

MEMORANDUM

Agenda Item No. 8(F)(2)

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

DATE: January 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing a Lease Agreement between the State of Florida, Department of Transportation (FDOT), as Landlord, and Miami-Dade County, as Tenant, for property located at the Snapper Creek Service Plaza, located at SW 120 Street and SW 118 Avenue for a 10 year initial term at no cost to the County, with one 10-year option to renew for the continued use by the Miami-Dade Fire Rescue Department (MDFR), Fire Station No. 53, and authorizing the County Mayor to (1) execute the Lease Agreement, (2) exercise all rights conferred in the lease, and (3) take all actions necessary to effectuate same

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.


Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Date: January 21, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Lease Agreement between the Florida Department of Transportation (FDOT) and Miami-Dade County for Fire Station No. 53 at the Snapper Creek Service Plaza

Executive Summary

This item seeks approval from the Board of County Commissioners (Board) for the Lease Agreement (Agreement) between Miami-Dade County (County), as tenant, and the Florida Department of Transportation (FDOT), as landlord, regarding an existing fire station property of approximately 16,600 square feet of space located at Snapper Creek Service Plaza, 118 Avenue and SW 120 Street, designed as Fire Station No. 53 (Premises). Miami-Dade Fire Rescue (MDFR) built and maintains the Premises pursuant to Resolution No. R-1168-96. The proposed Agreement will allow for a ten-year term with one ten-year renewal option. The total estimated fiscal impact to the County will be \$521,352.17 in operating expenses, allowing MDFR to continue serving Florida Turnpike motorists and residents within a two-mile radius.

Recommendation

It is recommended that the Board approve the attached resolution authorizing the execution of the Agreement between the County and FDOT for MDFR's continued use of the Premises. More specifically, the attached resolution does the following:

- Authorizes the lease of the Premises in substantially the form of the Lease attached to the accompanying Resolution;
- Authorizes an initial lease term of ten years, with one ten-year option to renew; and
- Authorizes the County Mayor or Mayor's Designee to execute the Agreement.

The Lease becomes effective on the first day of the next month following the effective date of the resolution approving the Lease.

Scope

The Premises is located in Commission District 7 represented by Raquel Regalado. Written notice of the lease was provided to the District Commissioner.

Fiscal Impact/Funding Source

The initial Lease Agreement is for ten (10) years at a rent rate of \$0.00. The fiscal impact to the County is estimated to be \$17,345.28 in operating expenses for the first year of the lease and \$198,844.20 for the initial ten-year term. In addition, a 5% management fee amounting to \$2,763.90 annually will be payable to the County's People and Internal Operations Department (PIOD) for administration of the Agreement.

The Agreement offers one ten-year renewal option with an estimated total fiscal impact of \$521,352.17. The funding source is the Fire Rescue District Fund. The FY24-25 Adopted Budget \$4,000,000.00; FY25-26 Proposed Budget \$4,000,000.00; Budget line-item Account 5521420000000.

Track Record/Monitor

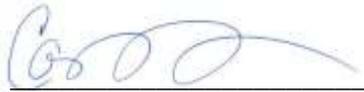
The County has no record of negative performance issues with the landlord. Robert Rodriguez, of PIOD, will be responsible for monitoring the Agreement on behalf of the County.

Delegated Authority

This item authorizes the County Mayor or the County Mayor's designee to execute the Agreement, to take all actions necessary to effectuate the Agreement, and to exercise all other rights conferred therein, including but not limited to, the right to exercise the optional renewal terms set forth in the Agreement and the right to terminate the Agreement.

Background

Pursuant to Resolution No. R-1168-96, the County constructed a fire rescue facility at the Snapper Creek Service Plaza, Fire Station No. 53. The station provides critical fire suppression and emergency medical services to motorists traveling along the Florida Turnpike and to residents and business within a two-mile radius of the service plaza. The continued occupancy ensures uninterrupted public safety operations in a strategically important location and supports MDFR's broader mission to safeguard lives and property throughout the County.



