

## MEMORANDUM

Amended  
Agenda Item No. 11(A)(2)

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


**DATE:** June 30, 2015

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution declaring surplus  
County-owned land located at  
1280 NW 11th Street in the City  
of Miami, Florida, authorizing  
the conveyance of same to the  
River Landing Conservation  
Foundation, Inc., a Florida not-  
for-profit corporation

Resolution No. R-593-15

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Bruno A. Barreiro.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm



# MEMORANDUM

(Revised)

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

**DATE:** June 30, 2015

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Amended  
Agenda Item No. 11(A)(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**
- Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Amended  
Agenda Item No. 11(A)(2)  
6-30-15

RESOLUTION NO. R-593-15

RESOLUTION DECLARING SURPLUS COUNTY-OWNED LAND LOCATED AT 1280 NW 11<sup>th</sup> STREET IN THE CITY OF MIAMI, FLORIDA, AUTHORIZING THE CONVEYANCE OF SAME TO THE RIVER LANDING CONSERVATION FOUNDATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE PURPOSE OF CREATION AND MAINTENANCE OF GREEN SPACE, SEAWALL, LANDSCAPING, LIGHTING AND A RIVERWALK OPEN TO THE PUBLIC, AS WELL AS INCIDENTAL PUBLIC FAIRS OR SHOWS FOR NO MORE THAN THIRTY TOTAL DAYS A YEAR, AND REQUIRING THE FOUNDATION'S EXPENDITURE OF A MINIMUM OF \$3,974,223.00 TO CREATE SUCH IMPROVEMENTS; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD AND POLICY SET FORTH IN RESOLUTION NO. R-256-13 REQUIRING A LEASE RATHER THAN A DEED WHEN CONVEYING PROPERTY TO NOT-FOR-PROFIT ENTITIES UNDER FLORIDA STATUTE SECTION 125.38; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED AND DECLARATION OF RESTRICTIONS FOR SUCH PURPOSE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAID PROPERTY

**WHEREAS**, The River Landing Conservation Foundation, Inc. (the "Foundation") is a Florida not-for-profit corporation which was organized for the community interest and welfare purpose of acquiring and improving land along the Miami River in order to enhance the Health District in the City of Miami; and

**WHEREAS**, the Foundation is seeking to participate in the City of Miami River Greenway Action Plan to provide walkways and green space along the Miami River in the Health District of the City of Miami for the benefit of the residents of Miami-Dade County; and

**WHEREAS**, the County owns property located at 1280 N.W. 11<sup>th</sup> Street in Miami, Florida (the "Property") which is not needed for County purposes; and

**WHEREAS**, the Foundation has applied to the County for the conveyance of the Property for the construction and maintenance of green space, a pedestrian walkway along the north bank of the Miami River, the creation of a seawall along the Miami River, and enhanced beautification, landscaping and lighting (the "Improvements") on the Property, and for the incidental use for public shows and fairs which shall be open to the public and shall not exceed a total period of thirty period (30) days per year; and

**WHEREAS**, the Foundation will use the Property to construct and maintain green space, pedestrian walkways, the seawall, landscaping and lighting at no cost to the County or its residents, in support of the community interest and welfare purposes for which it is organized; and

**WHEREAS**, the Foundation will also be permitted to use the Property for incidental public shows and fairs, for a total period of thirty (30) days per year, which shall be open to the public and serve the community interest and welfare; and

**WHEREAS**, the Property will be conveyed at no cost to the Foundation by a County Deed, in substantially the form attached as Exhibit "A," which will require the construction of the Improvements within three years, with potential extensions up to three additional years for the construction of the seawall if certain minimum conditions are met to be determined in the sole discretion of the County Mayor or County Mayor's designee; and

**WHEREAS**, the Foundation has executed a Declaration of Restrictions, attached as Exhibit "B" which requires the expenditure of a minimum of \$3,974,223.00 to create and maintain the Improvements, restricts the use and re-conveyance of the Property, and provides for a reverter at no cost to the County if such conditions are not met, to ensure compliance with the intent of this Board; and

**WHEREAS**, this Board finds that, pursuant to Section 125.38 of the Florida Statutes, the Property is required for such use and that the use intended would promote community interest and welfare; and

**WHEREAS**, in light of the nature of the proposed use as green space, walkways and seawall improvements in accordance with the City of Miami Greenway Action Plan, and the required expenditure of a minimum of \$3,974,223.00 as set forth in Exhibit "B," this Board waives the policy set forth in Resolution No. R-256-13 which requires a lease rather than a deed of conveyance when transferring property to a not-for-profit corporation under Section 125.38, Florida Statutes; and

**WHEREAS**, at the time of adoption of Resolution No. R-909-14 by the Board, this conveyance was in the stage of continuous and ongoing negotiation and therefore, such resolution would not apply to this conveyance,

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

**Section 1.** This Board ratifies and adopts the matters set forth in the foregoing recitals.

**Section 2.** This Board approves the conveyance of the Property to the Foundation pursuant to Section 125.38 of the Florida Statutes, waives Administrative Order 8-4 as it relates to review by the Planning Advisory Board and the board policy set forth in Resolution No. 256-13, authorizes the Chairperson or Vice-Chairperson of the Board to execute the County Deed and Declaration of Restrictions in substantially the form attached as Exhibits "A" and "B," and authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate this conveyance.

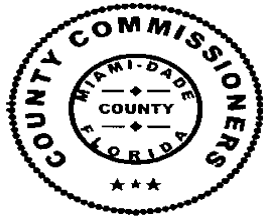
**Section 3.** Pursuant to Resolution No. R-974-09, this Board directs the County Mayor to first record the Declaration of Restrictions, followed by the County Deed, in the public records of Miami-Dade County, and to provide a recorded copy of these documents to the Clerk of the Board within thirty (30) days of their execution, and further directs the Clerk of the Board to attach and permanently store a recorded copy of the County Deed and Declaration of Restrictions together with this resolution.

**Section 4.** This Board directs the County Mayor or County Mayor's designee to appoint staff to monitor compliance with the terms of this conveyance.

The Prime Sponsor of the foregoing resolution is Commissioner Bruno A. Barreiro. It was offered by Commissioner **Bruno A. Barreiro**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Jean Monestime, Chairman	<b>aye</b>	
	Esteban L. Bovo, Jr., Vice Chairman	<b>absent</b>	
Bruno A. Barreiro	<b>aye</b>	Daniella Levine Cava	<b>aye</b>
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson	<b>aye</b>
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan	<b>aye</b>
Dennis C. Moss	<b>aye</b>	Rebeca Sosa	<b>absent</b>
Sen. Javier D. Souto	<b>absent</b>	Xavier L. Suarez	<b>absent</b>
Juan C. Zapata	<b>aye</b>		

The Chairperson thereupon declared the resolution duly passed and adopted this 30<sup>th</sup> day of June, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Debra Herman", written over a horizontal line.

Debra Herman

Instrument prepared by and returned to:  
Robert Warren, Real Estate Advisor  
Miami-Dade County, Internal Services Department  
111 N.W. 1 Street, Suite 2460  
Miami, Florida 33128-1907

Folio No. : 01-3135-037-0090

-----{(SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA)}-----

**COUNTY DEED**

**THIS COUNTY DEED**, made this            day of            , 2015, by Miami-Dade County, Florida, a political subdivision of the State of Florida, party of the first part (the "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> Street, Suite 2460, Miami, Florida 33128, and the River Landing Conservation Foundation, Inc., (the "Foundation") a Florida not-for-profit corporation, party of the second part, whose address is: 283 Catalonia Avenue, Coral Gables, Florida 33134.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold, except without the right to convey or assign, to the party of the second part, its successors and assigns forever, the following described lands lying and being in Miami-Dade County, Florida, (the "Property"):

**LEGAL DESCRIPTION**

TRACT 9 OF CIVIC CENTER SECTION ONE, according to the Plat thereof recorded in Plat Book 75, at Page 36, of the Public Records of Miami-Dade County, Florida, including that parcel of land lying North of the Miami River and South and Southwesterly of Southerly right-of-way of NW 11 Street;

Less and except that portion of said TRACT 9 which was transferred by County Deed from the County to the State Road Department of Florida (n/k/a Florida Department of Transportation) on June 28, 1966 as recorded in Official Records



Book 5159, Page 320 of the Public Records of Miami-Dade County (the "State Property"). The County further reserves unto itself, its successors and assigns, 1) a non-exclusive perpetual easement over, above and upon the Property as set forth in the legal description and parcel sketch attached as Exhibit 1 attached hereto, for the expansion, construction, renovation, and maintenance of 836 Expressway currently constructed on the State Property; and 2) an exclusive temporary construction easement over, above and upon the Property as set forth in the legal description and parcel sketch attached as Exhibit 2 attached hereto from January 1, 2016 to December 31, 2023, for the construction of the expansion and renovation of 836 Expressway; and including a reservation of rights of ingress and egress. These easements shall be superior to any other existing or future use of the Property.

Said conveyance is subject to all easements, dedications and other notations contained in the Plat of Civic Center Section One, according to the plat thereof recorded in Plat Book 75, Page 36 of the Public Records of Miami-Dade County, Florida; and is further subject to the easement granted by Dade County to the Department of Water and Sewer of the City of Miami, dated December 20, 1955 and attached hereto.

Said conveyance is subject to the restrictions set forth in the Declaration of Restrictions recorded on \_\_\_\_\_ in Official Records Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Public Records of Miami-Dade County.

Address: 1280 NW 11<sup>th</sup> Street, Miami, FL 33125 (the "Property")  
Folio No: 01-3135-037-0090

This grant conveys only the interest of the County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any statement of facts concerning the same. This grant is made solely for the public not for profit purpose of construction, maintenance and creation of sea wall improvements, pedestrian walkways and green space, enhancement, beautification, landscaping and lighting of the walkways along the banks of the Miami River and greenways along the north side of the Miami River according to the City of Miami Greenway Action Plan for the benefit of all Miami-Dade County residents for the non-profit use of the public, and for no other use and subject to the terms and conditions contained in the Declaration of Restrictions (the "Declaration") executed together with this Deed on \_\_\_\_\_.

