

MEMORANDUM

Agenda Item No. 5(A)

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

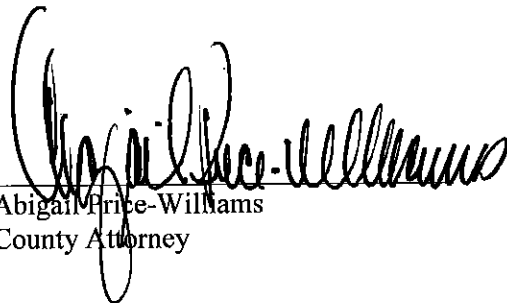
DATE: March 3, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus and 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, a total of five County-owned properties, to IAMI Real Estate 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 rented to very low- or moderate income households in accordance with section 125.379, Florida Statutes; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; authorizing the County Mayor to take all actions necessary to enforce the provisions set forth in such County Deed, to execute a rental regulatory agreement and enforce the provisions therein, to provide copies of the County Deed and the restrictive covenants required therein to the Property Appraiser's Office, and to ensure placement of appropriate signage; and waiving Resolution No. R-130-06

Resolution No. R-240-20

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/uw



MEMORANDUM

(Revised)

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

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County Attorney

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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(A)

3-3-20

RESOLUTION NO. R-240-20

RESOLUTION DECLARING SURPLUS AND 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, A TOTAL OF FIVE COUNTY-OWNED PROPERTIES, TO IAMI REAL ESTATE 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 RENTED TO VERY LOW-LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH SECTION 125.379, FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO EXECUTE A RENTAL REGULATORY AGREEMENT AND ENFORCE THE PROVISIONS THEREIN, TO PROVIDE COPIES OF THE COUNTY DEED AND THE RESTRICTIVE COVENANTS REQUIRED THEREIN TO THE PROPERTY APPRAISER'S OFFICE, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND WAIVING RESOLUTION NO. R-130-06

WHEREAS, IAMI Real Estate Investments, LLC is a Florida limited liability company ("IAM I"), which has extensive experience in constructing and rehabilitating housing and other mixed-use developments, including, but not limited to, the renovation of 23 affordable housing units in Little Haiti and the restoration of historical Miami motels, such as the Vagabond Hotel, Stephens International Motel, South Pacific Motel and Miami River Inn; and

WHEREAS, IAMI submitted an application, dated August 21, 2018, 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 to IAMI five County-owned vacant properties located at 8285 NE 1st Avenue (Folio No. 01-3112-012-0270), 22 NW 60th Terrace (Folio No. 01-3113-050-0290), 244 NE 58th Street (Folio No. 01-3113-065-1210), 8040 NE Miami Court (Folio No. 01-3112-013-0320), and 40 NW 71st Street (Folio No. 01-3113-057-0480), Miami, Florida (collectively referred to as the “Properties”); and

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

WHEREAS, IAMI proposes to develop each of the Properties with affordable housing consisting of duplexes or triplexes to be rented to very low, low- or moderate income households, subject to a County-approved covenant with an affordability period of no less than 30 years; and

WHEREAS, IAMI further proposes to incorporate the proposed project as a case study for the University of Miami School of Architecture and Masters in Real Estate Development and Urbanism program to generate a broader social impact; 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 October 11, 2019, IAMI complied with the requirements of Resolution No. R-407-19 by posting signs on each of the Properties, which such signs were 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. Folio No. 01-3113-057-0480), has not been declared surplus and has not been 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 not needed by the County, 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 the remaining four Properties, among others, as surplus and 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 IAMI, subject to a reverter, on the condition that IAMI (i) develops the Properties with affordable housing consisting of duplexes and triplexes within two years of the effective date of the conveyance of the Properties, unless such time is extended at the discretion of this Board, (ii) records a rental regulatory agreement in favor

of the County with an affordability period of no less than 30 years; and (iii) rents the constructed affordable housing to very low-, low- or moderate income households in accordance with section 125.379, Florida Statutes; and

WHEREAS, this Board wishes to waive Resolution No. R-130-06, which provides that an item seeking approval of a contract shall not be placed on a County Commission or committee agenda until the underlying contract is completely negotiated, in final form and executed by all non-County parties, to provide additional time for the County Mayor or the County Mayor's designee to finalize the terms of the rental regulatory agreement, which shall be recorded at the time of the issuance of the certificate of occupancy,

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 declares the property located at 40 NW 71st Street (Folio No. 01-3113-057-0480), Miami, Florida, surplus and, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County's affordable housing inventory list such property.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of a total of five properties located at 8285 NE 1st Avenue (Folio No. 01-3112-012-0270), 22 NW 60th Terrace (Folio No. 01-3113-050-0290), 244 NE 58th Street (Folio No. 01-3113-065-1210), and 8040 NE Miami Court (Folio No. 01-3112-013-0320), and the property described in section 2 of this resolution (collectively referred to as the "Properties") to IAMI for a price of \$10.00. The conveyance of the Properties is subject to the terms of the County Deed executed in accordance with section 4 of this resolution, which includes the requirements that IAMI (i) develops the Properties with affordable housing consisting of duplexes and triplexes

within two years of the effective date of the conveyance of the Properties, unless such time is extended at the discretion of this Board, (ii) records a rental regulatory agreement in favor of the County with an affordability period of no less than 30 years; and (iii) rents the constructed affordable housing to very low-, low- or moderate income households in accordance with section 125.379, Florida Statutes.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to execute the County Deed, in substantially the form attached hereto as Attachment "H" and incorporated herein by reference.