Carladenise Ewards
Chief Administrative Officer



MEMORANDUM
(Revised)

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

DATE: January 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(2)

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 ____, majority plus one ____, 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) ____, 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. 8(F)(2)
1-21-26

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A LEASE AGREEMENT BETWEEN THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION (FDOT), AS LANDLORD, AND MIAMI-DADE COUNTY, AS TENANT, FOR PROPERTY LOCATED AT THE SNAPPER CREEK SERVICE PLAZA, LOCATED AT SW 120 STREET AND SW 118 AVENUE FOR A 10 YEAR INITIAL TERM AT NO COST TO THE COUNTY, WITH ONE 10-YEAR OPTION TO RENEW FOR THE CONTINUED USE BY THE MIAMI-DADE FIRE RESCUE DEPARTMENT (MDFR), FIRE STATION NO. 53, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO (1) EXECUTE THE LEASE AGREEMENT, (2) EXERCISE ALL RIGHTS CONFERRED IN THE LEASE, AND (3) TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

WHEREAS, section 125.031, Florida Statutes, authorizes the County to enter into leases for properties needed for a public purpose; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying County Mayor's memorandum, a copy of which is incorporated herein; and

WHEREAS, MDFR operates Fire Station No. 53 located at the Snapper Creek Service Plaza, at SW 118 Avenue and SW 120 Street; and

WHEREAS, pursuant to Resolution No. R-1168-96, the County constructed and maintains Fire Station No. 53 on the property that is the subject of the Lease Agreement; and

WHEREAS, also pursuant to Resolution No. R-1168-96, the County entered into a 25-year license agreement providing for the County's use and occupancy of the fire station property, subject to optional five-year extension periods pursuant to the parties' mutual agreement; and

WHEREAS, FDOT is the owner of the subject property consisting of approximately 16,600 square feet; and

WHEREAS, FDOT and the County desire to enter into a Lease Agreement in substantially the form attached as Exhibit “A” hereto for the County’s continued use of the fire station property located at the Snapper Creek Service Plaza; and

WHEREAS, the proposed Lease Agreement provides for an initial term of 10 years, with one additional 10-year renewal option;

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

Section 1. This Board incorporates and approves the foregoing recitals as if fully set forth herein.

Section 2. This Board hereby approves the terms of the Lease Agreement, in substantially the form attached as Exhibit “A” hereto between FDOT and Miami-Dade County for the property located at the Snapper Creek Service Plaza.

Section 3. This Board authorizes the County Mayor or County Mayor’s designee to execute the Lease Agreement for and on behalf of the County, to exercise any and all rights conferred therein, including but not limited to the right of termination, and to take all actions necessary to effectuate same.

The foregoing resolution 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

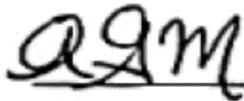
The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of January, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Andrea Gonzalez

Exhibit "A"

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

LEASE AGREEMENT

575-060-33
RIGHT OF WAY
OGC - 08/09
Page 1 of 5

ITEM/SEGMENT NO.: 87005-2307

MANAGING DISTRICT: 8

F.A.P. NO.: N/A

STATE ROAD NO.: 821

COUNTY: Miami-Dade

PARCEL NO.: 107.1 A-R / Excess #7423

THIS **AGREEMENT**, made this _____ day of _____, _____, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (hereinafter called the Lessor), and _____
Miami Dade County
(hereinafter called the Lessee).

WITNESSETH:

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. Property and Term. Lessor does hereby lease unto Lessee the property described in Exhibit "A", attached and made a part hereof, for a term of ten(10) beginning _____ and ending _____. This Lease may be renewed for an additional ten (10) term at Lessee's option, subject to the rent adjustment as provided in Paragraph 3 below. Lessee shall provide Lessor 180 days advanced written notice of its exercise of the renewal option.

If Lessee holds over and remains in possession of the property after the expiration of the term specified in this Lease, or any renewals of such term, Lessee's tenancy shall be considered a tenancy at sufferance, subject to the same terms and conditions as herein contained in this Lease.

This Lease is subject to all utilities in place and to the maintenance thereof as well as any other covenants, easements, or restrictions of record.

This Lease shall be construed as a lease of only the interest, if any, of Lessor, and no warranty of title shall be deemed to be given herewith.

2. Use. The leased property shall be used solely for the purpose of maintaining and operation of a fire station at Snapper Creek service plaza.

If the property is used for any other purpose, Lessor shall have the option of immediately terminating this Lease. Lessee shall not permit any use of the property in any manner that would obstruct or interfere with any transportation facilities.

