

MEMORANDUM

Agenda Item No. 5(B)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners


DATE: December 3, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution revising the inventory list of real properties, after a public hearing, to include one County-owned property in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of a total of five County-owned properties located in Miami, Florida to House Park Investments, LLC, a Florida limited liability company, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low- low- or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program; authorizing the Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed, to provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser, and to ensure placement of appropriate signage

Resolution No. R-1282-19

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



Abigail Price-Williams
County Attorney

APW/lmp

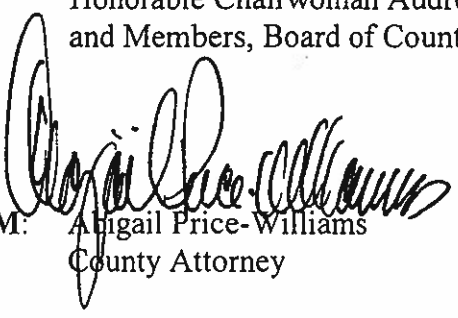


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: December 3, 2019

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(B)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
12-3-19

RESOLUTION NO. R-1282-19

RESOLUTION REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE ONE COUNTY-OWNED PROPERTY IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF A TOTAL OF FIVE COUNTY-OWNED PROPERTIES LOCATED IN MIAMI, FLORIDA TO HOUSE PARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW-LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO PROVIDE COPIES OF THE RECORDED COUNTY DEED AND THE RESTRICTIVE COVENANTS REQUIRED BY THE COUNTY DEED TO THE PROPERTY APPRAISER, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, House Park Investments, LLC (the "Developer") is a Florida limited liability company, which is a privately held family company that opened in March 2015 as a real estate investment company in Miami Dade County; and

WHEREAS, the Developer since its inception has made a total of \$3,500,000.00 investment in real estate, particularly to purchase residential units as well as vacant lots to be developed in Miami Dade County; and

WHEREAS, the Developer is committed to developing high quality affordable housing and has demonstrated that they have the financial capability to build such housing; and

WHEREAS, the Developer submitted an application to the County Commissioner of District 3, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County convey five County-owned vacant properties (Folio Nos. 01-3114-015-0610, 30-3115-005-6980, 30-3115-010-0090, 30-3110-019-0330 and 30-3122-029-0380) (the "Properties") to the Developer; and

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

WHEREAS, the Developer, which has already brought in the water and sewer infrastructure in the area where the Properties are located, proposes to develop the Properties with affordable housing to be sold to a very low, low- or moderate income household in accordance with the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced the availability of the Properties to all County departments and determined there was no interest in the Properties; and

WHEREAS, on April 15, 2019, this Board adopted Resolution No. R-407-19, which requires the County Mayor or the County Mayor's designee to provide written notice to the public no less than four weeks prior to consideration by this Board, or any Committee of this Board, of any proposed conveyance or lease of County-owned property without competitive bidding under section 125.379, Florida Statutes; and

WHEREAS, on September 11, 2019, the Developer complied with the requirements of Resolution No. R-407-19 by posting a sign on the Properties, which such sign was posted for a period of four weeks; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the Properties is included in Attachment “G,” which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment “G,” and this Board is satisfied; and

WHEREAS, section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

WHEREAS, one of the Properties (Folio No. 30-3122-029-0380), was previously declared surplus in accordance with Resolution No. R-1401-07, and such property was deeded to another Infill Housing Program developer, which was unable to develop the property and, therefore, returned it to the County; and

WHEREAS, although the before-mentioned property was declared surplus, it was never added to the County’s affordable housing inventory list in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, this Board finds that the before-mentioned property is appropriate for use as affordable housing, and desires to revise the County’s affordable housing inventory list to include such property; and

WHEREAS, on November 7, 2017, this Board adopted Resolution No. R-979-17, which declared four of the Properties (Folio Nos. 01-3114-015-0610, 30-3115-005-6980, 30-3115-010-0090, and 30-3110-019-0330), among others, as surplus and, after a public hearing, added such properties to the County’s inventory list of affordable housing sites as required by section 125.379(1), Florida Statutes; and