Section 5. This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the conveyance, and 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 IAMI, after conducting all due diligence, including, but not limited to, title searches, and environmental reviews, a deed which conveys the Properties back to the County in the event IAMI is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from IAMI, 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 authorizes the County Mayor or County Mayor's designee to execute on behalf of the County a rental regulatory agreement following approval by the County Attorney's Office, in generally the form attached hereto as Attachment "I" and incorporated herein by reference. The County Mayor or County Mayor's designee is authorized to negotiate rents for each of the units constructed on the Properties with IAMI; however such rents shall be based upon no more than 120 percent of area median income as determined for Miami-Dade County by the United States Department of Housing and Urban Development. This Board waives Resolution No. R-130-06 to provide additional time to the County Mayor or the County Mayor's designee to finalize the terms of the rental regulatory agreement. The County Mayor or County Mayor's designee is further authorized to take all steps necessary to enforce the terms of the rental regulatory agreement. This Board authorizes the County Mayor or County Mayor's designee or IAMI to record the rental regulatory agreement in the Public Records of Miami-Dade County and, in accordance with Resolution No. R-791-14, provide the Miami-Dade County Property Appraiser with a copy of the rental regulatory agreement.

Section 7. This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on the Properties identifying the County's name and the name of the district commissioner; (ii) to provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser; and (iii) to appoint staff to monitor compliance with the terms of the conveyance.

Section 8. 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 **Joe A. Martinez** 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
Jose "Pepe" Diaz	aye
Eileen Higgins	aye
Joe A. Martinez	aye
Dennis C. Moss	absent
Xavier L. Suarez	absent
Daniella Levine Cava	aye
Sally A. Heyman	absent
Barbara J. Jordan	aye
Jean Monestime	aye
Sen. Javier D. Souto	absent

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2020. 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.

Terrence A. Smith



August 21, 2018

Hon. Audrey Edmonson
 Commissioner, Miami Dade County District 3
 5400 N.W. 22nd Avenue, Suite 701
 Miami, FL 33142

RE:

1. **8285 NE 1ST AVE** Folio: 01-3112-012-0270
2. **22 NW 60TH TER** Folio: 01-3113-050-0290
3. **244 NE 58TH ST** Folio: 01-3113-065-1210
4. **8040 NE MIAMI CT** Folio: 01-3112-013-0320
5. **40 NW 71ST ST** Folio: 01-3113-057-0480

This Application is made by Avra Jain as IAMI Real Estate Investments LLC, a Florida limited liability company (the "Developer").

Dear Commissioner Edmonson,

In January it came to the Developer's attention that the parcels, **8285 NE 1ST AVE, 22 NW 60TH TER, 244 NE 58TH ST, 8040 NE MIAMI CT, and 40 NW 71ST ST** (property information attached) are owned by the County GSA department. These non-conforming lots, given the approval of a variance allowing the development of lots smaller than the minimum area allowed, could become additional affordable rental housing to the community.

1. **8285 NE 1ST AVE** is approximately 55 feet wide and 75 feet deep and would accommodate approximately a triplex.

2. **22 NW 60TH TER** is approximately 50 feet wide and 90 feet deep and could accommodate approximately a duplex.

3. **244 NE 58TH ST** is approximately 50 feet wide and 100 feet deep and could accommodate approximately a duplex. IAMI Real Estate Investments LLC is aware that this property is in need of a quiet title suit.

4. **8040 NE MIAMI CT** is approximately 57 feet wide and 115 feet deep and could accommodate approximately a triplex. IAMI Real Estate Investments LLC is aware that this property may require an eviction if there are squatters, and agrees to demolish the structure if the decision is made to not rehabilitate the existing structure.

5. **40 NW 71ST ST** is 50 feet wide by 97 feet deep and would accommodate approximately a triplex.

The developer is hereby requesting your sponsorship of a resolution (Sec.125.379(2) Fla.Stat.) item whereby Miami Dade County would allow IAMI Real Estate Investments LLC. the right to acquire the five properties, thus allowing us to build thirteen units in total - approximately three units on the parcel at 8285 NE 1ST AVE, approximately two units on the parcel at 22 NW 60TH TER, approximately two units on 244 NE 58TH ST, approximately three units on 8040 NE MIAMI CT, and approximately three units on 40 NW 71ST ST. Were we able to secure these parcels, it would allow us to build more affordable rental housing units closer to core. In support of this request, we have attached further information on the Developer, the company and associates as reference attachments (9 page attachment file name: Developer Experience).

The duplexes and triplexes once built, are intended to be leased to new tenants who are qualified under the affordable housing criteria. The developer has extensive construction and affordable housing experience which when applied to these projects increases efficiency in design and execution. More information on the stacked duplex and triplex design for these properties as well as other completed affordable housing projects by the Developer is attached for your reference (see attachments).

The Developer commits to a period of up to 30 years utilizing mixed-income residential rental housing units affordable to persons with incomes of 140% or less of AMI.

The Developer has a view that the conversation of "resiliency" is important and that this project fits the guidelines of the affordable housing resolution because it increases the availability of affordable homes for very low-, low-, and moderate-income persons and households. An example of this is the Developers latest renovation of 23 affordable housing units in Little Haiti (see attachments) where rents are below HUD standards.

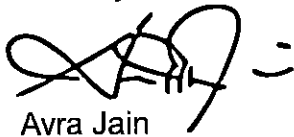
The intentions of the Developer with this project are in line with those of affordable housing because this would help to "redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties." A duplex or triplex on the parcels in question would also generate payment of ad valorem taxes because currently the lots are vacant.

The Developer's construction experience (see attachments) combined with the abilities of the Developer's architecture/design team, IAMI Real Estate Investments LLC can deliver a lot of value in executing a project that could become a model

approach for small abandoned lots scattered around the County. In addition, the Developer has plans to incorporate this project as a case study for the University of Miami School of Architecture and Masters in Real Estate Development + Urbanism program to generate a broader social impact.