Lessee will further use and occupy the leased property in a careful and proper manner, and not commit any waste thereon. Lessee will not cause, or allow to be caused, any nuisance or objectionable activity of any nature on the property. Lessee will not use or occupy said property for any unlawful purpose and will, at Lessee's sole cost and expense, conform to and obey any present or future ordinances and/or rules, regulations, requirements, and orders of governmental authorities or agencies respecting the use and occupation of the leased property.

Any activities in any way involving hazardous materials or substances of any kind whatsoever, either as those terms may be defined under any state or federal laws or regulations, or as those terms are understood in common usage, are specifically prohibited. The use of petroleum products, pollutants, and other hazardous materials on the leased property is prohibited. Lessee shall be held responsible for the performance of and payment for any environmental remediation that may be necessary, as determined by the Lessor, within the leased property. If any contamination either spread to or was released onto adjoining property as a result of Lessee's use of the leased property, the Lessee shall be held similarly responsible. The Lessee shall indemnify, defend, and hold harmless the Lessor from any claim, loss, damage, costs, charge, or expense arising out of any such contamination.

3. Rent. Lessee shall pay to Lessor as rent, on or before the first day of each rent payment period, the sum of \$0 _____ plus applicable tax, for each year _____ of the term. If this Lease is terminated prior to the end of any rent payment period, the unearned portion of any rent payment, less any other amounts that may be owed to Lessor, shall be refunded to Lessee. Lessee shall pay any and all state, county, city, and local taxes that may be due during the term hereof, including any real property taxes. Rent payments shall be made payable to the Florida Department of Transportation and shall be sent to _____.

_____. Lessor reserves the right to review and adjust the rental fee biannually and at renewal to reflect market conditions. Any installment of rent not received within ten (10) days after the date due shall bear interest at the highest rate allowed by law from the due date thereof, per Section 55.03(1), Florida Statutes. This provision shall not obligate Lessor to accept late rent payments or provide Lessee a grace period.

4. Improvements. No structures or improvements of any kind shall be placed upon the property without the prior written approval of the District Secretary for District 8 _____ of Lessor. Any such structures or improvements shall be constructed in a good and workmanlike manner at Lessee's sole cost and expense. Subject to any landlord lien, any structures or improvements constructed by Lessee shall be removed by Lessee, at Lessee's sole cost and expense, by midnight on the day of termination of this

MDC008

Lease and the leased property restored as nearly as practical to its condition at the time this Lease is executed. Portable or temporary advertising signs are prohibited.

Lessee shall perform, at the sole expense of Lessee, all work required in the preparation of the leased property for occupancy by Lessee, in the absence of any special provision herein contained to the contrary; and Lessee does hereby accept the leased property as now being in fit and tenable condition for all purposes of Lessee.

Lessor reserves the right to inspect the property and to require whatever adjustment to structures or improvements as Lessor, in its sole discretion, deems necessary. Any adjustments shall be done at Lessee's sole cost and expense.

5. Maintenance. Lessee shall keep and maintain the leased property and any building or other structure, now or hereafter erected thereon, in good and safe condition and repair at Lessee's own expense during the existence of this Lease, and shall keep the same free and clear of any and all grass, weeds, brush, and debris of any kind, so as to prevent the same from becoming dangerous, inflammable, or objectionable. Lessor shall have no duty to inspect or maintain any of the leased property or buildings, and other structures thereon, during the term of this Lease; however, Lessor shall have the right, upon twenty-four (24) hours notice to Lessee, to enter the leased property for purposes of inspection, including conducting an environmental assessment. Such assessment may include: surveying; sampling of building materials, soil, and groundwater; monitoring well installations; soil excavation; groundwater remediation; emergency asbestos abatement; operation and maintenance inspections; and, any other actions which may be reasonable and necessary. Lessor's right of entry shall not obligate inspection of the property by Lessor, nor shall it relieve the Lessee of its duty to maintain the leased property. In the event of emergency due to a release or suspected release of hazardous waste on the property, Lessor shall have the right of immediate inspection, and the right, but not the obligation, to engage in remedial action, without notice, the sole cost and expense of which shall be the responsibility of the Lessee.

6. Indemnification. (select applicable paragraph)

Lessee is a Governmental Agency

To the extent provided by law, Lessee shall indemnify, defend, and hold harmless the Lessor and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by Lessee, its agents, or employees, during the performance of the Lease, except that neither Lessee, its officers, agents, or employees will be liable under this paragraph for any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Lessor or any of its officers, agents, or employees during the performance of the Lease.