WHEREAS, the Properties will be conveyed to the Developer, subject to a reverter, on the condition that the Developer develops the Properties with affordable housing to be sold to a very low-, low- or moderate income households within two years of the effective date of the conveyance of the Properties, unless such time is extended at the discretion of this Board,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County's affordable housing inventory list to add one additional property (Folio No. 30-3122-029-0380), which this Board previously declared as surplus upon its adoption of Resolution No. R-1401-07.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the property described in section 2 of this resolution and four additional County-owned properties (Folio Nos. 01-3114-015-0610, 30-3115-005-6980, 30-3115-010-0090, 30-3110-019-0330 and 30-3122-029-0380) (collectively the "Properties") to House Park Investments, LLC (the "Developer") for a price of \$10.00, for the purpose of developing the Properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Infill Housing Program.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "H."

Section 5. This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deed, other than those reserved to this Board therein, including, but not limited to,

exercising the County's option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event, the County Mayor or the County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from the Developer, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, a deed which conveys the Properties back to the County in the event the Developer is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from the Developer, the County Mayor or the County Mayor's designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the affordable housing units contemplated herein shall be subject to this Board's approval.

Section 6. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on the Properties identifying the County's name and the name of the district commissioner.

Section 7. This Board directs the County Mayor or the County Mayor's designee to provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser.

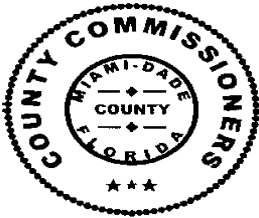
Section 8. This Board directs the County Mayor or the County Mayor's designee to appoint staff to monitor compliance with the terms of the conveyance.

Section 9. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Chairwoman Audrey M. Edmonson. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** and upon being put to a vote, the vote was as follows:

	Audrey M. Edmonson, Chairwoman	aye	
	Rebeca Sosa, Vice Chairwoman	aye	
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	absent
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	absent	Jean Monestime	aye
Dennis C. Moss	absent	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of December, 2019. 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

Linda L. Cave

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

AP

Terrence A. Smith



Dear Chairwoman Edmonson,

Below are the lots requested for infill development purposes:

Lot #1

Folio: 0131140150610

Address: 1542 NW 70 ST

Lot #2

Folio: 3031100190330

Address: 1865 NW 73 ST

Lot #3

Folio: 3031150056980

Address: 1835 NW 70 ST

Lot #4

Folio: 3031150100090

Address: 6222 NW 19 CT

Lot #5

Folio: 3031220290380

Address: 2263 NW 43 ST

Regards,

Guillermo A. Roversi

House Park Investments



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/9/2019

Property Information	
Folio:	01-3114-015-0610
Property Address:	1542 NW 70 ST Miami, FL 33147-7006
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2610 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,095 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$26,310	\$18,874	\$14,871
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,310	\$18,874	\$14,871
Assessed Value	\$10,883	\$9,894	\$8,995

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$15,427	\$8,980	\$5,876
County	Exemption	\$10,883	\$9,894	\$8,995
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$10,883	\$9,894	\$8,995
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,310	\$18,874	\$14,871
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$10,883	\$9,894	\$8,995
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,883	\$9,894	\$8,995
Taxable Value	\$0	\$0	\$0

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Version:

7/9/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 01-3114-015-0610

Property Address: 1542 NW 70 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	45.00	\$26,310

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 7/9/2019

Property Information

Folio: 01-3114-015-0610

Property Address: 1542 NW 70 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	45.00	\$18,874

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 01-3114-015-0610

Property Address: 1542 NW 70 ST Miami, FL 33147-7006

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	45.00	\$14,871

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 01-3114-015-0610

Property Address: 1542 NW 70 ST

Full Legal Description

14 53 41
 NORTH LIBERTY CITY PB 39-77
 W1/2 OF LOT 29 & LOT 30 BLK 3
 LOT SIZE 45.000 X 91
 OR 17761-0090 0897 4
 COC 25067-0107 11 2006 3
 CASE 09-A00628