The Developer hopes you will consider this request and that you can sponsor the item. The Developer's relationship with the County has yielded amazing results within the community by successfully delivering beautifully designed and renovated units to the existing tenants. The Developer believes the same level of success can be achieved at **8285 NE 1ST AVE, 22 NW 60TH TER , 244 NE 58TH ST, 8040 NE MIAMI CT, and 40 NW 71ST ST** and that this may serve as a model to be applied to other affordable housing properties.

Thank you in advance for your consideration.

A handwritten signature in black ink, appearing to read 'Avra Jain', followed by a small smiley face ':)'.

Founder of IAMI Real Estate Investments LLC.

This Application is made by IAMI Real Estate Investments LLC, a Florida limited liability company (the "Developer").



Founder of The Vagabond Group

With a career path that has taken her from bond trading on Wall Street to developing properties along some of Miami's trendiest streets, Avra Jain has earned a reputation for identifying the next *it* neighborhood. The recipient of three Sundance Film Awards for the documentary *Dark Days*, this industrial engineering graduate from Purdue University develops projects based around two of her favorite pursuits: art and architecture. Jain suggests "Through art and architecture, life and lifestyle are integrated. Through life and lifestyle, communities and neighborhoods are created." To date, that vision has resulted in numerous boutique projects that range from converting a 100,000-square foot warehouse to luxury loft condominiums in New York's Tribeca neighborhood to the remake of The Vagabond, from Motel to Hotel on Biscayne Boulevard. When Avra is not re-imagining skylines, she spends time with her 13-year-old daughter Alexandra, whom she affectionately refers to as "my greatest accomplishment". Some of her most recent recognitions include: Urban Environment Leaders "2014 Orchid Award for Historic Revitalization", Greater Miami Chamber of Commerce R.E.A.L. "2015 Winner of Developer Commercial Category", the Women's Chamber of Commerce "15th Thelma Gibson Award of Excellence", the AIA Miami "Developer of the Year 2016", and the "2017 Community Catalyst Award", amongst others. Avra serves on the Miami Foundation Board, Dade Heritage Trust, Locust Projects, and University of Miami's Master of Real Estate Development + Urbanism Advisory Boards.

Developer Experience

The Developer is managed by Avra Jain, an experienced real estate developer.

Avra Jain's real estate development experience includes some of the following completed projects:

Cobblestone Lofts at 28 Laight Street in Tribeca, New York City, was built in 1891 as a warehouse which Avra Jain and partners converted from an approximately 100,000 square foot storage warehouse to 32 residential condominiums in 1999. This intimate, full-service building has seven stories with luxury amenities including a roof deck, fitness room, and library. Avra was responsible for identifying the opportunity, negotiating the purchase and sale agreement, bringing in a financial partner, and identifying the architect and construction companies. In addition, she oversaw sales and marketing of the project. Avra's completion of Cobblestone Lofts was not only financially successful, but it set the bar for that transitional, north Tribeca neighborhood. Upon completion of the project, Avra relocated to Miami in December 1999.

The residences at Blue Doral Residences at 5300 NW 87th Avenue, in Doral, Miami-Dade County, Florida was a brand new ground-up, poured concrete, construction on seventeen acres of land at the 12th and 13th hole of the PGA Blue Monster Golf Course. Avra and partners constructed 215 new multi-family condo-hotel residences located in fifteen, three story, villas-type structures made up of large studios, one-bedroom and three-bedroom units. The project included a spa, restaurant, outdoor pool, fitness center, bar/lounge, and a poolside bar. Construction began in 2006 and was completed on time, approximately 20 months later.

In addition to the 247 residential units that Avra Jain has developed, she has successfully completed the following mixed-use real estate projects:

Vagabond Hotel:
Miami, Florida

National Historic Register boutique hotel with 45 rooms, a full restaurant/lounge, pool terrace with bar, gym and event room. Purchased in October 2012; full building permit in 6 months; opened August 2014.

Stephens International Motel:
6320 Biscayne Boulevard
Miami, Florida

Historic motel property to which Avra Jain applied adaptive reuse and converted into a commercial complex which includes a new "Reserve" Starbucks, Beacon Hill Chocolates, Serge de Troyer design showroom and Real Deal office space. Construction was completed within 14 months of the Starbucks lease execution.

South Pacific Motel:
6300 Biscayne Blvd.
Miami, Florida

Historic motel property to which Avra Jain applied adaptive reuse from Motel to "Wotel", working office space. Project will be delivered by the end of May 2016, following a 14-month full-on construction project. Property is fully leased by an advertising agency and an organic café concept.

Miami River Inn:
118 SW S River Drive
Miami, Florida

National Historic Register hotel recognized as the oldest existing lodging in Miami built in 1908/1909. The property was purchased April 2015 and will be officially reopened by Memorial Day 2016 after Avra Jain's thoughtful historic restoration and upgrade. Property has 68 hotel rooms and 16 apartments. A food and beverage component is being added to the overall experience.

5555 Biscayne Building:
5555 Biscayne Boulevard
Miami, Florida

Approximately 17,000 sq. ft. that Avra Jain fully restored to a creative Class A office building located in the MiMo historic district.

3650 N. Miami Avenue Building:
3650 N. Miami Avenue
Miami, Florida

Adaptive reuse of an old preschool into an approximately 20,000 sq. ft. designer showroom space. Currently fully occupied with furniture and kitchen showrooms that were displaced out of the Design District.

888 Biscayne Blvd. Building:
888 Biscayne Boulevard
Miami, Florida

Approximately 40,000 sq. ft. of raw commercial condominium space that Avra Jain renovated into commercial and office use.

County Surtax Scatter Properties:
7800 NW 2nd Avenue
6820 NW 2nd Avenue
Miami, Florida

Rehabilitation of 23 units in the Little Haiti neighborhood to maintain existing affordable housing under a 30-year covenant, utilizing County Surtax funding.