When the Lessor receives a notice of claim for damages that may have been caused by the Lessee, the Lessor will immediately forward the claim to the Lessee. Lessee and the Lessor will evaluate the claim and report their findings to each other within fourteen (14) working days and will jointly discuss options in defending the claim. After reviewing the claim, the Lessor will determine whether to require the participation of Lessee in the defense of the claim or to require that Lessee defend the Lessor in such claim as described in this section. The Lessor's failure to promptly notify Lessee of a claim shall not act as a waiver of any right herein to require the participation in or defense of the claim by Lessee. The Lessor and Lessee will each pay its own expenses for the evaluation, settlement negotiations, and trial, if any.

Lessee is not a Governmental Agency

Lessee shall indemnify, defend, save, and hold harmless Lessor, its agent, officers, and employees, from any losses, fines, penalties, costs, damages, claims, demands, suits, and liabilities of any nature, including attorney's fees, (including regulatory and appellate fees), arising out of or because of any acts, action, neglect, or omission by Lessee, or due to any accident, happening, or occurrence on the leased property or arising in any manner from the exercise or attempted exercise of Lessee's rights hereunder whether the same regards person or property of any nature whatsoever, regardless of the apportionment of negligence, unless due to the sole negligence of Lessor.

Lessee's obligation to indemnify, defend and pay for the defenses or at Lessor's option, to participate, and to associate with the Lessor in the defense and trial of any claim and any related settlement negotiations, shall be triggered by the Lessor's notice of claim for indemnification to Lessee. Lessee's inability to evaluate liability or its evaluation of liability shall not excuse Lessee's duty to defend and indemnify within seven days after such notice by the Lessor is given by registered mail. Only an adjudication or judgment after the highest appeal is exhausted specifically finding the Lessor solely negligent shall excuse performance of this provision by Lessee. Lessee shall pay all costs and fees related to this obligation and its enforcement by Lessor. Lessor's failure to notify Lessee of claim shall not release Lessee of the above duty to defend.

NA ~~7. Insurance.~~ Lessee at its expense, shall maintain at all times during the term of this Lease, public liability insurance protecting Lessor and Lessee against any and all claims for injury and damage to persons and property, and for the loss of life or property occurring in, on, or about the property arising out of the act, negligence, omission, nonfeasance, or malfeasance of Lessee, its employees, agents, contractors, customers, licensees, and invitees. Such insurance shall be carried in a minimum amount of not less than one million dollars (\$ 1,000,000.00) for bodily injury or death to any one person or any number of persons in any one occurrence and not less than one million dollars (\$ 1,000,000.00) for property damage, or a combined coverage of not less than two million (\$ 2,000,000.00). All such policies shall be issued by companies licensed to do business in the State of Florida and all such policies shall contain a provision whereby the same cannot be

canceled or modified unless Lessor is given at least sixty (60) days prior written notice of such cancellation or modification. Lessee shall provide Lessor certificates showing such insurance to be in place and showing Lessor as additional insured under the policies. If self-insured or under a risk management program, Lessee represents that such minimum coverage for liability will be provided for the leased property.

Lessor may require the amount of any public liability insurance to be maintained by Lessee be increased so that the amount thereof adequately protects Lessor's interest. Lessee further agrees that it shall during the full term of this Lease and at its own expense keep the leased property and any improvements thereon fully insured against loss or damage by fire and other casualty. Lessee also agrees that it shall during the full term of this Lease and at its own expense keep the contents and personal property located on the leased property fully insured against loss or damage by fire or other casualty and does hereby release and waive on behalf of itself and its insurer, by subrogation or otherwise, all claims against Lessor arising out of any fire or other casualty whether or not such fire or other casualty shall have resulted in whole or in part from the negligence of the Lessor.

8. Eminent Domain. Lessee acknowledges and agrees that its relationship with Lessor under this Lease is one of landlord and tenant and no other relationship either expressed or implied shall be deemed to apply to the parties under this Lease. Termination of this Lease for any cause shall not be deemed a taking under any eminent domain or other law so as to entitle Lessee to compensation for any interest suffered or lost as a result of termination of this Lease, including any residual interest in the Lease, or any other facts or circumstances arising out of or in connection with this Lease.