If in the sole discretion of the County, the Property ceases to be used for these purposes by the Foundation, or the Foundation ceases to exist, or changes or loses its status as a not-for-profit corporation, or if the Foundation violates the terms contained in the Declaration, including but not limited to construction of the improvements or expenditure of funds set forth in Exhibits

A and B of the Declaration, title to the Property shall revert to the County, at the option of the County under the terms set forth in the Declaration. In the event of such reverter, the Foundation shall immediately deed the Property back to the County, and the County shall have the right to immediate possession of the Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place after final notice is provided by the County, regardless of the deed back to the County by the Foundation. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed or the Declaration. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]**

**[ONLY THE SIGNATURE PAGE FOLLOWS]**

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 or Vice-Chair Person of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:  
FLORIDA

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY,

BY ITS BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_

Approved for legal sufficiency: \_\_\_\_\_

The foregoing was authorized by Resolution No.: \_\_\_\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**LEGAL DESCRIPTION - PARCEL 829-A:**

That easement being a portion of land in Tract 9 of "CIVIC CENTER SECTION" ONE, a subdivision lying in the NE ¼ of the SW ¼ of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

BEGINNING at point of intersection of the Southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying northwesterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run N67°36'41"W along the southwesterly line of said Tract 9, for a distance of 10.86 feet to the point of intersection with the northwesterly line of the herein described easement, thence run N65°50'57"E along said easement line, for a distance of 42.90 feet to the point of intersection with the southwesterly Right of Way Line on NW North River Drive, coincident with the northeasterly line of said Tract 9, said point being on a circular curve concave to the northwest; thence run southeasterly along said circular curve also being the southwesterly Right of Way Line of NW North River Drive, having a radius of 828.31 feet through a central angle of 00°36'43" subtending a 8.85 foot chord which bears S51°08'42"E, for an arc distance of 8.85 feet to the point of intersection with the Existing Limited access Right of Way Line lying northwesterly of S.R. 836 as per F.D.O.T. Right of Way Map for section 87200-2505; thence run S65°50'57"W, along said Existing Limited Access Right of way Line, for a distance of 39.45 feet to the point of intersection with the southwesterly line of said Tract 9 and the POINT OF BEGINNING.

Containing an area of 324 square feet, more or less.

**GENERAL NOTES:**

1. This Sketch is Not a Survey.
2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
3. Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone, Traverse Mercator Projection, North American Datum (NAD83) 1983 adjustment 2007 and are based on a PNC Project Baseline bearing of N 03°42'37" W being established between FDOT monuments:  
PNC02 stamped 87 11 PNC02 (N 526779.1510, E 919562.7520) and  
PNC04 stamped 87 11 PNC04 (N 528164.0790, E 919472.9400)  
and therefrom a bearing of N 87°51'13" E along the Monument Line of NW 12th Street between NW 12th AVENUE and NW 13th AVENUE.
4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
5. Prepared for MIAMI-DADE EXPRESSWAY AUTHORITY.
6. Date Prepared: October 27th, 2014.

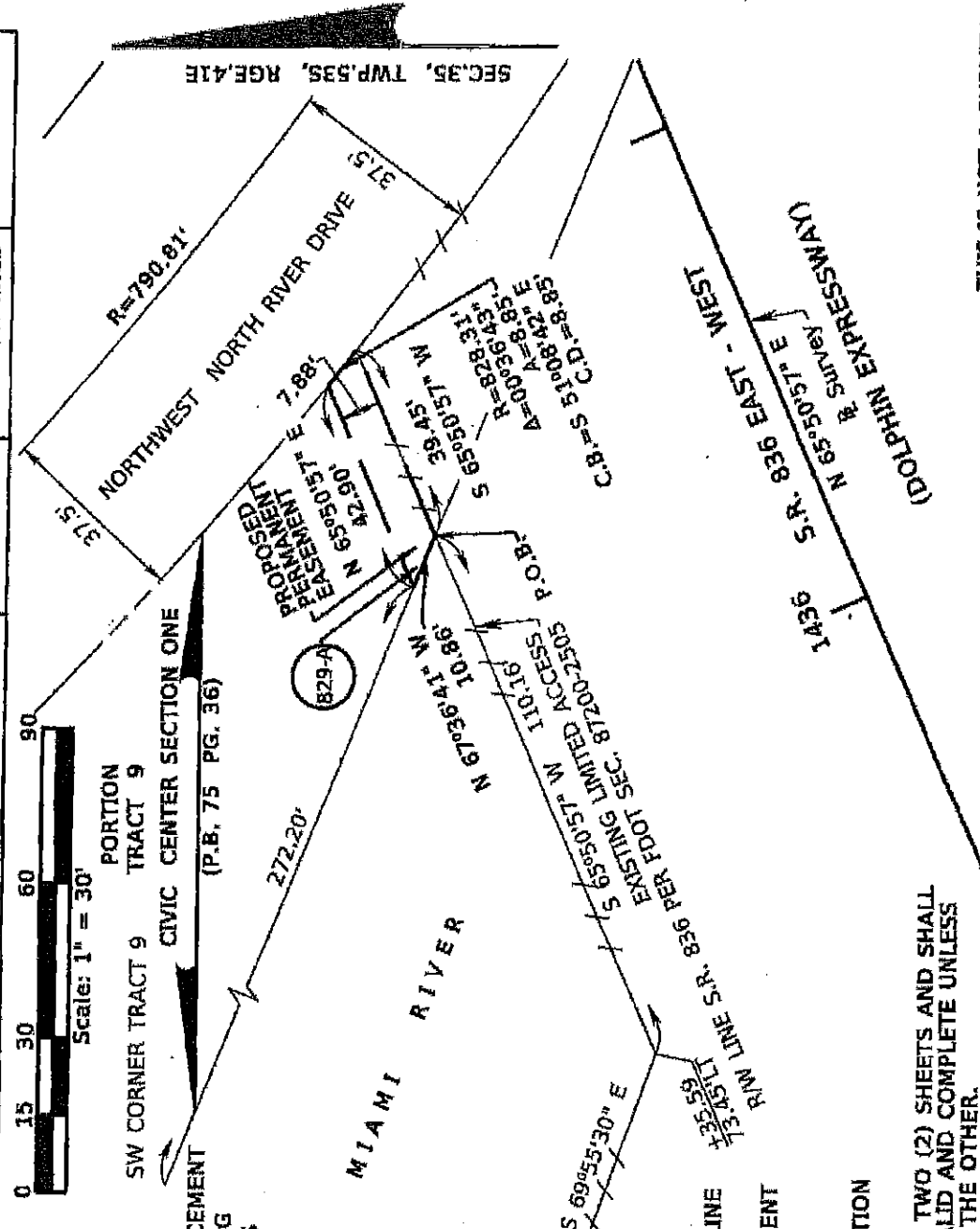
  
 JOSE L. SANFIL, DATE 03/19/15  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5636

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A SURVEY

		<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>	
		<b>LEGAL DESCRIPTION-PARCEL 829-A</b>	
		STATE ROAD NO. 836	MIAMI-DADE COUNTY
		DRAWN	T.MOREJON 02-03-2015
		CHECKED	A.TORAC 02-03-2015
REVISION	BY	DATE	Proj. NO. 83611 SECTION 87200 SHEET 1 OF 2

EXHIBIT 1 12

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
829-A	MIAMI-DADE COUNTY GSA R/E MGMT	324 SF	UNDETERMINED	



- LEGEND:
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.R. = STATE ROAD
  - CL = CENTERLINE
  - BL = BASELINE
  - PL = PROPERTY LINE
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - LB = LICENSED BUSINESS
  - R = RADIUS
  - A = CURVE LENGTH
  - Δ = DELTA
  - CD = CHORD DISTANCE
  - CB = CHORD BEARING
  - N/A = NOT APPLICABLE
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - R/W = RIGHT OF WAY
  - L/A = LIMITED ACCESS
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - SF = SQUARE FEET
  - PROJ. = PROJECT
  - No. = NUMBER
  - = EXISTING L/A R/W LINE
  - - - = PROPOSED PERMANENT EASEMENT
  - = = BLOCK NUMBER
  - ② = PARCEL IDENTIFICATION NUMBER
  - 829-A = PARCEL IDENTIFICATION NUMBER

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

THIS IS NOT A SURVEY

MIAMI-DADE EXPRESSWAY AUTHORITY		STATE ROAD NO. 836		MIAMI DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		BY	DATE	PREPARED BY	DATA SOURCE
REVISOR	DATE	T. MOREJON	02-03-2015	SIERRA ASSOCIATES CONSULTING ENGINEERS, INC.	SEE GENERAL NOTES
CHECKED	A. TORRAC	02-03-2015	F.P. NO. 83811	SECTION 87200	SHEET 2 OF 2

**LEGAL DESCRIPTION - PARCEL 829-B:**

That easement being a portion of land in Tract 9 of CIVIC CENTER SECTION ONE, a subdivision lying in the NE ¼ of the SW ¼ of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

**BEGINNING** at the point of intersection of the southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying southeasterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run N65°50'57"E, along said Existing Limited Access Line, for a distance of 2.21 feet to the point of intersection with the southwesterly right of way line of NW North River Drive, coincident with the northeasterly line of said Tract 9, said point being on a circular curve concave to the northeast; thence run southeasterly along said circular curve also being the southwesterly right of way line of NW North River Drive and northeasterly line of said Tract 9, having a radius of 828.31 feet through a central angle of 00°42'18" subtending a 10.19 foot chord which bears S64°00'10"E, for an arc distance of 10.19 feet to the point of intersection with the southeasterly line of the herein described easement, thence run S65°50'57"W, along said easement line, for a distance of 2.89 feet to the point of intersection with the southwesterly line of said Tract 9; thence run N60°57'51"W, along the southwesterly line of Tract 9, for a distance of 9.77 feet to the POINT OF BEGINNING.

Containing an area of 20 square feet, more or less.

**GENERAL NOTES:**

1. This Sketch is Not a Survey.
2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
3. Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone, Traverse Mercator Projection, North American Datum (NAD83) 1983 adjustment 2007 and are based on a PNC Project Baseline bearing of N 03°42'37" W being established between FDOT monuments:  
PNC02 stamped 87 11 PNC02 (N 526779.1510, E 919562.7520) and  
PNC04 stamped 87 11 PNC04 (N 528164.0790, E 919472.9400)  
and therefrom a bearing of N 87°51'13" E along the Monument Line of NW 12th Street between NW 12th AVENUE and NW 13th AVENUE.
4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
5. Prepared for MIAMI-DADE EXPRESSWAY AUTHORITY.
6. Date Prepared: October 27th, 2014.