Education

- Masters Degree in Real Estate Development + Urbanism** 2016
University of Miami, Florida
- Bachelors Degree in Architecture** 2012
Universidad Politécnica de Puerto Rico, Puerto Rico
Related Courses: Design, Urbanism, Project and Practice Management,
Construction Documents, Structures, Electrical and Acoustics Principles

Professional Experience

- The Vagabond Group, Miami, FL** June 2016
Architecture and Development Associate
- Perform due diligence for loan closings
 - Work directly with Miami Dade PHCD to get SURTAX funds for the renovation of 23 units in Little Haiti/Little River
 - Pro-forma possible acquisitions
 - Perform Massing Studies for 2+ acres sites for possible Mixed-use Developments
 - Perform Zoning Studies
 - Project Manage the construction commercial and residential buildings
 - Project Manage construction of sewer connection in Miami Shores
 - Work directly with tenants for interior buildout purposes
- ARIA Development Group, Miami, FL** February 2016
Development Associate Intern To July 2016
- Perform market analysis for project pre-development
 - Assist with due diligence during property acquisitions
 - Create different design and parking scenarios used for financial studies
 - Determine project financial feasibility through BOTE and Proformas
- Charlan Brock Architects and Planners, Orlando, FL** October 2012
Architectural Apprentice & designer to 2016
- Design and collaborate directly with developers and clients to establish apartment unit mixes accordingly to meet current market demand
 - Brief Project list:
- | Type | Units, Class A, Multifamily | Location |
|------------------|-----------------------------|---------------------|
| Student Housing | 181 units (524 beds) | Urbana, IL |
| Mid Rise/ Podium | 228 units, Mixed-use. | Birmingham, AL |
| Garden Style | 281 units | West Palm Beach, FL |
| | 324 units | Mt. Pleasant, NC |
| | 249 units | Orlando, FL |
- Development of Construction Documents
 - Assist during Construction Administration by answering RFIs and periodically visiting construction sites.
- Semper Fidelis Capital Group, LLC, Eustis, FL** 2012 to 2016
Family owned real estate investment company
- Assisted in due diligence before property acquisition.
 - In charge of general property management
 - Showed properties to potential tenants
- Reinhold Jewelers, (Tous, Tiffany & Co., David Yurman) San Juan, PR** 2009 to 2012
- Ranked highest selling Tous store per square foot in December 2010
 - Designed displays for collections and managed merchandise inventory

Affiliations & Activities

- ULI Hines Urban Design Competition 2016: Honorable Mention
- ULI member : Attended ULI Fall meeting 2015
- Cofounder of *One Dream* non-profit organization (2012)
- Knowledgeable in Costar, REIS, ESRI, ArcGIS, Argus, and Excel.
- Advanced proficiency with AutoCad, ArchiCad, Artlantis, and Adobe Creative Suite
- American Institute of Architects, Associate Member since 2012: AIA # 38254223
- NCARB Certified; ARE (Architecture Registration Examination) In progress
- Volunteer AIA Convention in Chicago and Atlanta (2014-2015)
- Volunteer Community Service Trip, Guatemala (Spring 2013, Spring 2015)
- Fluent In Spanish (written and oral)



AMANDA BONVECCHIO

Architect | Project Manager

✉ amandabonvecchio@gmail.com

🌐 amandabonvecchio.com

📄 https://www.linkedin.com/in/amandabonvecchio

📁 https://issuu.com/amandabonvecchio/docs/portfolio_issuu_compressed

Who am I:

Multi-disciplinary Miami born designer. Whatever I am working on, I give it my all. Passionate about sustainable design, inclusive culture and responsive style.

EDUCATION

2014 - 2015
University of Miami

Master of Development & Urbanism
Graduated with the highest GPA while working part time. 3.9

2013
Pratt

USGBC LEED GA
Succeeded in passing the LEED Green Associate exam. LEED accredited.

2009 - 2014
University of Miami

Bachelor of Architecture
Graduated with honors. Double minor in Ecosystem Science & Policy and Business. *Cum Laude*.

PROFESSIONAL SKILL

AutoCAD

Photoshop

InDesign

MS Suite

SketchUp

Revit

Spanish

REFERENCE

Avra Jain
President

Worked closely for over two years at The Vagabond Group on various adaptive reuse and historic preservation projects.

Margaret Nee
VP of Development

Worked closely together at Pointe Group on multiple mixed-use development projects proposals.

Dr. Bohl
Prof. University of Miami

Director of the Master in Real Estate Development and Urbanism program at the UM School of Architecture.

EXPERIENCE

2015 - Present
The Vagabond Group

Architect, Project Manager

Managing small and medium scale projects, forming relationships and coordinating design decisions with consultants, engineers, and contractors. Working in both AutoCAD and SketchUp across mixed-use projects. Working closely with developers, frequently presenting schematic design proposals to a development team. Familiar with the workings of the public sector in preparing drawings to present to the City of Miami and dealing with multiple departments on issues pertaining to the projects.

- Mixed - Use Development
- Adaptive Reuse
- Project Management
- Construction Administration
- Historic Preservation
- Presentation Drawings
- Interior Design

2014 - 2015
Pointe Group

Architect

Analyzing zoning and financial feasibility on projects and properties of interest. Creating presentational drawings, diagrams, massing studies, 3D models, renderings and pro formas to convey key information to investors and clients. Accompanying the partners to assorted construction sites and meetings to assess progress and potential with engineers, architects, and contractors.

2013
CMA Design Studio Inc.

Architectural Associate

Working primarily in the design development and construction document phases for several high-end residential projects. Assisting with the production of construction drawings such as architectural and electrical plans, architectural schedules, and interior elevations.

2012
Borrelli & Partners

Architectural Intern

Drafting various design drawings and made subsequent adjustments based on both client and principal feedback. Helping to create a standardized library of resources for construction detail drawings.