Lessee hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort, including special damages, severance damages, removal costs, or loss of business profits, resulting from Lessee's loss of occupancy of the leased property, or any such rights, claims, or damages flowing from adjacent properties owned or leased by Lessee as a result of Lessee's loss of occupancy of the leased property. Lessee also hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort as set out above, as a result of Lessee's loss of occupancy of the leased property, when any or all adjacent properties owned or leased by Lessee are taken by eminent domain proceedings or sold under the threat thereof. This waiver and relinquishment applies whether this Lease is still in existence on the date of taking or sale; or has been terminated prior thereto.

9. Miscellaneous.

a. This Lease may be terminated by Lessor immediately, without prior notice, upon default by Lessee hereunder, and may be terminated by either party, without cause upon ninety (90) days prior written notice to the other party.

b. In addition to, or in lieu of, the terms and conditions contained herein, the provisions of any Addendum of even date herewith which is identified to be a part hereof is hereby incorporated herein and made a part hereof by this reference. In the event of any conflict between the terms and conditions hereof and the provisions of the Addendum(s), the provisions of the Addendum(s) shall control, unless the provisions thereof are prohibited by law.

c. Lessee acknowledges that it has reviewed this Lease, is familiar with its terms, and has had adequate opportunity to review this Lease with legal counsel of Lessee's choosing. Lessee has entered into this Lease freely and voluntarily. This Lease contains the complete understanding of the parties with respect to the subject matter hereof. All prior understandings and agreements, oral or written, heretofore made between the parties and/or between Lessee and the previous owner of the leased property and landlord of Lessee are merged in this Lease, which alone, fully and completely expresses the agreement between Lessee and Lessor with respect to the subject matter hereof. No modification, waiver, or amendment of this Lease or any of its conditions or provisions shall be binding upon Lessor or Lessee unless in writing and signed by both parties.

d. Lessee shall not sublet the property or any part thereof, nor assign this Lease, without the prior consent in writing of the Lessor; this Lease is being executed by Lessor upon the credit and reputation of Lessee. Acceptance by Lessor of rental from a third party shall not be considered as an assignment or sublease, nor shall it be deemed as constituting consent of Lessor to such an assignment or sublease.

e. Lessee shall be solely responsible for all bills for electricity, lighting, power, gas, water, telephone, and telegraph services, or any other utility or service used on the property.

f. This Lease shall be governed by the laws of the State of Florida, and any applicable laws of the United States of America.

g. All notices to Lessor shall be sent to the address for rent payments and all notices to Lessee shall be sent to:

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Miami-Dade County
Lessee (Company Name, if applicable)

By: _____
District Secretary

BY: _____

Nicola A. Liquori
Print Name

Print Name

Attest: _____

Title: _____

Name/Title: Denise Carrier / Executive Secretary

Attest: _____ (SEAL)

LEGAL REVIEW:

Print Name

District Counsel

Title: _____

Rovena Andoni
Print Name

ADDENDUM

This is an Addendum to that certain Lease Agreement between Miami-Dade County

and the State of Florida Department of Transportation dated the _____ day of _____, _____ .
In addition to the provisions contained in said Agreement, the following terms and conditions shall be deemed to be a part thereof pursuant to Paragraph 9 (b) of said Agreement:

- Notwithstanding any provision to the contrary in the Lease Agreement, the rental fee will remain the same for the term of the lease and the renewal option period, regardless of market conditions.
- The Lessor acknowledges and agrees that the Lessee, as a governmental entity, is self-insured. As such, the Lessee shall not be required to provide any certificate of insurance to the Lessor.
- Miami-Dade Fire Rescue, during its day-to-day operations, may maintain materials, and substances necessary to perform all functions associated with the operation of a fire and rescue station on the premises

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Miami-Dade County
Lessee (Company Name, if applicable)

By: _____
District Secretary

BY: _____

Nicola A. Liquori
Print Name

Print Name

Attest: _____

Title: _____

Name/Title: Denise Carrier / Executive Secretary

Attest: _____ (SEAL)

LEGAL REVIEW:

Print Name

District Counsel

Title: _____

Rovena Andoni
Print Name

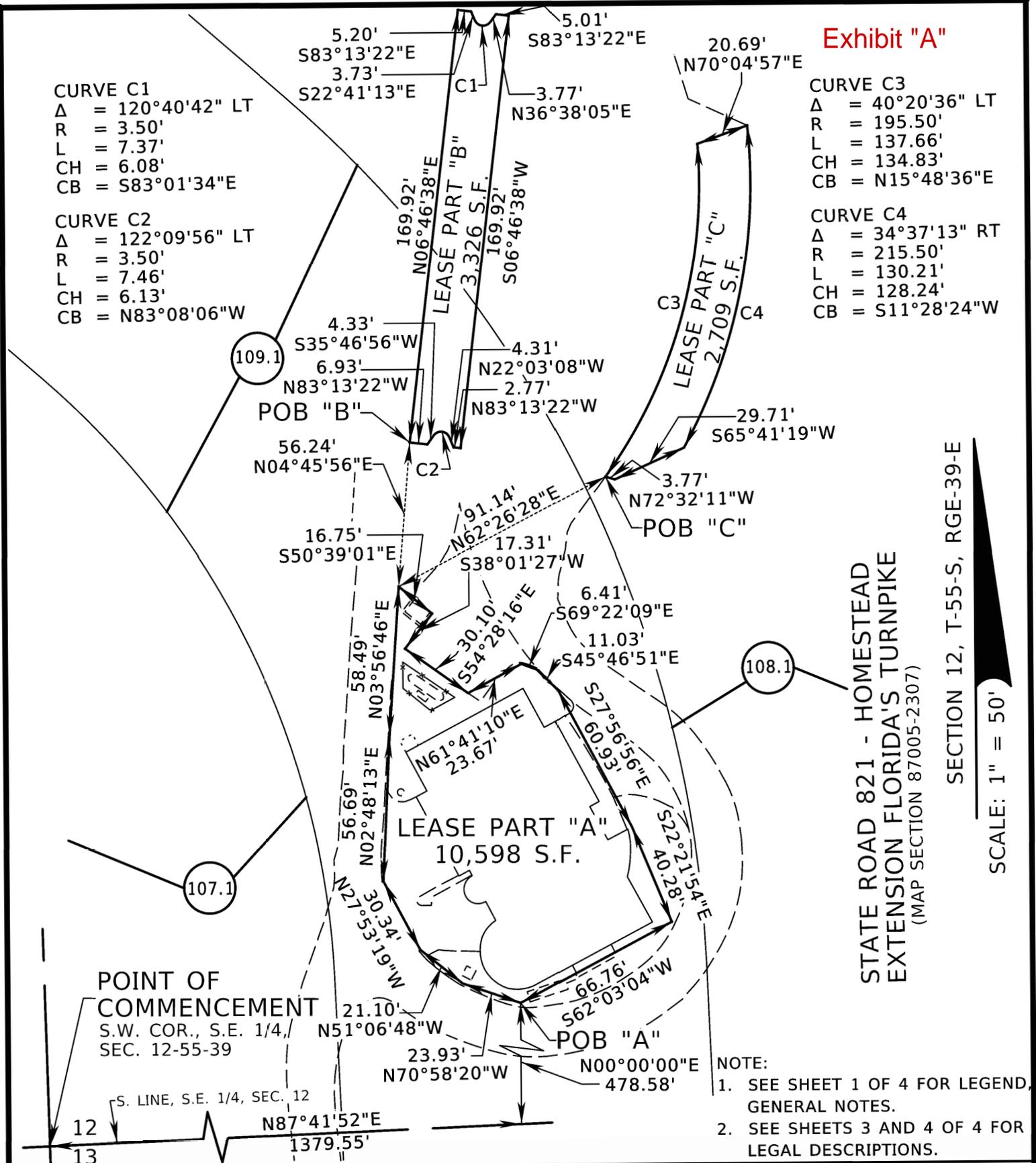
Exhibit "A"

CURVE C1
 $\Delta = 120^\circ 40' 42''$ LT
 $R = 3.50'$
 $L = 7.37'$
 $CH = 6.08'$
 $CB = S83^\circ 01' 34'' E$

CURVE C2
 $\Delta = 122^\circ 09' 56''$ LT
 $R = 3.50'$
 $L = 7.46'$
 $CH = 6.13'$
 $CB = N83^\circ 08' 06'' W$

CURVE C3
 $\Delta = 40^\circ 20' 36''$ LT
 $R = 195.50'$
 $L = 137.66'$
 $CH = 134.83'$
 $CB = N15^\circ 48' 36'' E$