  
 JOSE L. SANFELI, DATE 3/12/15  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5636

THIS DOCUMENT CONSISTS OF THREE (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A SURVEY

<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>							
<b>LEGAL DESCRIPTION-PARCEL 829-B</b>							
				<b>STATE ROAD NO. 836</b>			
				<b>MIAMI-DADE COUNTY</b>			
		<b>BY</b>		<b>DATE</b>		<b>DATA SOURCE:</b>	
		<b>DRAWN</b>		<b>T.MOREJON</b>		<b>02-03-2015</b>	
<b>PARCEL REDUCED</b>		<b>T.MOREJON</b>		<b>03-12-2015</b>		<b>SEE GENERAL NOTES</b>	
<b>REVISION</b>		<b>BY</b>		<b>DATE</b>		<b>CHECKED</b>	
		<b>A.TORAC</b>		<b>02-05-2015</b>		<b>Proj. NO. 83611</b>	
				<b>SECTION 87200</b>		<b>SHEET 1 OF 2</b>	

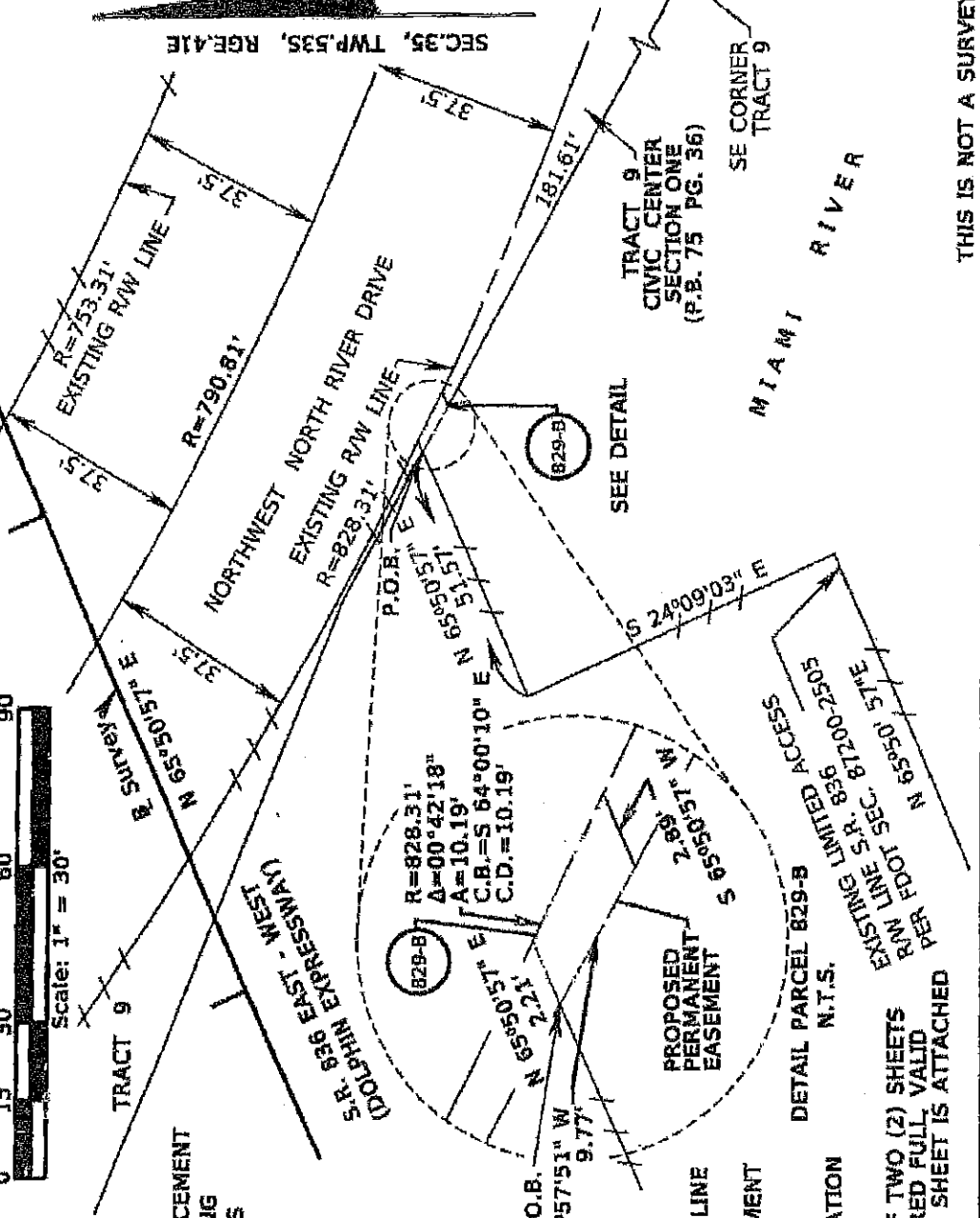
12/22/2015

2/12/2015

3/23/14 PM

25-AUT-03811.151 (RIGHT-WAY MAP - CHANGE CONSTRUCTION EASEMENT FROM MAP PARCELS 829-B, 829-B.1, 829-B.2)

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
829-B	MIAMI-DADE COUNTY GSA R/E MGMT	20 SF	UNDETERMINED	



- LEGEND:**
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.R. = STATE ROAD
  - CL = CENTERLINE
  - BL = BASELINE
  - PL = PROPERTY LINE
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
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  - RGE. = RANGE
  - SF = SQUARE FEET
  - PROJ. = PROJECT
  - No. = NUMBER
  - = EXISTING L/A R/W LINE
  - = PROPOSED PERMANENT EASEMENT
  - = BLOCK NUMBER
  - = PARCEL IDENTIFICATION NUMBER

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

MIAMI-DADE EXPRESSWAY AUTHORITY		STATE ROAD NO. 836		MIAMI DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		BY	DATE	PREPARED BY	DATA SOURCE
REVISION	BY	DATE	DRAWN	T.MOREJON 02-03-2015	SEE GENERAL NOTES
			CHECKED	A. TORRAC 02-03-2015	
			F.P. NO.	83611	SECTION 87200
					SHEET 2 OF 2

15

**LEGAL DESCRIPTION - PARCEL 705-A:**

That easement being a portion of land in tract 9 of "CIVIC CENTER SECTION" ONE, a subdivision lying in the NE 1/4 of the SW 1/4 of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the point of intersection of the Southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying northwesterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run N67°36'41"W along the southwesterly line of said Tract 9, for a distance of 10.86 feet to the POINT OF BEGINNING of the hereinafter described easement; thence continue N67°36'41"W, along the southwesterly line of said Tract 9, for a distance of 23.58 feet to the point of intersection with the northwesterly line of the herein described easement, thence run N65°50'57"E, along said easement line, for a distance of 50.76 feet to the point of intersection with the southwesterly right of way line on NW North River Drive, said point being on a circular curve concave to the northwest; thence run southeasterly along said circular curve also being the southwesterly Right of Way line of NW North River Drive, having a radius of 828.31 feet through a central angle of 01°19'04" subtending a 19.05 foot chord which bears S 50°10'48"E, for an arc distance of 19.05 feet to the point of intersection with the southeasterly line of the herein described easement; thence run S65°50'57"W, along said southeasterly line of the herein described easement, for a distance of 42.90 feet to the point of intersection with the southwesterly line of said Tract 9 and the POINT OF BEGINNING.

Containing an area of 801 square feet, more or less.

**GENERAL NOTES:**

1. This Sketch is Not a Survey.
2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
3. Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone, Traverse Mercator Projection, North American Datum (NAD83) 1983 adjustment 2007 and are based on a PNC Project Baseline bearing of N 03°42'37" W being established between FDOT monuments:  
 PNC02 stamped 87 11 PNC02 (N 526779.1510, E 919562.7520) and  
 PNC04 stamped 87 11 PNC04 (N 528164.0790, E 919472.9400)  
 and therefrom a bearing of N 87°51'13" E along the Monument Line of NW 12th Street between NW 12th AVENUE and NW 13th AVENUE.
4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
5. Prepared for MIAMI-DADE EXPRESSWAY AUTHORITY.
6. Date Prepared: October 27th, 2014.

*[Signature]* 3/11/15  
 JOSE L. SANFIEL, DATE  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5636

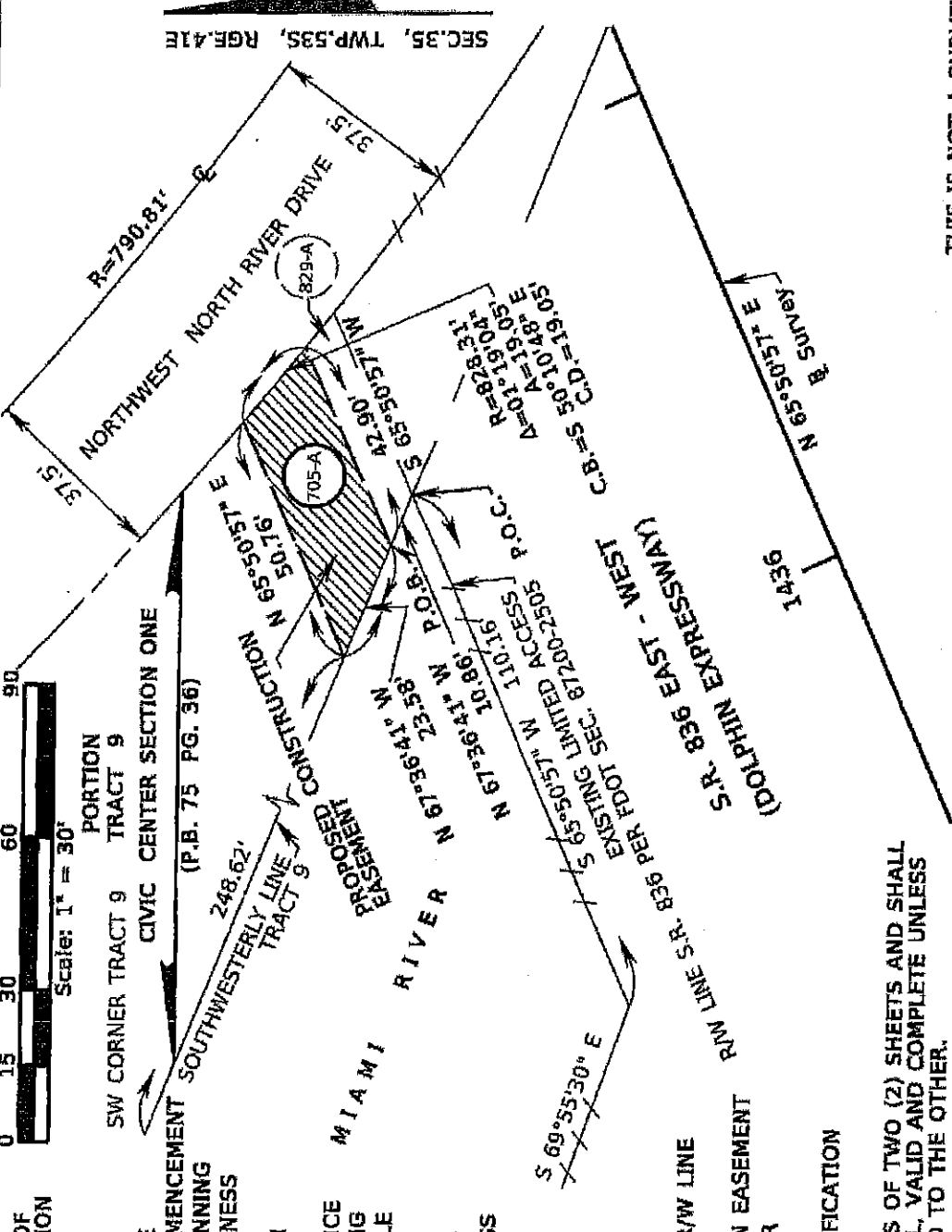
THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A SURVEY

		<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>			
		<b>LEGAL DESCRIPTION-PARCEL 705-A</b>			
		STATE ROAD NO. 836		MIAMI-DADE COUNTY	
		BY	DATE	DRAWN BY: T.MOREJON <small>DR. INEZ &amp; ASSOCIATES CONSULTING ENGINEERS, INC.                  500 NW 4th STREET, SUITE 201, BOCA RATON, FL 33434                  TEL: 561-992-2070 / FAX: 561-992-1074 / 10 YEARS</small>	DATA SOURCE: SEE GENERAL NOTES
700's REDUCED	T.MOREJON	03-04-2015	DRAWN	T.MOREJON	02-03-2015
REVISION	BY	DATE	CHECKED	A.TORAC	02-03-2015
			Proj. NO. B3611	SECTION 87200	SHEET 1 OF 2

EXHIBIT 2 16



PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
705-A	MIAMI-DADE COUNTY GSA R/E MGMT	801 SF	UNDETERMINED	



THIS IS NOT A SURVEY

LEGEND:

- FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- S.R. = STATE ROAD
- CL = CENTERLINE
- BL = BASELINE
- PL = PROPERTY LINE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- LB = LICENSED BUSINESS
- R = RADIUS
- A = CURVE LENGTH
- Δ = DELTA
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- N/A = NOT APPLICABLE
- PG. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- L/A = LIMITED ACCESS
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- SF = SQUARE FEET
- PROJ. = PROJECT
- No. = NUMBER
- = EXISTING L/A R/W LINE
- = PROPOSED CONSTRUCTION EASEMENT
- = BLOCK NUMBER
- ② = PARCEL IDENTIFICATION NUMBER
- 705-A = PARCEL IDENTIFICATION NUMBER

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

MIAMI-DADE EXPRESSWAY AUTHORITY		STATE ROAD NO. 836		MIAMI DADE COUNTY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		BY	DATE	PREPARED BY	DATA SOURCE
		T.MORELON	03-04-2015	DR. P. J. & ASSOCIATES CONSULTING ENGINEERS, INC.	SEE GENERAL NOTES
		BY	DATE	CHECKED	F.P. NO. 83611
		T.MORELON	03-04-2015	A. TOIRAC	SECTION 87200
		REVISION			SHEET 2 OF 2

17

**LEGAL DESCRIPTION - PARCEL 705-B:**

That easement being a portion of land in Tract 9 of CIVIC CENTER SECTION ONE, a subdivision lying in the NE ¼ of the SW ¼ of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the point of intersection of the southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying southeasterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run S60°57'51"E, along the southwesterly line of said Tract 9, for a distance of 9.77 feet to the point of intersection with the northwesterly line of the herein described easement, also being the POINT OF BEGINNING of the hereinafter described easement; thence run N65°50'57"E, along the northwesterly line of the herein described easement, for a distance of 2.89 feet to the point of intersection with the southwesterly right line of NW North River Drive, coincident with the northeasterly line of said Tract 9, said point being on a circular curve concave to the northeast; thence run southeasterly along said circular curve also being the southwesterly right of way line of NW North River Drive, having a radius of 828.31 feet through a central angle of 01°34'27" subtending a 22.75 foot chord which bears S65°08'33"E, for an arc distance of 22.76 feet to the point of intersection with the southeasterly line of the herein described easement, thence run S65°50'57"W, along said southeasterly line of the herein described easement, for a distance of 4.96 feet to the point of intersection with the southwesterly line of said Tract 9; thence run N60°57'51"W, along the southwesterly line of Tract 9, for a distance of 21.45 feet to the point of intersection with the northwesterly line of the herein described easement, and the POINT OF BEGINNING.  
Containing an area of 66 square feet, more or less.

**GENERAL NOTES:**

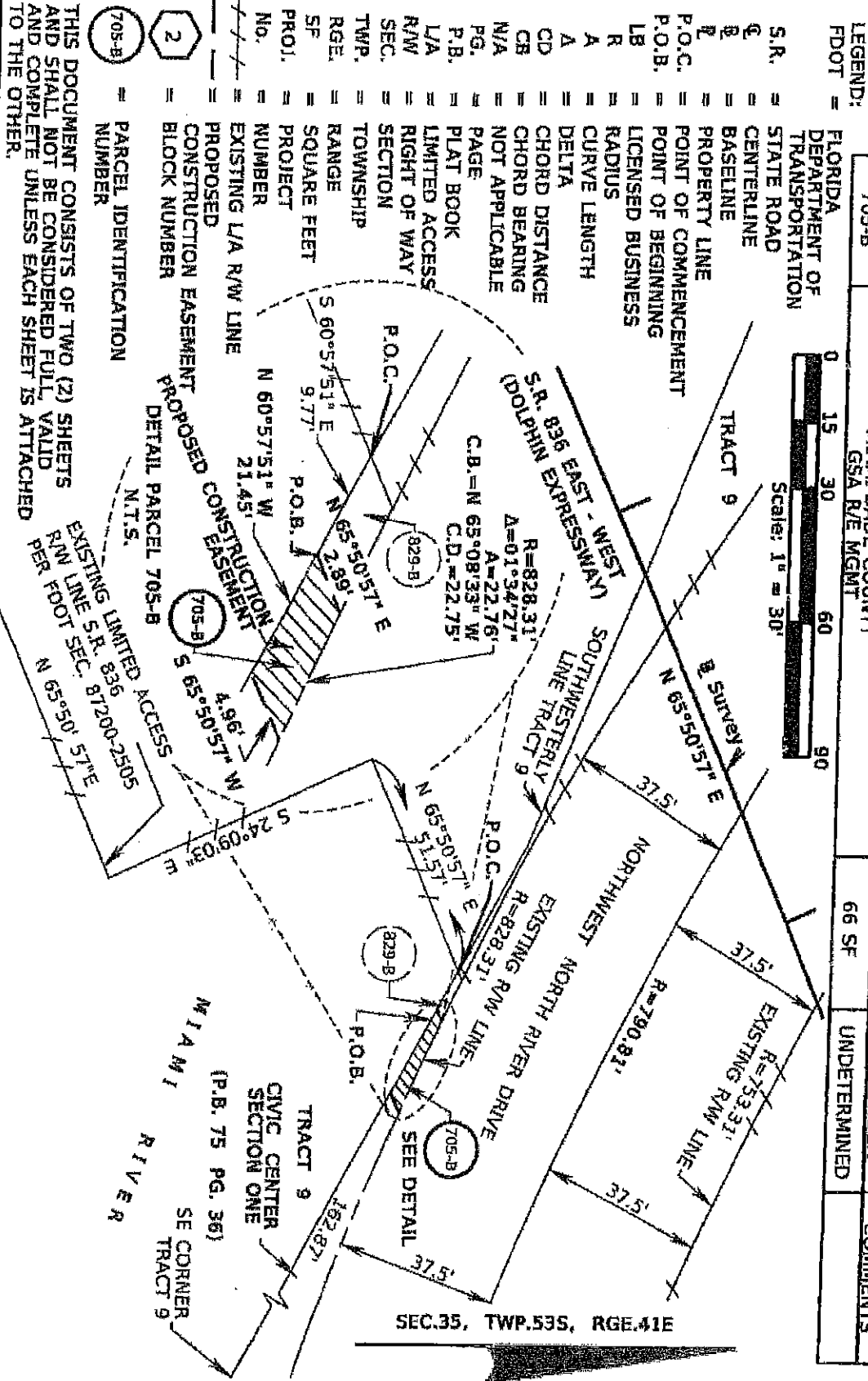
1. This Sketch is Not a Survey.
2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
3. Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone, Traverse Mercator Projection, North American Datum (NAD83) 1983 adjustment 2007 and are based on a PNC Project Baseline bearing of N 03°42'37" W being established between FDOT monuments:  
PNC02 stamped 87 11 PNC02 (N 526779.1510, E 919562.7520) and  
PNC04 stamped 87 11 PNC04 (N 528164.0790, E 919472.9400)  
and therefrom a bearing of N 87°51'13" E along the Monument Line of NW 12th Street between NW 12th AVENUE and NW 13th AVENUE.
4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
5. Prepared for MIAMI-DADE EXPRESSWAY AUTHORITY.
6. Date Prepared: October 27th, 2014.

  
 JOSE L. SANFIL, DATE 3/12/15  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5636

THIS DOCUMENT CONSISTS OF THREE (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A SURVEY

		<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>			
		<b>LEGAL DESCRIPTION-PARCEL 705-B</b>			
		<b>STATE ROAD NO. 836</b>		<b>MIAMI-DADE COUNTY</b>	
PARCEL ENLARGED	T.MOREJON	03-12-2015	BY	DATE	PREPARED BY: ZETTER & ASSOCIATES CONSULTING ENGINEERS, P.C. 404 NW 25th Street, Suite 201, Coral Gables, FL Tel: 305-521-1070 Fax: 305-521-1070 or 789
700's REDUCED	T.MOREJON	03-04-2015	DRAWN	T.MOREJON	02-03-2015
REVISION	BY	DATE	CHECKED	A.TOIRAC	02-03-2015
			Proj. NO. 83611		SECTION 87200
					SHEET 1 OF 2

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
705-B	MIAMI DADE COUNTY GSA R/E MGMT	66 SF	UNDETERMINED	



THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

MIAMI DADE EXPRESSWAY

STATE ROAD NO. 836

MIAMI DADE COUNTY

THIS IS NOT A SURVEY

PARCEL IDENTIFICATION

705-B = PARCEL IDENTIFICATION NUMBER

2 = PROPOSED CONSTRUCTION EASEMENT BLOCK NUMBER

705-B = EXISTING L/A R/W LINE

705-B = EXISTING LIMITED ACCESS R/W LINE S.R. 836 87200-2505 PER FOOT SEC.

705-B = PROPOSED CONSTRUCTION EASEMENT DETAIL PARCEL 705-B N.T.S.

705-B = EXISTING LIMITED ACCESS

PARCEL BALANCED	T.MORELON	03-12-2015	DRAWN	T.MORELON	03-03-2015	CHECKED	A. TORRAC	02-03-2015	F.P. NO. 83611	SECTION 87209	SHEET 2 OF 2
705'S REVISED	T.MORELON	03-04-2015	REVISION	BY	DATE						

This instrument was prepared by:  
Robert Warren, Real Estate Advisor  
Internal Services Department  
Miami-Dade County  
111 N.W. 1<sup>st</sup> Street, Suite 2460  
Miami, Florida 33129

Folio No.: 01-3135-037-0090

(Space reserved for Clerk)

### **DECLARATION OF RESTRICTIONS**

*WHEREAS*, Miami-Dade County (the "County") has approved the conveyance to the River Landing Conservation Foundation, Inc. (the "Foundation"), a Florida not-for-profit corporation, of real property located in the City of Miami, Florida, subject to the execution of this Declaration of Restrictions ("Declaration"), legally described as follows:

TRACT 9 OF CIVIC CENTER SECTION ONE, according to the Plat thereof recorded in Plat Book 75, at Page 36, of the Public Records of Miami-Dade County, Florida, including that parcel of land lying North of the Miami River and South and Southwesterly of Southerly right-of-way of NW 11 Street;

Less and except that portion of said TRACT 9 which was transferred by County Deed from the County to the State Road Department of Florida (n/k/a Florida Department of Transportation) on June 28, 1966 as recorded in Official Records Book 5159, Page 320 of the Public Records of Miami-Dade County (the "State Property"). The County further reserves unto itself, its successors and assigns, 1) a non-exclusive perpetual easement over, above and upon the Property as set forth in the legal description and parcel sketch attached as Exhibit 1 attached hereto, for the expansion, construction, renovation, and maintenance of 836 Expressway currently constructed on the State Property; and 2) an exclusive temporary construction easement over, above and upon the Property as set forth in the legal description and parcel sketch attached as Exhibit 2 attached hereto from January 1, 2016 to December 31, 2023 for the construction of the expansion and renovation of 836 Expressway; and including a reservation of rights of ingress and egress. These easements shall be superior to any other existing or future use of the Property.