AWARD

Academic Excellence

2015

Awarded to the most dedicated student with the highest GPA upon graduating. 3.9

Art Exhibition "When in Rome"

2013

My architectural drawings were selected from the student body to be showcased at the Coral Gables Museum.

Laura Weinstein-Berman, Associate AIA

6103 Aqua Ave, Apt 602, Miami Beach, FL, USA, 33141 | laura@lwassocinc.com | +1(305) 606-8948

EDUCATION

Columbia University, New York, NY, August 2015-May 2017

M.S. in Historic Preservation, with M.S. Real Estate Development coursework

- Thesis, "The Progression of Historic Preservation and Challenges of Sea Level Rise in Miami Beach" (Faculty Award)
- Graduate Teaching Assistant, Heritage, Tourism, and Urbanization: Understanding the Landscape and Development of Lalibela, Ethiopia, joint Historic Preservation/Urban Planning Studio, Fall 2016 (Final report published by World Monuments Fund, NYC)

University of Miami, Coral Gables, FL, August 2004-May 2009

Bachelor of Architecture, Minor in Art/Art History

- Honors Program, graduated magna cum laude
- Foro Italico, included in the OPEN MAXXI Rome for the "Luigi Moretti Architetto" exhibit, May 2010
- Open City Studio, Tokyo, Japan, Summer 2008; Research and final project examined history of packaging in Japanese culture
- Rome Program, Rome, Italy, Fall Semester 2007, with travel to Florence, Venice, and throughout Switzerland

WORK EXPERIENCE

The Vagabond Group, Miami, FL, June 2017-present

Associate Architect

Based in the MiMo Historic District, The Vagabond Group is a real estate development company focused on enhancing communities through adaptive reuse of historic resources, place-making, and innovative private and public partnerships. Led by Avra Jain, an in-house team of architects and project managers have developed a successful balance between art and commerce to engage in projects which range from affordable housing to boutique restorations and new developments. As in-house associate architect, my responsibilities include aspects from pre-design and financial analyses of potential development projects, through architectural schematic and design development, and owner representation through project management and construction administration.

LW Associates, Inc., Miami Beach, FL and New York, NY, June 2011-present

Founder

Based in Miami Beach, LW Associates Inc. is a multidisciplinary design studio focusing on architecture, environments, and art direction. We produce effective, beautiful and strategic designs for our client list composed of Fortune 500 companies, boutique brands, and non-for-profit organizations.

City of New York Landmarks Preservation Commission, New York, NY, August 2016-May 2017

Graduate Fellowship in the Research and Special Projects Department

- Research and written contributions to Brougham Cottage Designation Report; Assisted with primary research and Architect's Appendix for Sullivan-Thompson Historic District; Completed presentation of Synagogue Landmarks Research

City of Miami, Miami, FL, Summer 2016

Summer Researcher, Historic Preservation and Planning Department

- Completed report of the Transfer of Development Rights (TDR) Program, 2009-present

CERTIFICATIONS

- **American Institute of Architects (AIA)**, Associate AIA, expected AIA accreditation in 2018
- **Leadership in Energy and Environmental Design (LEED)**, Green Associate, certified May 2017
- **United Nation's Sustainable Development Goals (SDG) Academy**, Sustainable Cities with Distinction, 2018

AWARDS

- **Columbia University in the City of New York**, Faculty Award for Outstanding Graduate Thesis, May 2017
- **Habitat for Humanity**, Habitat on the Hill Youth Scholarship, Washington D.C., January 2017
- **Cleo and James Marston Fitch Grant**, New York City, December 2018

INTERESTS

- **National Trust for Historic Preservation**, Historic Properties Redevelopment Program Member
- **Miami Design Preservation League**, Manager of the Center for Resiliency and Sustainability
- **Habitat for Humanity**, Advocacy Volunteer

REAL ESTATE

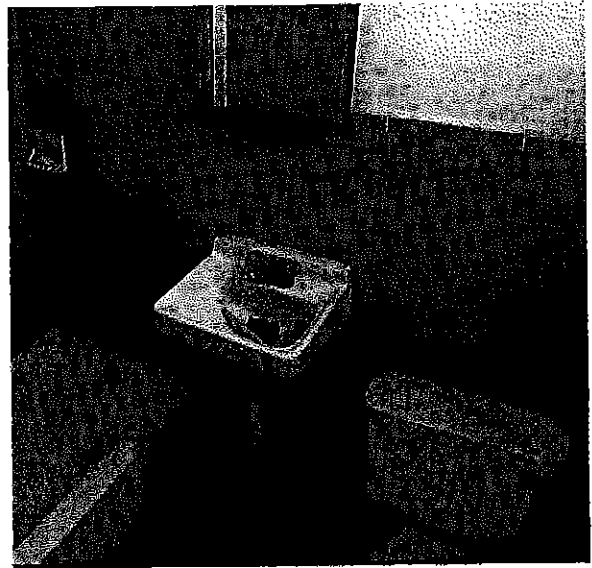
RALAJA, LLC, Investor

- Real estate investments in Miami Beach, FL; Honolulu, HI; Indianapolis, IN; Austin, TX