CURVE C4
 $\Delta = 34^\circ 37' 13''$ RT
 $R = 215.50'$
 $L = 130.21'$
 $CH = 128.24'$
 $CB = S11^\circ 28' 24'' W$



**STATE ROAD 821 - HOMESTEAD
 EXTENSION FLORIDA'S TURNPIKE**
 (MAP SECTION 87005-2307)

SECTION 12, T-55-S, RGE-39-E
 SCALE: 1" = 50'

**FLORIDA DEPARTMENT OF TRANSPORTATION
 SKETCH OF DESCRIPTION - NOT A SURVEY**

REVISE LEASE AREA		D. COLLINS	01/03/2025	STATE ROAD NO. 821 - HOMESTEAD EXTENSION FLORIDA'S TURNPIKE		MIAMI-DADE COUNTY	
REVISE LEASE AREA		D. COLLINS	10/16/2024	STATE ROAD NO. 821 - HOMESTEAD EXTENSION FLORIDA'S TURNPIKE		MIAMI-DADE COUNTY	
REVISE LEASE AREA		D. COLLINS	9/26/2024	BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR	DATE: APRIL 14, 2023
REVISE LEASE AREA		A.S.	4/26/2023	DRAWN	ASCHAEFER	4/11/23	
REVISION	BY	DATE	CHECKED	LKNUTSEN	4/12/23	F.P. NO. N/A	S.P.N. 87005-2307
							SHEET 1 OF 4

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON RIGHT OF WAY MAPS STATE PROJECT NUMBER 87005-2307, DATED FEBRUARY 1971 AND FILED OF RECORD AT THE FLORIDA TURNPIKE ENTERPRISE.
2. ALL RECORDED PLATS, OFFICIAL RECORDS BOOKS AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
3. ATTENTION IS DIRECTED TO THE FACT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. ALL BEARINGS AND DISTANCES ARE CALCULATED FROM EXISTING R/W RECORDS UNLESS OTHERWISE NOTED.
5. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS SKETCH. ALL BEARINGS AND ANGLES HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDREDTH OF A FOOT.
6. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

LEGEND

- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- COR. = CORNER
- F.P. = FINANCIAL PROJECT
- L = LENGTH
- LT = LEFT
- N/A = NOT APPLICABLE
- NO. = NUMBER
- POB = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- RGE = RANGE
- RT = RIGHT
- S.F. = SQUARE FEET
- S.P.N. = SECTION PROJECT NUMBER
- T = TOWNSHIP

NOTE:

1. SEE SHEET 1 OF 4 FOR SKETCH.
2. SEE SHEETS 3 AND 4 OF 4 FOR LEGAL DESCRIPTIONS.

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				SKETCH OF DESCRIPTION - NOT A SURVEY	
				STATE ROAD NO. 821 - HOMESTEAD EXTENSION FLORIDA'S TURNPIKE MIAMI-DADE COUNTY	
			BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR
REVISE LEGEND	D. COLLINS	01/03/2025	DRAWN	ASCHAEFER	4/11/23
REVISION	BY	DATE	CHECKED	LKNUTSEN	4/12/23
			F.P. NO. N/A		S.P.N. 87005-2307
					SHEET 2 OF 4

MDC014

PARCEL NO.: N/A
(PART of 109.1)
SECTION NO.: 87005-2307
STATE ROAD NO.: 821
HEFT
COUNTY: MIAMI-DADE

LEASE

PART "A":

A portion of Parcel 109.1, as per State Road 821 – Homestead Extension Florida’s Turnpike, as shown on Right of Way Maps, Section 87005-2307, Sheet 6 of 10, lying in the Southeast 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence North 87°41'52" East, along the South line of said Southeast 1/4 of Section 12, a distance of 1,379.55 feet; thence departing said South line of the Southeast 1/4, run North 00°00'00" East, a distance of 478.58 feet to the **POINT OF BEGINNING**; thence North 70°58'20" West, a distance of 23.93 feet; thence North 51°06'48" West, a distance of 21.10 feet; thence North 27°53'19" West, a distance of 30.34 feet; thence North 02°48'13" East, a distance of 56.69 feet; thence North 03°56'46" East, a distance of 58.49 feet; thence South 50°39'01" East, a distance of 16.75 feet; thence South 38°01'27" West, a distance of 17.31 feet; thence South 54°28'16" East, a distance of 30.10 feet; thence North 61°41'10" East, a distance of 23.67 feet; thence South 69°22'09" East, a distance of 6.41 feet; thence South 45°46'51" East, a distance of 11.03 feet; thence South 27°56'56" East, a distance of 60.93 feet; thence South 22°21'54" East, a distance of 40.28 feet; thence South 62°03'04" West, a distance of 66.76 feet to the **POINT OF BEGINNING**.