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/03/2013	\$0	28852-1443	Corrective, tax or QCD; min consideration
11/01/2006	\$0	25067-0107	Sales which are disqualified as a result of examination of the deed
08/01/1997	\$0	17761-0090	Sales which are disqualified as a result of examination of the deed
04/01/1994	\$0	16372-2192	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/9/2019

Property Information	
Folio:	30-3115-005-6980
Property Address:	1835 NW 70 ST Miami, FL 33147-6929
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,275 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$27,454	\$15,350	\$12,694
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$27,454	\$15,350	\$12,694
Assessed Value	\$10,456	\$9,506	\$8,642

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$16,998	\$5,844	\$4,052
County	Exemption	\$10,456	\$9,506	\$8,642
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$10,456	\$9,506	\$8,642
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$27,454	\$15,350	\$12,694
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,456	\$9,506	\$8,642
Taxable Value	\$0	\$0	\$0

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Property Information

Folio: 30-3115-005-6980

Property Address: 1835 NW 70 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	\$27,454

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3115-005-6980

Property Address: 1835 NW 70 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	\$15,350

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3115-005-6980

Property Address: 1835 NW 70 ST Miami, FL 33147-6929

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	\$12,694

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3115-005-6980

Property Address: 1835 NW 70 ST

Full Legal Description
LIBERTY CITY PB 7-79
W5FT LOT 25 & ALL BLK 24
LOT 26
LOT SIZE 45.000 X 95
OR 15920-2108 0593 4
CASE #08-A00303

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/13/2012	\$0	28152-4679	Corrective, tax or QCD; min consideration
05/01/1993	\$0	15920-2108	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/9/2019

Property Information	
Folio:	30-3115-010-0090
Property Address:	6222 NW 19 CT Miami, FL 33147-7810
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$28,079	\$15,672	\$13,060
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$28,079	\$15,672	\$13,060
Assessed Value	\$15,802	\$14,366	\$13,060

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$12,277	\$1,306	
County	Exemption	\$15,802	\$14,366	\$13,060
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$15,802	\$14,366	\$13,060
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$28,079	\$15,672	\$13,060
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$15,802	\$14,366	\$13,060
Taxable Value	\$0	\$0	\$0

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7/9/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 30-3115-010-0090

Property Address: 6222 NW 19 CT

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$28,079

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 7/9/2019

Property Information

Folio: 30-3115-010-0090

Property Address: 6222 NW 19 CT

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$15,672

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

7/9/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 30-3115-010-0090

Property Address: 6222 NW 19 CT Miami, FL 33147-7810

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$13,060

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 30-3115-010-0090

Property Address: 6222 NW 19 CT

Full Legal Description
BULLARDS PB 9-96
LOT 9
LOT SIZE 50.000 X 70
74R78988
COC 23178-4932 24516-4226 0601 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2001	\$0	23178-4932	Sales which are disqualified as a result of examination of the deed
04/01/1974	\$3,000	00000-00000	Sales which are qualified

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Version:

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/9/2019

Property Information	
Folio:	30-3110-019-0330
Property Address:	1865 NW 73 ST Miami, FL 33147-6350
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,148 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$18,234	\$18,234	\$18,234
Building Value	\$0	\$0	\$0
XF Value	\$386	\$392	\$398
Market Value	\$18,620	\$18,626	\$18,632
Assessed Value	\$18,620	\$18,626	\$18,632

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$18,620	\$18,626	\$18,632
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$18,620	\$18,626	\$18,632
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$18,620	\$18,626	\$18,632
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$18,620	\$18,626	\$18,632
Taxable Value	\$0	\$0	\$0

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Version:

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7/9/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 30-3110-019-0330