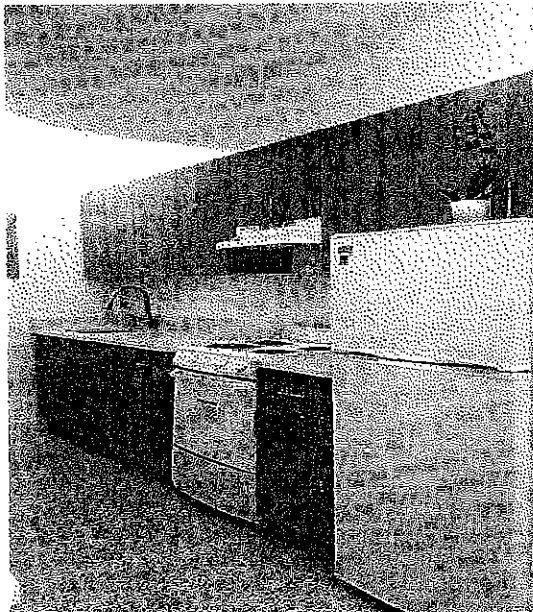
6820 NW 2ND AVE

AFFORDABLE HOUSING ADAPTIVE REUSE

BEFORE



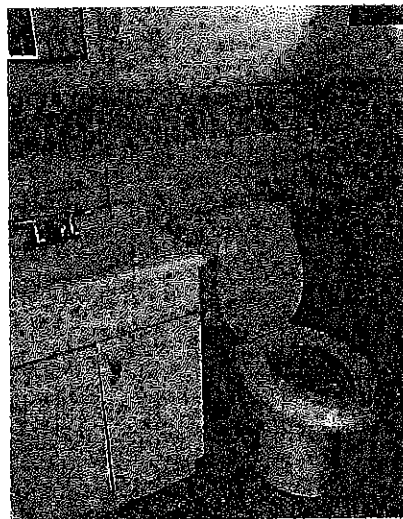
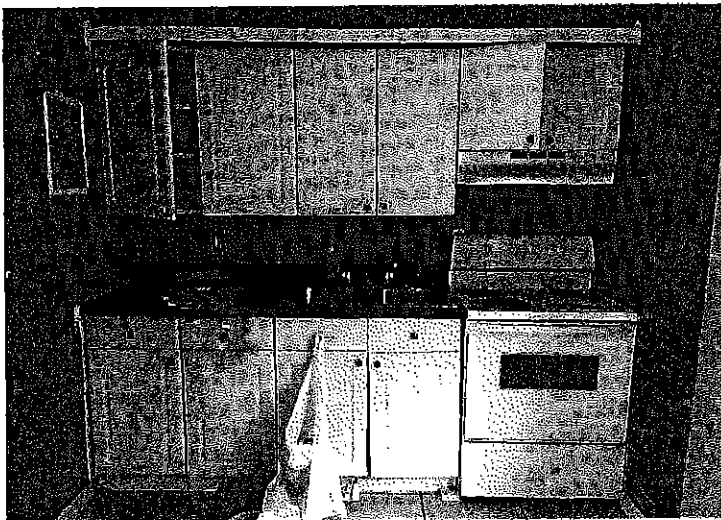
AFTER



