	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
01-3114-045-0010	3	Palmetto Homes	Construction & Taxes	1/28/2024	2/20/2024 & 6/6/2024
01-3125-035-1140	3	Palmetto Homes	Construction & Taxes	1/28/2024	2/20/2024 & 6/6/2024
01-3125-035-1150	3	Palmetto Homes	Construction & Taxes	1/28/2024	2/20/2024 & 6/6/2024
01-3125-042-0140	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
01-3125-048-1190	3	St John Village Homes II	Construction	5/28/2017	5/24/2024
01-3135-028-0020	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
01-3135-037-0090	3	River Landing	Construction	7/12/2020	6/6/2024
01-3136-021-0230	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3136-021-0240	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3136-021-0250	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3136-021-0260	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024

Delinquent Tax Notifications sent 2/20/2024.

Compliance Update Letters sent 5/21/2024-6/18/2024.

MDC006

Folio	District	Grantee	Nature of Default	Default Date	Compliance Enforcement Dates
01-3136-021-0270	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3136-021-0280	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3136-021-0290	3	Palmetto Homes	Construction & Taxes	11/2/2022	2/20/2024 & 6/6/2024
01-3230-001-0080	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3110-028-0620	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3300	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3320	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3330	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3340	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-3690	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-005-4080	3	House Park LLC	Taxes	5/2/2024	6/18/2024
30-3115-005-5420	3	House Park LLC	Taxes	5/2/2024	6/18/2024
30-3115-005-6080	3	House Park LLC	Taxes	5/2/2024	6/18/2024
30-3115-008-0130	3	House Park LLC	Construction & Taxes	5/2/2024	6/18/2024
30-3115-010-0030	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-018-0640	3	NANA & CRC	Construction	5/9/2020	5/21/2024
30-3115-025-0010	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-028-0301	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-039-0090	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-039-0100	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024

Delinquent Tax Notifications sent 2/20/2024.

Compliance Update Letters sent 5/21/2024-6/18/2024.

MDC007

Folio	District	Grantee	Nature of Default	Default Date	Compliance Enforcement Dates
30-3115-039-0110	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-039-0120	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3115-040-0800	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3115-043-0190	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3115-057-0020	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3121-000-0400	3	NANA & CRC	Construction	5/9/2020	5/21/2024
30-3121-026-1750	3	Palmetto Homes	Construction & Taxes	11/16/2022	2/20/2024 & 6/6/2024
30-3121-026-1780	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3121-028-0200	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3121-028-0215	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3121-028-0570	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3122-018-0010	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3122-018-0020	3	House Park LLC	Taxes	4/1/2024	6/18/2024
30-3122-018-0030	3	House Park LLC	Taxes	4/1/2024	6/18/2024
10-7813-019-0060	9	Mexican American Council	Construction	1/8/2023	5/24/2024
16-7824-000-0346	9	City of Florida City	Construction	1/27/2022	5/24/2024
32-2014-004-1940	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2014-004-1950	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2014-004-1960	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2022-003-1450	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2022-003-1460	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2022-003-1470	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2022-004-1100	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2022-007-0250	13	Town of Miami Lakes	Taxes	2015-2023	6/6/2024
32-2022-010-1200	13	Town of Miami Lakes	Taxes	2018-2023	6/6/2024
32-2022-011-0490	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2022-012-0330	13	Town of Miami Lakes	Taxes	2013-2023	6/6/2024
32-2022-019-0020	13	Town of Miami Lakes	Taxes	2017-2023	6/6/2024
32-2022-020-0020	13	Town of Miami Lakes	Taxes	2015-2023	6/6/2024
32-2023-004-1310	13	Town of Miami Lakes	Taxes	2018-2023	6/6/2024
32-2023-006-0750	13	Town of Miami Lakes	Taxes	2018-2023	6/6/2024
32-2024-003-2800	13	Town of Miami Lakes	Taxes	2016-2023	6/6/2024

Delinquent Tax Notifications sent 2/20/2024.

Compliance Update Letters sent 5/21/2024-6/18/2024.

MDC008

Exhibit C

Exhibit "C" - Properties Reverted to County		
District	Folio #	Reversion Date
1	08-2128-005-0020	5/7/2024
2	06-2125-017-1210	4/25/2024
2	30-2124-011-0840	4/25/2024

Instrument prepared by and returned to:
Eduardo Hernandez, Real Estate Advisor
Miami-Dade County Internal Services Department
111 N.W. 1 Street, 23rd Floor
Miami, Florida 33128-1907



CFN 2024R0318466
OR BK 34197 Pgs 859-860 (2Pgs)
RECORDED 04/25/2024 12:12:23
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Folio No: 06-2125-017-1210

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

NOTICE IS HEREBY GIVEN that on this 11 day of April 2024, title to the Property identified by Folio No. 06-2125-017-1210 and more fully described in "Exhibit A" attached hereto and incorporated herein by reference, conveyed by Miami-Dade County, a political subdivision of the State of Florida, to Haitian Senior Stars Solidarity Group, Inc, a Florida not-for-profit corporation, by that certain County Deed dated January 19, 2017 and recorded on January 27, 2017 in Official Records Book 30399, Pages 2657-2659 of the public records of Miami-Dade County, Florida, has reverted to Miami-Dade County pursuant to the terms and conditions of said County Deed.

ATTEST:

JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller



MIAMI-DADE COUNTY, FLORIDA
BY ITS MAYOR OR MAYOR'S
DESIGNEE

By:

(Deputy Clerk Signature)
Anthony Lavadie - 6302751

By:

(OFFICIAL SEAL)



Approved for legal sufficiency:

By: Debra Herman
Debra Herman
Assistant County Attorney

The foregoing was authorized pursuant to the County Deed approved by Resolution No. R-1104-16 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 15th day of November 2016.