Said conveyance is subject to all easements, dedications and other notations contained in the Plat of Civic Center Section One, according to the plat thereof recorded in Plat Book 75, Page 36 of the Public Records of Miami-Dade County, Florida; and is further subject to the easement granted by Dade County to the

Department of Water and Sewer of the City of Miami, dated December 20, 1955 and attached hereto.

Said conveyance is subject to the restrictions set forth in the County Deed recorded on \_\_\_\_\_ in Official Records Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Public Records of Miami-Dade County (the "Declaration").

Address: 1280 NW 11<sup>th</sup>. Street, Miami, FL 33125  
Folio No: 01-3135-037-0090

*WHEREAS*, the Foundation hereby acknowledges and agrees that this Declaration was an inducement and part of the consideration for the County to convey the Property to the Foundation.

*NOW THEREFORE*, in order to assure the County that the representations made by the Foundation will always be abided by, the Foundation, for sufficient consideration, makes the following Declaration covering and running with the Property.

The Foundation hereby agrees and stipulates as follows:

**Permitted Use of the Property.** The Property shall solely be used by the Foundation to: construct, maintain, and create pedestrian walkways on the boundary of the Property and to enhance, beautify, landscape and light the walkways along the banks of the Miami River, and to build, create and maintain sea-wall improvements and greenways along the north side of the Miami River (collectively the "Improvements"), all of which shall be for such not for profit use by the public at all times and at no charge, consistent with all governmental regulations and according to the City of Miami Greenway Action Plan for the benefit of the public, and for no other use. No for-profit use shall be made of the Property. Notwithstanding the foregoing, incidental shows or fairs may be held on the Property provided that they shall be open to the public and limited to a total duration of thirty (30) total days per year. Construction of the Improvements, with the exception of the seawall as set forth herein, shall be completed, as evidenced by a final certificate of completion or its equivalent, within three (3) years of the conveyance of the Property. Solely with respect to the improvements to the seawall, such construction shall be completed, as evidenced by a final certificate of completion or its equivalent, within three (3) years of the conveyance of the Property; provided, however, that if the Foundation has applied and paid for all necessary permits, and through no fault or delay of the Foundation, the seawall has not been completed within the three year period, then the timeframe for completion may be extended by the County Mayor or the County Mayor's designee in one year increments for a total of three additional years, to be determined in the sole discretion of the County Mayor. Immediately following its completion, the Improvements shall continuously be maintained solely for the uses set forth in this section. Nothing in this Declaration, however, shall prevent the Foundation from modifying or updating the walkways or seawall to be consistent with any future modifications of the Miami River Greenway Action Plan. The Foundation shall maintain the Improvements along the boundary of the property consistent with all governmental regulations, including, but not limited to, the City of Miami

standards for the Miami River and the State of Florida Inland Waterways regulations or standards.

As a minimum condition of this Declaration, in addition to any additional requirements set forth herein, the Foundation shall construct and create the improvements, and expend the funds on same, as set forth in Exhibits A and B, attached hereto and made a part hereof. Such construction, use, maintenance, and expenditure shall be a required and enforceable condition of this Declaration.

**County Inspection and Right to Audit.** It is hereby agreed that the County, or its duly authorized agents, shall have the right at any time to inspect the Property, or upon reasonable notice, the Foundation's financial and accounting records, maintenance records, or other corporate documents related to the construction or maintenance of the Improvements to determine whether the requirements herein are being fully complied with. Such records shall be made available within fifteen (days) of such request by the County.

**Covenant Running with the Land.** This Declaration shall constitute a covenant running with the land on the Property, and shall be recorded in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the River Landing Conservation Foundation, and its subsidiaries, successors and assigns until such time as the same is modified, amended or released by mutual agreement with, and as evidenced by resolution of Miami-Dade County. The Foundation, its subsidiaries, successors and assigns, agree that acceptance of this Declaration is legally binding upon them, and does not in any way obligate or provide a limitation on the County.

**Assignment, Lease or Subsequent Conveyance.** The Foundation shall not assign, lease, or convey or transfer the Property, in whole or in part, to any person or entity without the prior written consent of Miami-Dade County Board of County Commissioners, which may be withheld in its sole and absolute discretion.

**Modification, Amendment, Release.** This Declaration may not be amended or released without the written consent of Miami-Dade County Board of County Commissioner, in its sole and absolute discretion and pursuant to approval by extraordinary vote (2/3) of such Board.

**Authorization for Miami-Dade County to Reacquire the Property.** In the event that the Improvements are not constructed as set forth herein, including but not limited to expenditure of the funds and/or construction of the improvements set forth in Exhibits A and B hereto within the time frame set forth herein, or the Foundation ceases to exist or changes or loses its status as a not-for-profit organization, or any of the terms of this Declaration are not complied with, the County shall provide thirty (30) days written notice to the Foundation to provide the Foundation an opportunity to cure the default ("Grace Period"). If after expiration of the thirty (30) day Grace Period, the Foundation has not remedied the default, as determined in the County's sole and absolute discretion, then at the option of the County and upon ten (10) days' written notice, the Property shall then immediately revert to the County, along with any and all improvements thereon, without cost or expense to the County. This right shall be in addition to any other remedy that the County may have herein and/or at law or in equity.

**Election of Remedies.** All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising, at will, such other additional rights, remedies, or privileges.

**Severability.** Invalidation of any one of these covenants, by judgment of a court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to reacquire the Property predicated upon the invalidated portion of this Declaration as a result of its reversionary interest in the Property.

**Recording.** This Declaration shall be filed on the date the Property is conveyed to the Foundation, with the Declaration filed first and then the Deed for the Property filed immediately thereafter. This Declaration shall become effective immediately upon recordation.

**Acceptance of Declaration.** The Foundation acknowledges that acceptance of this Declaration does not obligate Miami-Dade County in any manner, and does not entitle the Foundation to favorable approval of any application, zoning or otherwise, and that the County retains its full power and authority to any application, in whole or in part.

**Incorporation of Recitals.** The Foundation hereby agrees that the recitals in this Declaration are hereby true and correct, and are incorporated into this Declaration.

IN WITNESS WHEREOF, the representatives of the River Landing Conservation Foundation, Inc. have caused this Declaration to be executed by their respective and duly authorized representative on this \_\_\_\_ day of \_\_\_\_\_, 2015, and they intend to be legally bound hereby to all of the terms and conditions of this Declaration.

River Landing Conservation  
Foundation, Inc.  
a Florida not-for-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

STATE OF \_\_\_\_\_

SS:

COUNTY OF \_\_\_\_\_

23

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, of the River Landing Conservation Foundation, Inc., a Florida not-for-profit corporation, whose title is \_\_\_\_\_ and s/he has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public-State of \_\_\_\_\_  
Commission Number: \_\_\_\_\_

MIAMI-DADE COUNTY, FLORIDA,  
a political subdivision of the State of  
Florida by its Board of County  
Commissioners

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

APPROVED FOR FORM AND LEGAL SUFFICIENCY

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: Assistant County Attorney





## EXHIBIT "A"

Required Use and Construction on the Property by the River Landing Conservation Foundation, Inc.:

1. Creation of scenic and pedestrian walkways along the banks of the Miami River for use by the public.
2. Creation and improvement of the seawall along the boundary of the Property on the banks of the Miami River to prevent erosion of the land and to allow the building of the pedestrian walkways.
3. Enhanced beautification, landscaping and lighting of the boundary of the Property creating pedestrian walkways, greenway and riverwalk along the banks of the Miami River and below the SR 836 highway.
4. Creation of green space along the banks of the Miami River.
5. Construction of the pedestrian walkways, bicycle paths and supporting seawall along the length of the property all in conformity with the applicable zoning rules and regulations and all federal, state, county and municipal regulations, including, but not limited to the Miami Greenway Action Plan of April 2001 including its modifications and amendments according to any City of Miami ordinances and/or resolutions.
6. Construction of the itemized improvements on the Budget Estimate attached as Exhibit "B" to this Declaration.
7. The Foundation shall spend a minimum of \$3,974,223, as per the specifications of Exhibit "B," in site work, construction, utilities and maintenance for the Property.

**LEGAL DESCRIPTION - PARCEL 829-A:**

That easement being a portion of land in Tract 9 of "CIVIC CENTER SECTION" ONE, a subdivision lying in the NE ¼ of the SW ¼ of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

BEGINNING at point of Intersection of the Southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying northwesterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run N67°36'41"W along the southwesterly line of said Tract 9, for a distance of 10.86 feet to the point of Intersection with the northwesterly line of the herein described easement, thence run N65°50'57"E along said easement line, for a distance of 42.90 feet to the point of Intersection with the southwesterly Right of Way Line on NW North River Drive, coincident with the northeasterly line of said Tract 9, said point being on a circular curve concave to the northwest; thence run southeasterly along said circular curve also being the southwesterly Right of Way Line of NW North River Drive, having a radius of 828.31 feet through a central angle of 00°36'43" subtending a 8.85 foot chord which bears 551°08'42"E, for an arc distance of 8.85 feet to the point of intersection with the Existing Limited access Right of Way Line lying northwesterly of S.R. 836 as per F.D.O.T. Right of Way Map for section 87200-2505; thence run S65°50'57"W, along said Existing Limited Access Right of way Line, for a distance of 39.45 feet to the point of intersection with the southwesterly line of said Tract 9 and the POINT OF BEGINNING.

Containing an area of 324 square feet, more or less.

**GENERAL NOTES:**

1. This Sketch is Not a Survey.
2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
3. Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone, Traverse Mercator Projection, North American Datum (NAD83) 1983 adjustment 2007 and are based on a PNC Project Baseline bearing of N 03°42'37" W being established between FDOT monuments:  
PNC02 stamped 87 11 PNC02 (N 526779.1510, E 919562.7520) and  
PNC04 stamped 87 11 PNC04 (N 528164.0790, E 919472.9400)  
and therefrom a bearing of N 87°51'13" E along the Monument Line of NW 12th Street between NW 12th AVENUE and NW 13th AVENUE.
4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
5. Prepared for MIAMI-DADE EXPRESSWAY AUTHORITY.
6. Date Prepared: October 27th, 2014.