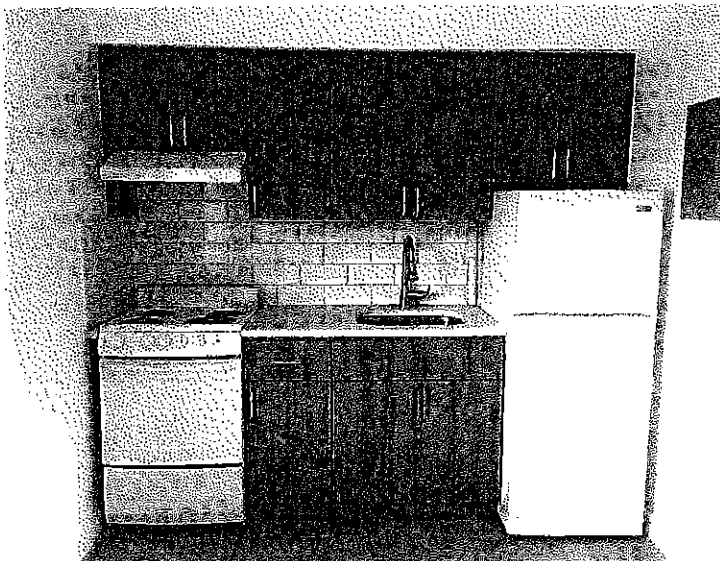
7800 NW 2ND AVE

AFFORDABLE HOUSING ADAPTIVE REUSE

BEFORE

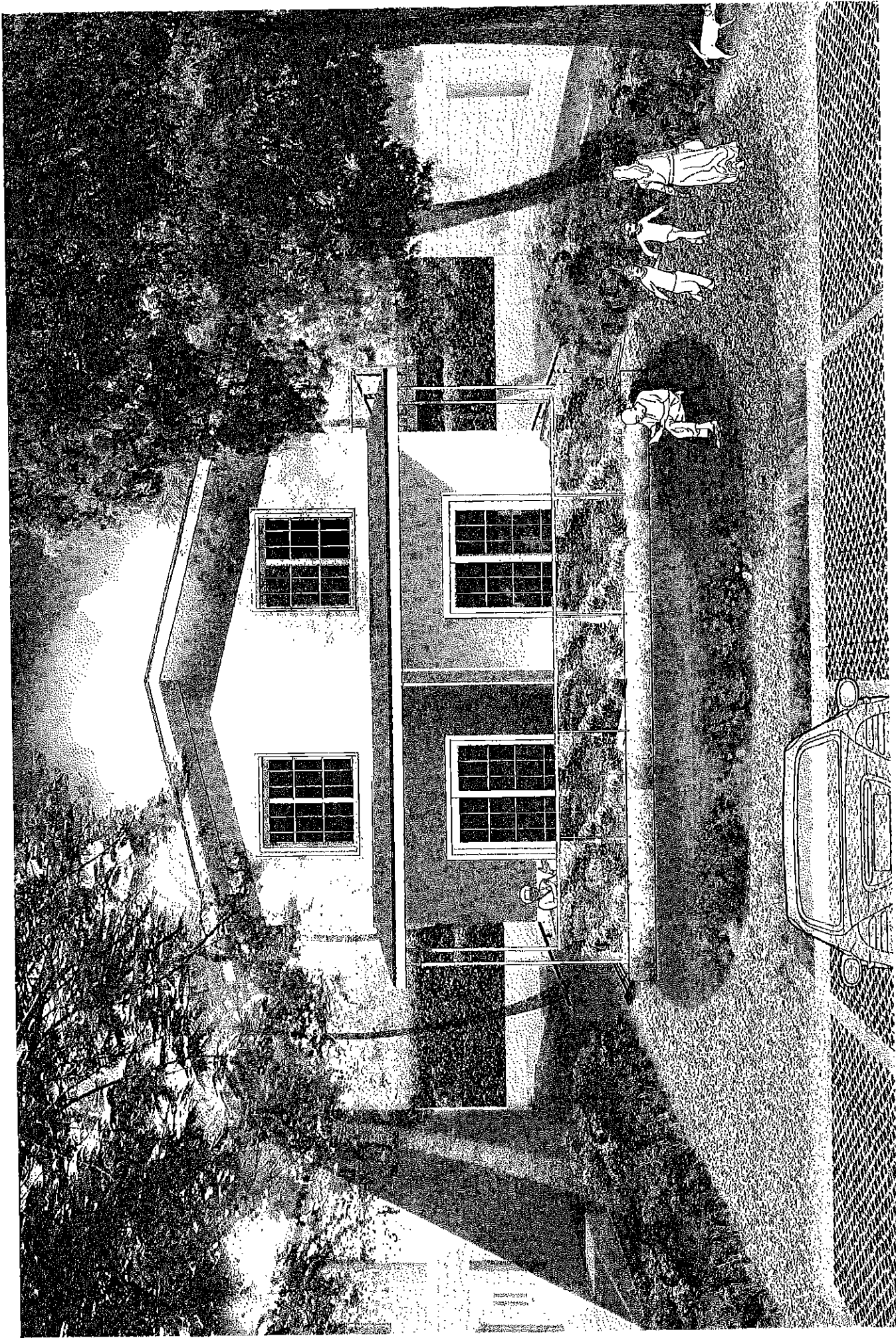


AFTER



TINY HOME
Non-Conforming Lots

VACABOND



STUCCO

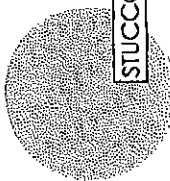
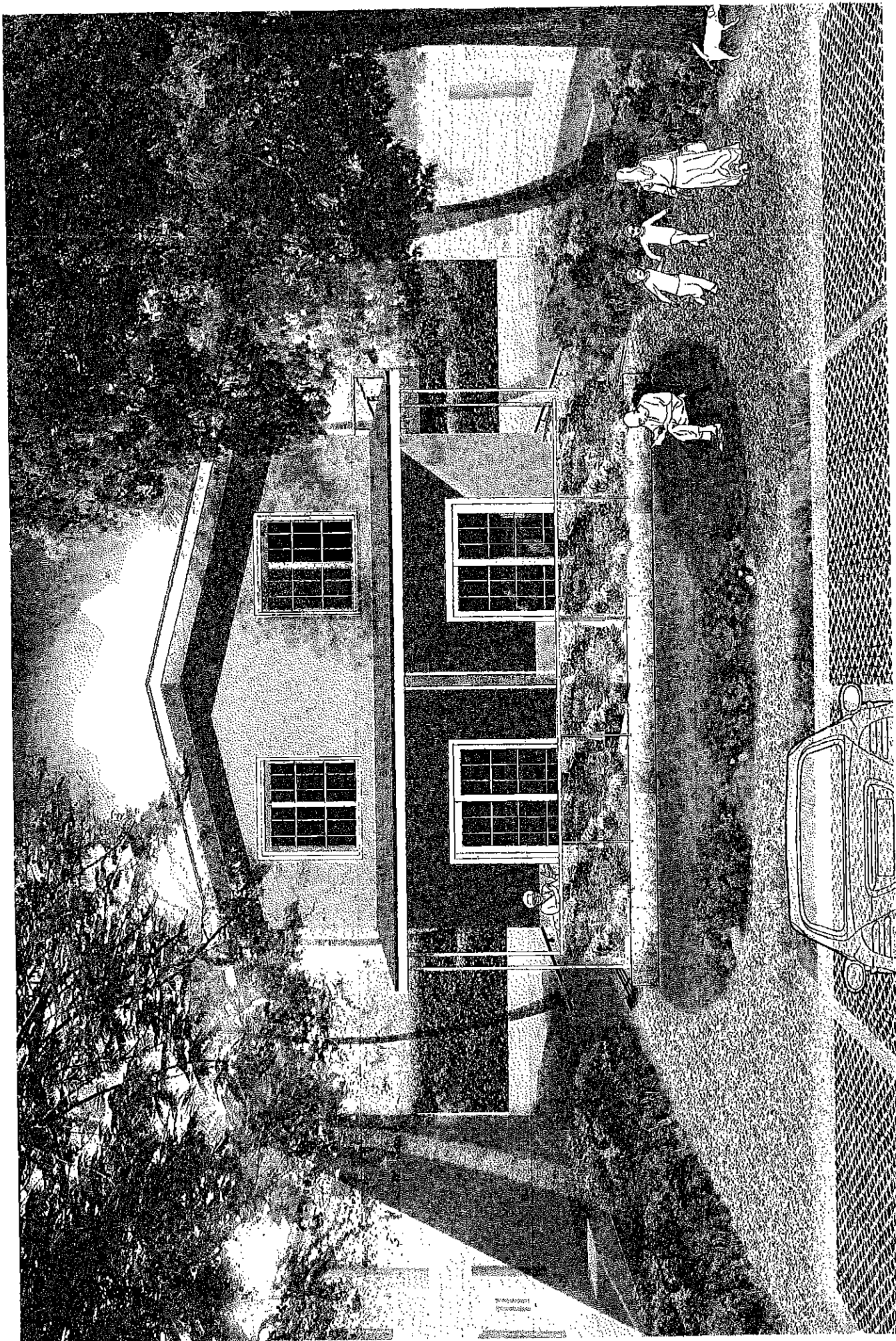
SOFFIT PANEL