Property Address: 1865 NW 73 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	66.00	\$18,234

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1985	56	\$386

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Version:

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 30-3110-019-0330

Property Address: 1865 NW 73 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	66.00	\$18,234

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1985	56	\$392

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 30-3110-019-0330

Property Address: 1865 NW 73 ST Miami, FL 33147-6350

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	66.00	\$18,234

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1985	56	\$398

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/9/2019

Property Information

Folio: 30-3110-019-0330

Property Address: 1865 NW 73 ST

Full Legal Description

10 53 41
 BETHUNE HOMESITES PB 43-61
 LOT 16 BLK 3
 LOT SIZE 66.000 X 78
 OR 11412-449 0482 1
 COC 26285-4195 06 2007 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2007	\$0	25701-4282	Sales which are disqualified as a result of examination of the deed
06/01/2007	\$0	26285-4195	Sales which are disqualified as a result of examination of the deed
04/01/1982	\$20,000	11412-0449	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/28/2019

Property Information	
Folio:	30-3122-029-0380
Property Address:	2263 NW 43 ST Miami, FL 33142-4659
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 17-202 MIAMI, FL 33128 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,696 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$38,808	\$27,535	\$24,948
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$38,808	\$27,535	\$24,948
Assessed Value	\$30,288	\$27,535	\$11,180

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$8,520		\$13,768
County	Exemption	\$30,288	\$27,535	\$11,180
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$30,288	\$27,535	\$11,180
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$38,808	\$27,535	\$24,948
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$30,288	\$27,535	\$11,180
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/28/2019

Property Information

Folio: 30-3122-029-0380

Property Address: 2263 NW 43 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	3,696.00	\$38,808

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/28/2019

Property Information

Folio: 30-3122-029-0380

Property Address: 2263 NW 43 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	3,696.00	\$27,535

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/28/2019

Property Information

Folio: 30-3122-029-0380

Property Address: 2263 NW 43 ST Miami, FL 33142-4659

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	3,696.00	\$24,948

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/28/2019

Property Information

Folio: 30-3122-029-0380

Property Address: 2263 NW 43 ST

Full Legal Description

22 53 41

BUCKEYE PK PB 13-69

E42FT LOTS 16 & 17 BLK 2

LOT SIZE 42.000 X 88

OR 17746-2965 0797 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/05/2017	\$0	30609-4887	Federal, state or local government agency
06/02/2017	\$0	30575-1435	Federal, state or local government agency
07/20/2016	\$0	30159-2886	Federal, state or local government agency
08/26/2014	\$100	29294-2428	Corrective, tax or QCD; min consideration

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Version:

Attachment "G"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 - House Park Investments, LLC												
	Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm District	2019 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
1	01-3114-015-0610	\$561.62	4,095 SQ FT	3	\$26,310.00	NORTH LIBERTY CITY PB 39-77 W1/2 OF LOT 29 & Lot 30, BLK 3	T3 O	\$179	1542 NW 70 ST	YES 4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 8/30/2013
2	30-3115-005-6980	\$503.75	4275 SQ FT	3	\$27,454.00	LIBERTY CITY PB 7-79 W5FT LOT 25 & ALL BLK 24	RU-2	\$186	1835 NW 70 ST	YES 4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 6/13/2012
3	30-3115-010-0090	\$516.78	3,500 SQ FT	3	\$28,079.00	BULLARDS PB 9-96 LOTS 9	RU-2	\$153	6222 NW 19 CT	YES 11/7/2017	YES 11/7/2017 R-979-17	TAX DEED 03/17/2005
4	30-3110-019-0330	\$357.15	5,148 SQ FT	3	\$18,620.00	BETHUNE HOMESITES PB 43-61 LOT 16 BLK 3	RU-2	\$224	1865 NW 73 ST	YES 11/7/2017	YES 11/7/2017 R-979-17	TAX DEED 03/04/2016
5	30-3122-029-0380	\$705.57	3,696 SQ FT	3	\$38,808.00	BUCKEYE PK PB 13-69 E42FT LOTS 16 & 17 BLK 2	RU-2	\$161	2263 NW 43 ST	YES / 2007	YES 12/20/2007 R-1401-07	REVERTER 6/05/2017