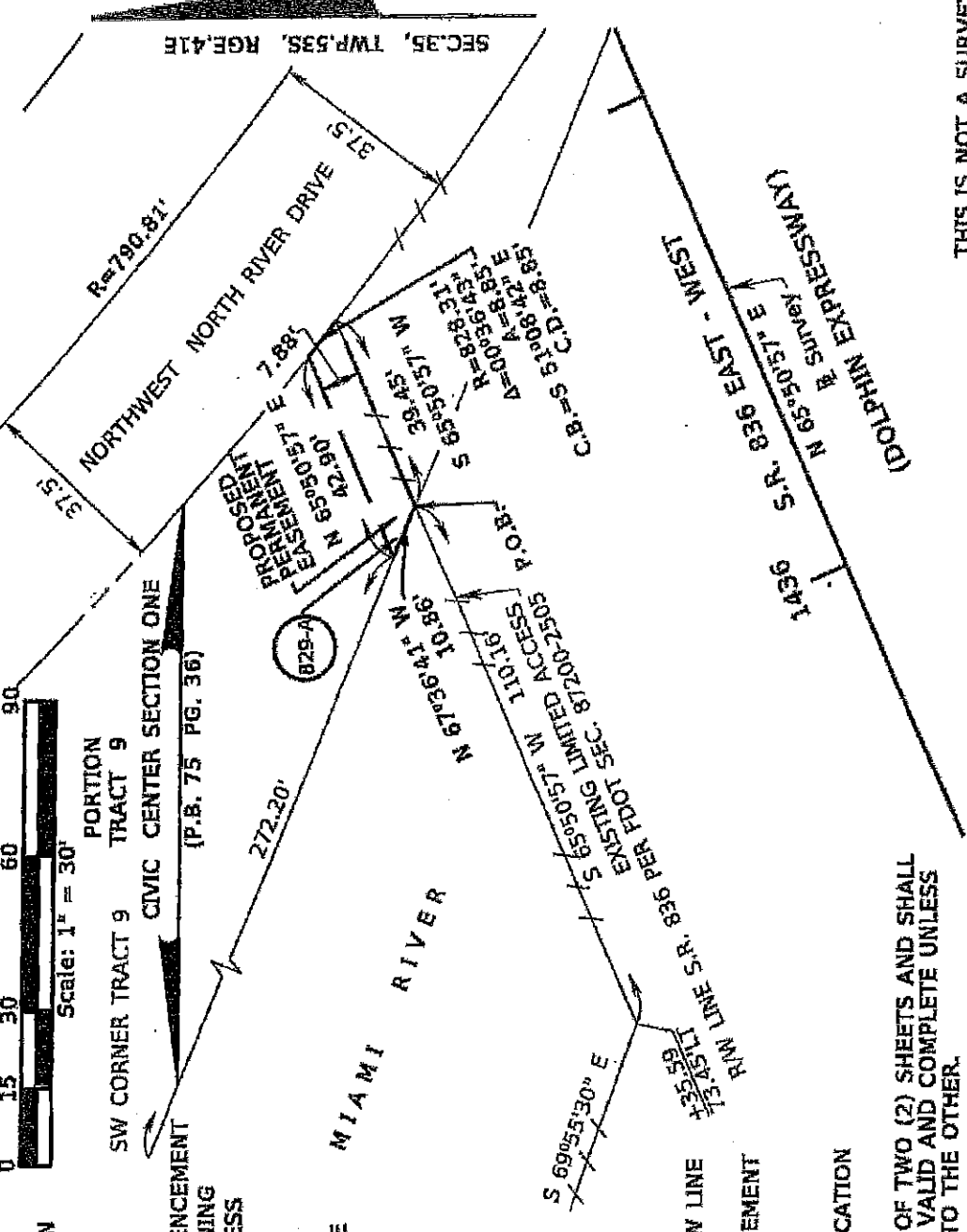
  
 JOSE L. SANFILIPPO, DATE 10/27/14  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5636

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A SURVEY

		<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>	
		<b>LEGAL DESCRIPTION-PARCEL 829-A</b>	
		STATE ROAD NO. 836	MIAMI-DADE COUNTY
		BY	DATE
		DRAWN	T.MOREJON 02-03-2015
		CHECKED	A.TORAC 02-03-2015
REVISION	BY	DATE	DATE
		Proj. NO. 83611	SECTION 87200
		SHEET 1 OF 2	

EXHIBIT 1      27

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
829-A	MIAMI-DADE COUNTY GSA R/E MGMT	324 SF	UNDETERMINED	



THIS IS NOT A SURVEY

LEGEND:

- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- S.R. = STATE ROAD
- CL = CENTERLINE
- BL = BASELINE
- PL = PROPERTY LINE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- LB = LICENSED BUSINESS
- R = RADIUS
- A = CURVE LENGTH
- Δ = DELTA
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- M/A = NOT APPLICABLE
- PG. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- L/A = LIMITED ACCESS
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- SF = SQUARE FEET
- PROJ. = PROJECT
- No. = NUMBER
- = EXISTING L/A R/W LINE
- - - = PROPOSED
- - - = PERMANENT EASEMENT
- - - = BLOCK NUMBER
- ② = PARCEL IDENTIFICATION NUMBER
- 829-A = PARCEL IDENTIFICATION NUMBER

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

MIAMI-DADE EXPRESSWAY		STATE ROAD NO. 836		MIAMI DADE COUNTY	
AUTHORITY		BY	DATE	PREPARED BY: CLAYTON & ASSOCIATES CONSULTING ENGINEERS, INC. SEE GENERAL NOTES	
SKETCH TO ACCOMPANY		DRABER	T-MORELON	02-03-2015	
LEGAL DESCRIPTION		CHECKED	A. TORRAC	02-03-2015	
		BY	DATE	F.P. NO. 83611 SECTION 87200 SHEET 2 OF 2	

**LEGAL DESCRIPTION - PARCEL 829-B:**


That easement being a portion of land in Tract 9 of CIVIC CENTER SECTION ONE, a subdivision lying in the NE ¼ of the SW ¼ of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

**BEGINNING** at the point of intersection of the southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying southeasterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run N65°50'57"E, along said Existing Limited Access Line, for a distance of 2.21 feet to the point of intersection with the southwesterly right of way line of NW North River Drive, coincident with the northeasterly line of said Tract 9, said point being on a circular curve concave to the northeast; thence run southeasterly along said circular curve also being the southwesterly right of way line of NW North River Drive and northeasterly line of said Tract 9, having a radius of 828.31 feet through a central angle of 00°42'18" subtending a 10.19 foot chord which bears S64°00'10"E, for an arc distance of 10.19 feet to the point of intersection with the southeasterly line of the herein described easement, thence run S65°50'57"W, along said easement line, for a distance of 2.89 feet to the point of intersection with the southwesterly line of said Tract 9; thence run N60°57'51"W, along the southwesterly line of Tract 9, for a distance of 9.77 feet to the POINT OF BEGINNING.

Containing an area of 20 square feet, more or less.

**GENERAL NOTES:**

1. This Sketch is Not a Survey.
2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
3. Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone, Traverse Mercator Projection, North American Datum (NAD83) 1983 adjustment 2007 and are based on a PNC Project Baseline bearing of N 03°42'37" W being established between FDOT monuments:  
PNC02 stamped 87 11 PNC02 (N 526779.1510, E 919562.7520) and  
PNC04 stamped 87 11 PNC04 (N 528164.0790, E 919472.9400)  
and therefrom a bearing of N 87°51'13" E along the Monument Line of NW 12th Street between NW 12th AVENUE and NW 13th AVENUE.
4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
5. Prepared for MIAMI-DADE EXPRESSWAY AUTHORITY.
6. Date Prepared: October 27th, 2014.

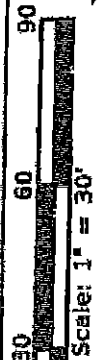
  
 JOSE L. SANFIEL, DATE 3/12/15  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5836

THIS DOCUMENT CONSISTS OF THREE (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A SURVEY

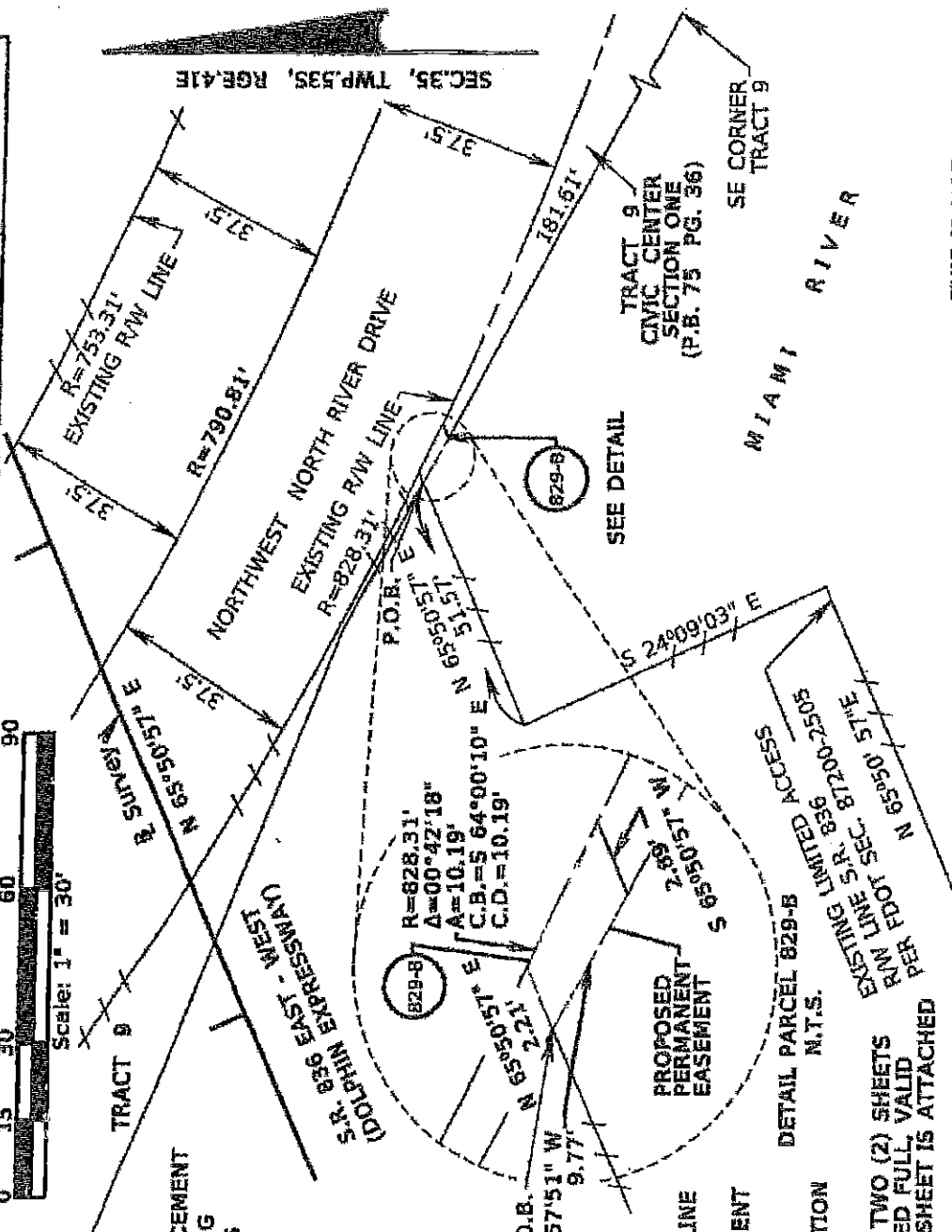
		<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>	
		<b>LEGAL DESCRIPTION-PARCEL 829-B</b>	
		STATE ROAD NO. 836	MIAMI-DADE COUNTY
		BY	DATE
PARCEL REDUCED	T.MOREJON	03-12-2015	DRAWN T.MOREJON 02-03-2015
REVISION	BY	DATE	CHECKED A.TORAC 02-03-2015
		PROJ. NO. 83611	SECTION 87200 SHEET 1 OF 2