EXHIBIT A

LEGAL DESCRIPTION

Folio Number	Description
06-2125-017-1210	Lots 3 and 4, Block 23, of ALHAMBRA HEIGHTS SECTION 2, according to the Plat thereof, as recorded in Plat Book 19, Page 71, of the Public Records of Miami-Dade County, Florida

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

I hereby certify that the foregoing is a
true and correct copy of the original on
file in this office.

MIAMI-DADE COUNTY CLERK
Court and County Controller, Miami-Dade County

Deputy Clerk



Instrument prepared by and returned to:
Eduardo Hernandez, Real Estate Advisor
Miami-Dade County Internal Services Department
111 N.W. 1 Street, 23rd Floor
Miami, Florida 33128-1907



CFN 2024R0312465
OR BK 34197 Pgs 857-858 (2Pgs)
RECORDED 04/25/2024 12:12:23
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Folio No: 30-2124-011-0840

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

NOTICE IS HEREBY GIVEN that on this 11 day of April 2024, title to the Property identified by Folio No. 30-2124-011-0840 and more fully described in "Exhibit A" attached hereto and incorporated herein by reference, conveyed by Miami-Dade County, a political subdivision of the State of Florida, to Haitian Senior Stars Solidarity Group, Inc, a Florida not-for-profit corporation, by that certain County Deed dated January 19, 2017 and recorded on January 27, 2017 in Official Records Book 30399, Pages 2672-2674 of the public records of Miami-Dade County, Florida, has reverted to Miami-Dade County pursuant to the terms and conditions of said County Deed.

ATTEST:

JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller



By: [Signature]
(Deputy Clerk Signature)
Anthony Lavadie - e302751

MIAMI-DADE COUNTY, FLORIDA
BY ITS MAYOR OR MAYOR'S
DESIGNEE

By: [Signature]

(OFFICIAL SEAL)



Approved for legal sufficiency:

By: Debra Herman
Debra Herman
Assistant County Attorney

The foregoing was authorized pursuant to the Deed approved by Resolution No. R-1104-16 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 15th day of November 2016.

EXHIBIT A

LEGAL DESCRIPTION

Folio Number	Description
30-2124-011-0840	Tract 73, less the West 150 feet thereof, and Tract 74, less the North 93.86 feet and less the West 150 feet thereof, of BISCAYNE GARDENS, SECTION "H", PART 2, according to the Plat thereof, as recorded in Plat Book 44, at Page 37, of the Public Records of Miami-Dade County, Florida

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

I hereby certify that the foregoing is a

true and correct copy of the original as

filed in this office on 5/17/2012

JUAN J. GARCIA, Clerk of the

Court and Comptroller, Miami-Dade County

Deputy Clerk





CFN 2024-0350753
DR BK 34214 Pgs 4331-4333 (3Pgs)
RECORDED 05/07/2024 13:48:36
DEED E.C. TAX 40.60
JUAN FERNANDEZ-BARQUEN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Return to:

Miami-Dade County
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Instrument prepared by:

Miami-Dade County
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 08-2128-005-0020

QUIT CLAIM AND CONVEYANCE TO MIAMI-DADE COUNTY

STATE OF Florida _____)
)
COUNTY OF Miami-Dade)

THIS INDENTURE, Made this 2nd day of May,
A.D. 2018, by and between NORTH MIAMI BEACH MEDICAL CENTER, INC.,
a Florida not-for-profit organization, whose address is 13899
Biscayne Boulevard, North Miami Beach, Florida 33181, party of the
first part, and MIAMI-DADE COUNTY, Florida, a political subdivision
of the State of Florida, whose address is Stephen P. Clark Center,
111 N.W. 1st Street, Miami, Florida 33128, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to him in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged and for other and further good and valuable
considerations, does hereby convey and quitclaim unto the party of
the second part, and its successors in interest, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described lands, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



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

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

NORTH MIAMI BEACH MEDICAL
CENTER, INC., a Florida
not-for-profit corporation

Witness

Idania Barroso
Printed Name

Rosa Garcia
Witness

Rosa Garcia
Printed Name

11 NW 1 St suite 2460
Miami, FL 33128

STATE OF Florida
Miami-Dade
COUNTY OF

Eileen Margaret Ramcaran (SEAL)

EILEEN MARGARET RAMCARAN
Printed Name

Address (if different)

I HEREBY CERTIFY, that on this 2nd day of May, 2018, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eileen Margaret Ramcaran of NMB Medical Center, a Florida not-for-profit corporation, personally known to me, or proven by producing the following methods of identification: R-526-565-50-847-0912 to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Notary Signature

NOTARY SEAL/STAMP

Printed Notary Name

Notary Public, State of FLORIDA

My commission expires: 7-28-2019

Commission/Serial No.: FF900629

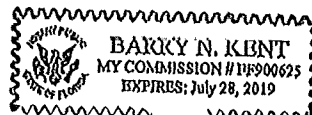
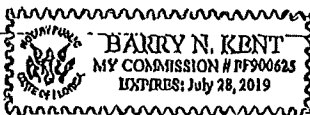


EXHIBIT "A"

LEGAL DESCRIPTION

TR B LESS S150FT BLK 364 NILE GDNS SEC 2 RESUB PB 52-94 SECTION
28 TOWNSHIP 52 SOUTH RANGE 41 EAST CONTAINING .35 AC LOT SIZE
15054 SQ FT.

STATE OF FLORIDA, COUNTY OF MIAMI-DAD
I hereby certify that the foregoing is a
true and correct copy of the
file in the office of the
MIAMI-DAD COUNTY
Court and Clerk of the Court
Deputy Clerk