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ATTACHMENT "H"

Instrument prepared by and returned to:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2019 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company (the "Developer"), whose address is 16731 SW 96 Street, Miami, Florida 33196, its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Developer, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Properties shall be developed by the Developer with affordable housing ("Dwelling Units"), as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. The Developer shall sell such Dwelling Unit to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the

timeframe in which the Developer must complete the Dwelling Unit. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which the Developer must complete the Dwelling Unit. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
 4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), the Developer shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for the Developer to notify these residents of the availability of homeownership opportunities.
 5. That the Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. That the Developer shall require that the qualified households purchasing the Dwelling Units to execute and record simultaneously with the deed of conveyance from the Developer to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home,



which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

7. That the Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. the Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that the Developer may encumber the Properties with:
 - a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
 - c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the "successors heirs and assigns" of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its

respective successors and assigns.

9. If in the sole discretion of the County, the Properties cease to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in Paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If the Developer fails to remedy the default within thirty (30) days, title to the subject properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, the Developer shall immediately deed such properties back to the County, and the County shall have the right to immediate possession of such properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk


By: _____
Audrey M. Edmonson, Chairwoman


Approved for legal sufficiency:

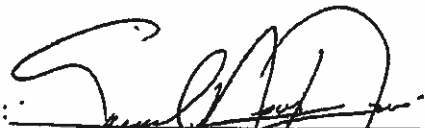
By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -19 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2019.

IN WITNESS WHEREOF, the representative HOUSE PARK INVESTMENTS LLC, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 31st day of October, 2019, and it is hereby approved and accepted.


Witness/Attest ERIC Saladrigas


Witness/Attest Claudia Saladrigas

By: 
Name: Guillermo Roversi
Title: Authorized Member

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31st day of October, 2019, by Guillermo Roversi, as Authorized member of HOUSE PARK INVESTMENTS LLC, a Florida limited liability company, and s/he ☒ has produced Florida Drivers License as identification or () is personally known to me.

(SEAL)


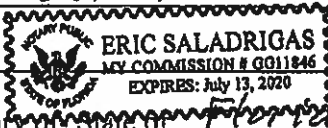


Notary of State of Florida
Commission Number: GG11846

EXHIBIT A

FOLIO NUMBERS

LEGAL DESCRIPTIONS

01-3114-015-0610	NORTH LIBERTY CITY PB 39-77 W1/2 OF LOT 29 & LOT 30 BLK 3
30-3115-005-6980	LIBERTY CITY PB 7-79 W5FT LOT 25 & ALL BLK 24 LOT 26
30-3115-010-0090	BULLARDS PB 9-96 LOT 9
30-3110-019-0330	BETHUNE HOMESITES PB 43-61 LOT 16 BLK 3
30-3122-029-0380	BUCKEYE PK PB 13-69 E42FT LOTS 16 & 17 BLK 2



Instrument prepared by and returned to:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

CFN 2020R0055229
OR BK 31788 Pgs 3420-3426 (7Pgs)
RECORDED 01/22/2020 15:18:50
DEED DOC TAX \$0.00
SURTAX \$0.00
HARVEY RUBIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Folio No: See Exhibit "A" attached.