Containing 10,598 square feet, more or less.

TOGETHER WITH

PART "B":

A portion of Parcels 108.1 and 109.1, as per State Road 821 – Homestead Extension Florida’s Turnpike, as shown on Right of Way Maps, Section 87005-2307, Sheet 6 of 10, lying in the Southeast 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence North 87°41'52" East, along the South line of said Southeast 1/4 of Section 12, a distance of 1,379.55 feet; thence departing said South line of the Southeast 1/4, run North 00°00'00" East, a distance of 478.58 feet; thence North 70°58'20" West, a

distance of 23.93 feet; thence North 51°06'48" West, a distance of 21.10 feet; thence North 27°53'19" West, a distance of 30.34 feet; thence North 02°48'13" East, a distance of 56.69 feet; thence North 03°56'46" East, a distance of 58.49 feet; thence North 04°45'56" East, a distance of 56.24 feet to the **POINT OF BEGINNING**; thence North 06°46'38" East, a distance of 169.92 feet; thence South 83°13'22" East, a distance of 5.20 feet; thence South 22°41'13" East, a distance of 3.73 feet to a point of curvature of a curve concave Northerly having a radius of 3.50 feet, a central angle of 120°40'42", and a chord bearing and distance of South 83°01'34" East, 6.08 feet; thence Easterly along the arc of said curve, 7.37 feet to the point of tangency; thence North 36°38'05" East, a distance of 3.77 feet; thence South 83°13'22" East, a distance of 5.01 feet; thence South 06°46'38" West, a distance of 169.92 feet; thence North 83°13'22" West, a distance of 2.77 feet; thence North 22°03'08" West, a distance of 4.31 feet to the point of curvature of a curve concave Southerly having a radius of 3.50 feet, a central angle of 122°09'56", and a chord bearing and distance of North 83°08'06" West, 6.13 feet; thence Westerly along the arc of said curve, 7.46 feet to the point of tangency; thence South 35°46'56" West, a distance of 4.33 feet; thence North 83°13'22" West, a distance of 6.93 feet to the said POINT OF BEGINNING.

Containing 3,326 square feet, more or less.

TOGETHER WITH

PART "C":

A portion of Parcel 108.1, as per State Road 821 – Homestead Extension Florida's Turnpike, as shown on Right of Way Maps, Section 87005-2307, Sheet 6 of 10, lying in the Southeast 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 12, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence North 87°41'52" East, along the South line of said Southeast 1/4 of Section 12, a distance of 1,379.55 feet; thence departing said South line of the Southeast 1/4, run North 00°00'00" East, a distance of 478.58 feet; thence North 70°58'20" West, a distance of 23.93 feet; thence North 51°06'48" West, a distance of 21.10 feet; thence North 27°53'19" West, a distance of 30.34 feet; thence North 02°48'13" East, a distance of 56.69 feet; thence North 03°56'46" East, a distance of 58.49 feet; thence North 62°26'28" East, a distance of 91.14 feet to the **POINT OF BEGINNING**; same also being a point on a curve concave Westerly having a radius of 195.50 feet, a central angle of 40°20'36", and a chord bearing and distance of North 15°48'36" East, 134.83 feet; thence Northerly along the arc of said curve, 137.66 feet to the end of said curve; thence North 70°04'57" East, a distance of 20.69 feet to a point on a curve concave Westerly having a radius of 215.50 feet, a central angle of 34°37'13", and a chord bearing and distance of South 11°28'24" West, 128.24 feet; thence Southerly along the arc of said curve, 130.21 feet to the end of said curve; thence South 65°41'19" West, a distance of 29.71 feet; thence North 72°32'11" West, a distance of 3.77 feet to the said POINT OF BEGINNING.

Containing 2,709 square feet, more or less.

Parts "A", "B" and "C" containing in the aggregate 16,633 square feet, more or less.