29

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
929-B	MIAMI-DADE COUNTY GSA R/E MGMT	20 SF	UNDETERMINED	



- LEGEND:**
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.R. = STATE ROAD
  - CL = CENTERLINE
  - BL = BASELINE
  - PL = PROPERTY LINE
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
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  - R = RADIUS
  - A = CURVE LENGTH
  - Δ = DELTA
  - CD = CHORD DISTANCE
  - CB = CHORD BEARING
  - N/A = NOT APPLICABLE
  - PG. = PAGE
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  - L/A = LIMITED ACCESS
  - R/W = RIGHT OF WAY
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - SF = SQUARE FEET
  - PROJ. = PROJECT
  - No. = NUMBER
  - = PROPOSED PERMANENT EASEMENT
  - = EXISTING L/A R/W LINE
  - = PERMANENT EASEMENT
  - = BLOCK NUMBER
  - = PARCEL IDENTIFICATION NUMBER



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MIAMI-DADE EXPRESSWAY AUTHORITY		STATE ROAD NO. 836		THIS IS NOT A SURVEY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		MIAMI DADE COUNTY			
PARCEL REDUCED	BY	DATE	PREPARED BY	DATE	DATA SOURCE
REVISION	T. MORELON	08-12-2015	T. MORELON	02-03-2015	SEE GENERAL NOTES
	BY	DATE	CHECKED	DATE	
	A. TORRAC	02-03-2015	F.P. NO. 83611		
			SECTION 87200	SHEET 2 OF 2	

**LEGAL DESCRIPTION - PARCEL 705-A:**

That easement being a portion of land in tract 9 of "CIVIC CENTER SECTION" ONE, a subdivision lying in the NE ¼ of the SW ¼ of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the point of intersection of the Southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying northwesterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run N67°36'41"W along the southwesterly line of said Tract 9, for a distance of 10.86 feet to the POINT OF BEGINNING of the hereinafter described easement; thence continue N67°36'41"W, along the southwesterly line of said Tract 9, for a distance of 23.58 feet to the point of intersection with the northwesterly line of the herein described easement, thence run N65°50'57"E, along said easement line, for a distance of 50.76 feet to the point of intersection with the southwesterly right of way line on NW North River Drive, said point being on a circular curve concave to the northwest; thence run southeasterly along said circular curve also being the southwesterly Right of Way line of NW North River Drive, having a radius of 828.31 feet through a central angle of 01°19'04" subtending a 19.05 foot chord which bears S 50°10'48"E, for an arc distance of 19.05 feet to the point of intersection with the southeasterly line of the herein described easement; thence run S65°50'57"W, along said southeasterly line of the herein described easement, for a distance of 42.90 feet to the point of intersection with the southwesterly line of said Tract 9 and the POINT OF BEGINNING.

Containing an area of 801 square feet, more or less.

**GENERAL NOTES:**

1. This Sketch is Not a Survey.
2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
3. Bearings and coordinates are relative to the State Plane Coordinates System, Florida East Zone, Traverse Mercator Projection, North American Datum (NAD83) 1983 adjustment 2007 and are based on a PNC Project Baseline bearing of N 03°42'37" W being established between FDOT monuments:  
PNC02 stamped 87 11 PNC02 (N 526779.1510, E 919562.7520) and  
PNC04 stamped 87 11 PNC04 (N 528164.0790, E 919472.9400)  
and therefrom a bearing of N 87°51'13" E along the Monument Line of NW 12th Street between NW 12th AVENUE and NW 13th AVENUE.
4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
5. Prepared for MIAMI-DADE EXPRESSWAY AUTHORITY.
6. Date Prepared: October 27th, 2014.

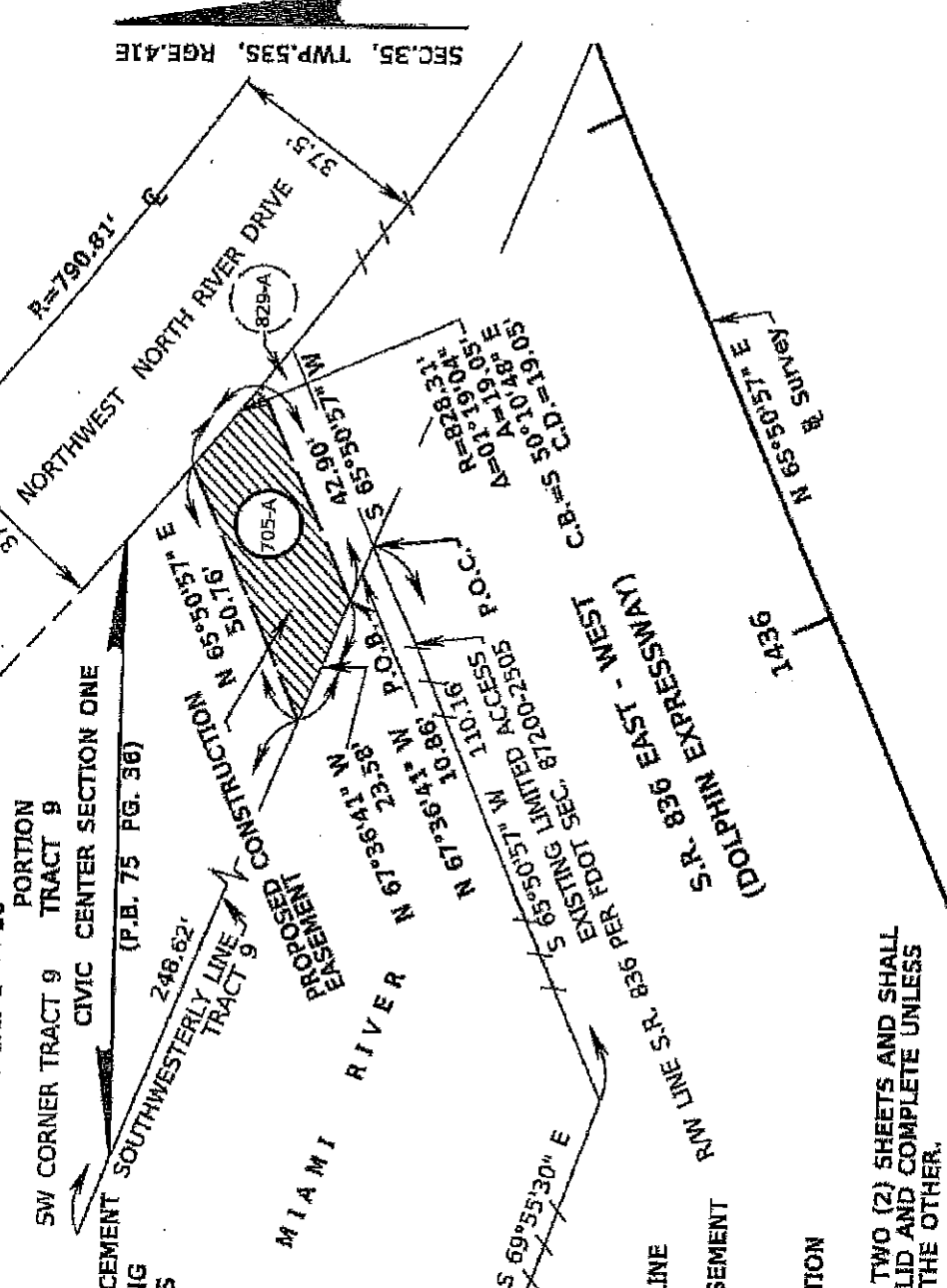
*[Signature]*  
3/11/15  
JOSE L. SANFIEL, DATE  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5636

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. **THIS IS NOT A SURVEY**

		<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>			
		<b>LEGAL DESCRIPTION-PARCEL 705-A</b>			
		STATE ROAD NO. 836		MIAMI-DADE COUNTY	
		BY	DATE	PREPARED BY: CH. PEREZ & ASSOCIATES CONSULTING ENGINEERS, INC. 2004 NW 51st STREET, SUITE 200, DORAL, FL 33122 TEL: 305-251-1070 / FAX: 305-251-1074 LP 7580	DATA SOURCE: SEE GENERAL NOTES
700's REDUCED	T.MOREJON	03-04-2015	DRAWN	T.MOREJON	02-03-2015
REVISION	BY	DATE	CHECKED	A.TORRAC	02-03-2015
				Proj. NO. E3611	SECTION 87200
				SHEET 1 OF 2	

*EXHIBIT 2      31*

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
705-A	MIAMI-DADE COUNTY GSA R/E MGMT	801 SF	UNDETERMINED	



- LEGEND:**
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  - P.O.B. = POINT OF BEGINNING
  - LB = LICENSED BUSINESS
  - R = RADIUS
  - A = CURVE LENGTH
  - CD = CHORD DISTANCE
  - CB = CHORD BEARING
  - N/A = NOT APPLICABLE
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - R/W = RIGHT OF WAY
  - L/A = LIMITED ACCESS
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - SF = SQUARE FEET
  - PROJ. = PROJECT
  - No. = NUMBER
  - = EXISTING L/A RAW LINE
  - - - = PROPOSED
  - = CONSTRUCTION EASEMENT
  - 2 = BLOCK NUMBER
  - 705-A = PARCEL IDENTIFICATION NUMBER

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MIAMI-DADE EXPRESSWAY AUTHORITY		STATE ROAD NO. 836		THIS IS NOT A SURVEY	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		MIAMI DADE COUNTY			
REVISION	BY	DATE	PREPARED BY	DATA SOURCE	
705'S REDUCED	T. MOREJON	03-04-2015	T. MOREJON	02-03-2015	SEE GENERAL NOTES
	BY	DATE	CHECKED	A. TORBAC	02-03-2015
			F.P. NO.	83611	SECTION 87200
			SHEET 2 OF 2		



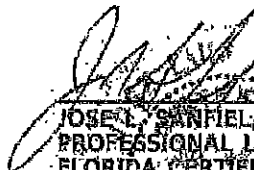
**LEGAL DESCRIPTION - PARCEL 705-B:**

That easement being a portion of land in Tract 9 of CIVIC CENTER SECTION ONE, a subdivision lying in the NE ¼ of the SW ¼ of Section 35, Township 53 South, Range 41 East, according to the plat thereof as recorded in Plat Book 75 at Page 36 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the point of intersection of the southwesterly line of said Tract 9 with the Existing Limited Access Right of Way Line lying southeasterly of S.R. 836 as per F.D.O.T. Right of Way Map for Section 87200-2505; thence run S60°57'51"E, along the southwesterly line of said Tract 9, for a distance of 9.77 feet to the point of intersection with the northwesterly line of the herein described easement, also being the POINT OF BEGINNING of the hereinafter described easement; thence run N65°50'57"E, along the northwesterly line of the herein described easement, for a distance of 2.89 feet to the point of intersection with the southwesterly right line of NW North River Drive, coincident with the northeasterly line of said Tract 9, said point being on a circular curve concave to the northeast; thence run southeasterly along said circular curve also being the southwesterly right of way line of NW North River Drive, having a radius of 828.31 feet through a central angle of 01°34'27" subtending a 22.75 foot chord which bears S65°08'33"E, for an arc distance of 22.76 feet to the point of intersection with the southeasterly line of the herein described easement, thence run S65°50'57"W, along said southeasterly line of the herein described easement, for a distance of 4.96 feet to the point of intersection with the southwesterly line of said Tract 9; thence run N60°57'51"W, along the southwesterly line of Tract 9, for a distance of 21.45 feet to the point of intersection with the northwesterly line of the herein described easement, and the POINT OF BEGINNING.  
Containing an area of 66 square feet, more or less.