COUNTY DEED

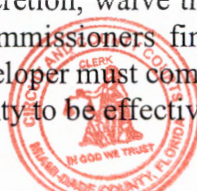
THIS DEED, made this 22 day of January, 2020 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company (the "Developer"), whose address is 16731 SW 96 Street, Miami, Florida 33196, its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Developer, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof

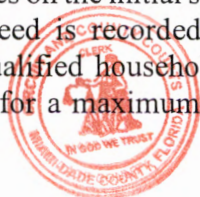
THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Properties shall be developed by the Developer with affordable housing ("Dwelling Units"), as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. The Developer shall sell such Dwelling Unit to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which the Developer must complete the Dwelling Unit. In order for such waiver by the County to be effective, it shall:



- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which the Developer must complete the Dwelling Unit. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), the Developer shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for the Developer to notify these residents of the availability of homeownership opportunities.
5. That the Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
6. That the Developer shall require that the qualified households purchasing the Dwelling Units to execute and record simultaneously with the deed of conveyance from the Developer to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the



event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant.”

7. That the Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. the Developer shall not suffer any levy or attachment to be made, or any material or mechanic’s lien, or any unauthorized encumbrance or lien to attach, provided, however, that the Developer may encumber the Properties with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) Any mortgage(s) in favor of any lender that may go into default, lis pendens, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.

8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.

9. If in the sole discretion of the County, the Properties cease to be used solely



for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in Paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If the Developer fails to remedy the default within thirty (30) days, title to the subject properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, the Developer shall immediately deed such properties back to the County, and the County shall have the right to immediate possession of such properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.

10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

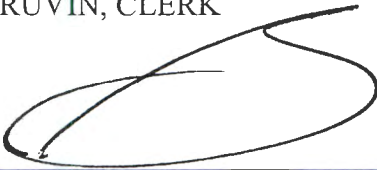


IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

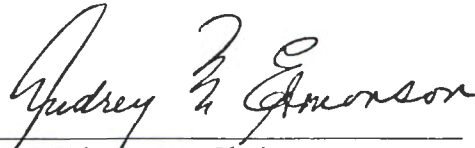
(OFFICIAL SEAL)

ATTEST:


HARVEY RUVIN, CLERK

By: 
Deputy Clerk

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

By: 
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: 
Terrence A. Smith
Assistant County Attorney



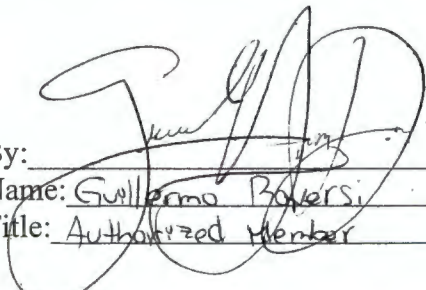
The foregoing was authorized by Resolution No. R-1282-19 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 3 day of December, 2019.



IN WITNESS WHEREOF, the representative **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 31st day of October, 2019, and it is hereby approved and accepted.


Witness/Attest Eric Saladrigas


Witness/Attest Claudia Saladrigas

By: 
Name: Guillermo Roversi
Title: Authorized Member

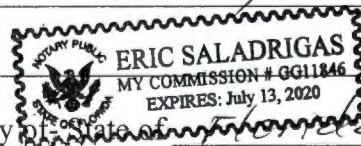
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31st day of October, 2019, by Guillermo Roversi, as Authorized member of **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company, and ~~she~~ he (X) has produced Florida Drivers License as identification or () is personally known to me.

(SEAL)





Notary Public, State of Florida

Commission Number: GG11846



EXHIBIT A

FOLIO NUMBERS

LEGAL DESCRIPTIONS

01-3114-015-0610	NORTH LIBERTY CITY PB 39-77 W1/2 OF LOT 29 & LOT 30 BLK 3
30-3115-005-6980	LIBERTY CITY PB 7-79 W5FT LOT 25 & ALL BLK 24 LOT 26
30-3115-010-0090	BULLARDS PB 9-96 LOT 9
30-3110-019-0330	BETHUNE HOMESITES PB 43-61 LOT 16 BLK 3
30-3122-029-0380	BUCKEYE PK PB 13-69 E42FT LOTS 16 & 17 BLK 2

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on JAN 22 2020 day of JAN, AD 20
WITNESS my hand and Official Seal.
HARVEY RUVIN, Clerk of Circuit and County Courts
By [Signature] D.C.