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6. Data Prepared: October 27th, 2014.

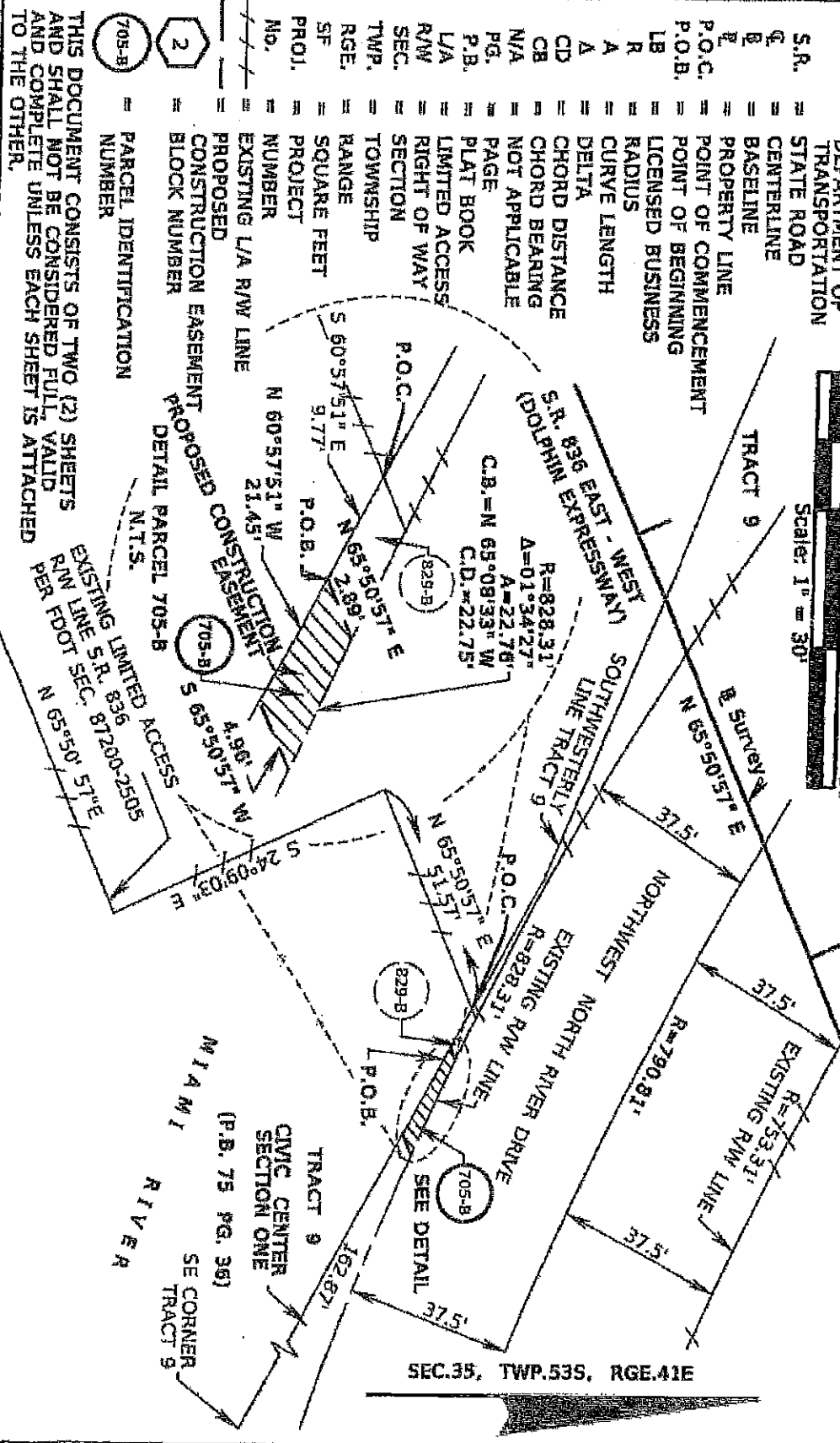
 3/12/15  
 JOSEPH SAMIEL, DATE  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5636

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		<b>MIAMI-DADE EXPRESSWAY AUTHORITY</b>	
		<b>LEGAL DESCRIPTION-PARCEL 705-B</b>	
		STATE ROAD NO. 836	MIAMI-DADE COUNTY
PARCEL ENLARGED	T.MOREJON	03-12-2015	BY DATE
700% REDUCED	T.MOREJON	03-04-2015	DRAWN T.MOREJON 02-03-2015
REVISION	BY	DATE	CHECKED A.TOIRAC 02-03-2015
		PREPARED BY: CH. JEREZ & ASSOCIATES CONSULTING ENGINEERS, INC. 304 NW 10th Street Suite 201, Doral, FL 33126 TEL: 305.251.0177 FAX: 305.251.0178	DATA SOURCE: SEE GENERAL NOTES
		Proj. NO. 83611	SECTION 87200 SHEET 1 OF 2

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
705-B	MIAMI-DADE COUNTY GSA R/E MGMT	66 SF	UNDETERMINED	

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  - = PROPOSED CONSTRUCTION EASEMENT
  - = CONSTRUCTION EASEMENT
  - = BLOCK NUMBER
  - = PARCEL IDENTIFICATION NUMBER



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MIAMI-DADE EXPRESSWAY  
 AUTHORITY  
 SKETCH TO ACCOMPANY  
 LEGAL DESCRIPTION

PARCEL BALANCED	T.MORROW	03-12-2015
705-B REDUCED	T.MORROW	03-09-2015
REVISION	BY	DATE

STATE ROAD NO. 836	BY	DATE
	T.MORROW	02-03-2015
CHECKED	A. TORIAC	02-03-2015

PREPARED BY	DATE	REVISIONS
DATA SOURCE	SEE GENERAL NOTES	
F.P. NO. 83611	SECTION 87200	SHEET 2 OF 2

THIS IS NOT A SURVEY  
 MIAMI DADE COUNTY  
 3/12/2015  
 3/23/2015  
 3/23/2015

EXHIBIT "A"

Required Use and Construction on the Property by the River Landing Conservation Foundation, Inc.:

1. Creation of scenic and pedestrian walkways along the banks of the Miami River for use by the public.
2. Creation and improvement of the seawall along the boundary of the Property on the banks of the Miami River to prevent erosion of the land and to allow the building of the pedestrian walkways.
3. Enhanced beautification, landscaping and lighting of the boundary of the Property creating pedestrian walkways, greenway and riverwalk along the banks of the Miami River and below the SR 836 highway.
4. Creation of green space along the banks of the Miami River.
5. Construction of the pedestrian walkways, bicycle paths and supporting seawall along the length of the property all in conformity with the applicable zoning rules and regulations and all federal, state, county and municipal regulations, including, but not limited to the Miami Greenway Action Plan of April 2001 including its modifications and amendments according to any City of Miami ordinances and/or resolutions.
6. Construction of the itemized improvements on the Budget Estimate attached as Exhibit "B" to this Declaration.
7. The Foundation shall spend a minimum of \$3,974,223, as per the specifications of Exhibit "B," in site work, construction, utilities and maintenance for the Property.

**EXHIBIT "B"**

March 12th, 2013

River Landing County Parcel Alternates 1  
MIAMI, FL

PRELIMINARY BUDGET ESTIMATE

Stroke Site Area (SF): 64,000

SPEC	DESCRIPTION OF WORK	River Landing County Parcel Alternates 1			
		QNTY	UNIT	COST	TOTAL
<b>SITE WORK &amp; UTILITIES</b>					
<b>General Items</b>					
	Surveying, Layout, & As-built	1	ls	25,000.00	25,000
	Sedimentation Control Fence	2,300	lf	5.00	11,500
	Turbidity Barrier	1,000	sf	25.00	25,000
	Construction Entrance	2	ea	5,000.00	10,000
	Construction Gates - 20'-0"	2	ea	1,200.00	2,400
	Truck Wash Station	1	ea	4,000.00	4,000
	Temporary Construction Fence w/ Screen	2,300	lf	12.50	28,750
	Install Temporary Construction Fence	312	mh	22.00	7,150
	Demolition				
	Asphalt removal	70,000	sf	0.17	11,900
	Concrete curb removal	1,315	lnf	0.17	224
	Tree Removal/Clear & grub	64,000	sf	0.65	42,300
	Remove Light Pole/Foundations	5	ea	387.38	1,937
	<b>Earth Work</b>				
	Strip Topsoil 0'-4" - Max Offsets	1,741	cy	10.00	16,657
	Rough Grade 8"	10,444	sf	1.64	17,024
	<b>Slope Retention</b>				
	Storm Drainage System	1	asw	20,000.00	20,000
	<b>Sanitary Sewer</b>				
	Sanitary Sewer System				N/A
	Water Distribution				
	Lighting service	1	allow	10,000.00	10,000
	<b>Site Elevation</b>				
	Lighting Water's Edge	100	ea	2,000.00	200,000
	Lighting Overhead	30	ea	4,000.00	120,000
	<b>Site Improvements</b>				
	Refractory walking sidewalk	12,400	sf	6.00	74,400
	Stamped concrete paving w/ wood element	20,000	sf	12.50	250,000
	12" Stabilized subgrade	2,000	sf	4.50	9,000
	4" Limerock base	2,000	sf	7.00	14,000
	<b>Foundation/Retention</b>				
	Temporary sheet piling	800	lf	350.00	280,000
	Driveway	1	asw	250,000.00	250,000
	Utility Locates (Over)	1	ls	15,000.00	15,000
	Maintenance of Traffic - Erection Roadway on Access	1	ls	10,000.00	10,000
	Sheet piling, concrete cap, installation of new seawall	750	lf	1,300.00	975,000
	Install concrete border along new sea wall (Miami-Dade permit)	750	lf	150.00	112,500
	Soil for borders, material only (Miami-Dade permit)	750	lf	90.00	67,500
	<b>Site Furnishings</b>				
	Plastic & Barbed Wire 4' x 4' x 100' ft	12	ea	3,000.00	36,000
	Plastic & Barbed Wire 4' x 4' x 100' ft	15	ea	1,400.00	21,000
	Working lights	8	ls	5,000.00	40,000
	Metal Rolling	500	sf	75.00	37,500
	Misc. PPE Equipment	1	asw	70,000.00	70,000
	<b>Landscape &amp; Irrigation</b>				
	Landscape - Large Pines	25	ea	0,780.00	19,500
	Landscape - Trees	40	ea	2,500.00	100,000
	Landscape - Shrubs/Groundcover	650	ea	68.00	44,200
	Landscape - Sod	70,500	sf	0.37	26,085
	Irrigation	64,000	sf	0.45	28,800
	<b>Subtotal Construction Costs</b>				3,237,213
	<b>General Conditions &amp; Mark-Up</b>				
	General Conditions				400,000
	Insurance Program				40,000
	Payment & Performance Bond				62,800
	Design Contingency				0
	Construction Contingency			2%	64,743
	Construction Managers Fee			5%	161,906
	<b>Estimate Total:</b>				3,974,773

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