CEMENT TILE

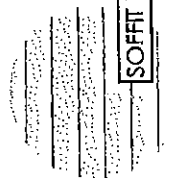
POROUS PAVEMENT

GREEN WALL

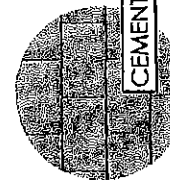
VAGABOND



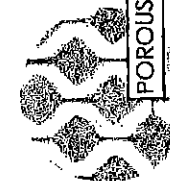
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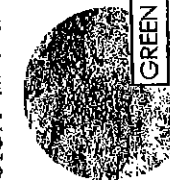
SOFFIT PANEL



CEMENT TILE

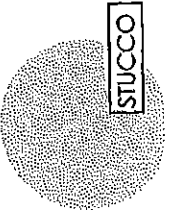
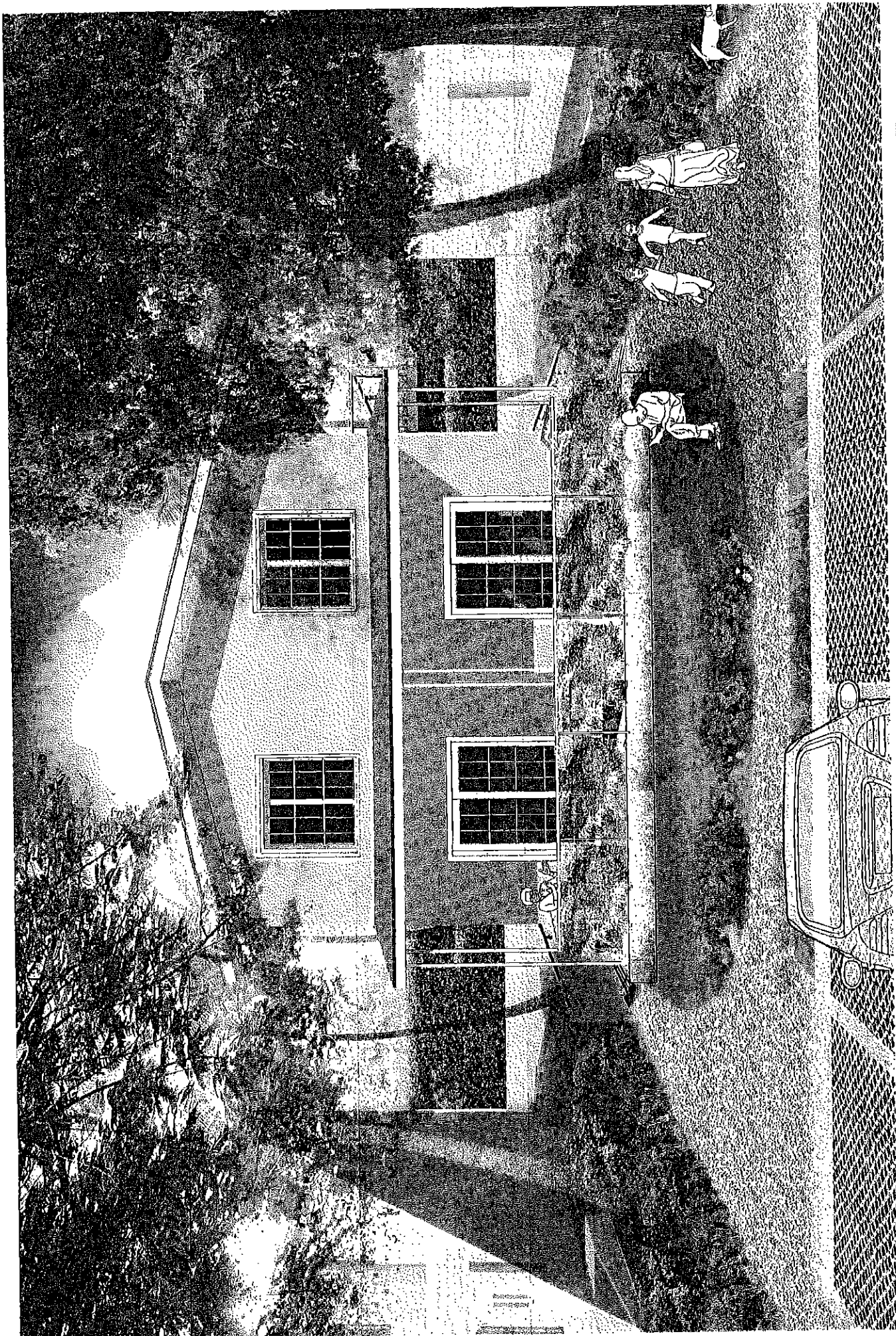


POROUS PAVEMENT

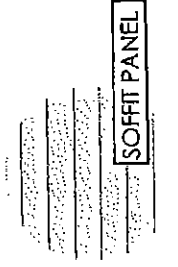


GREEN WALL

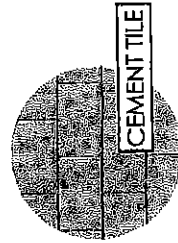
VACABOND



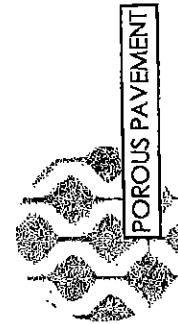
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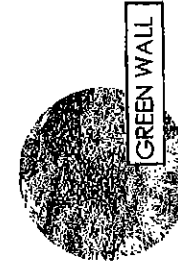
SOFFIT PANEL



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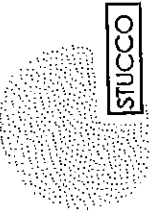
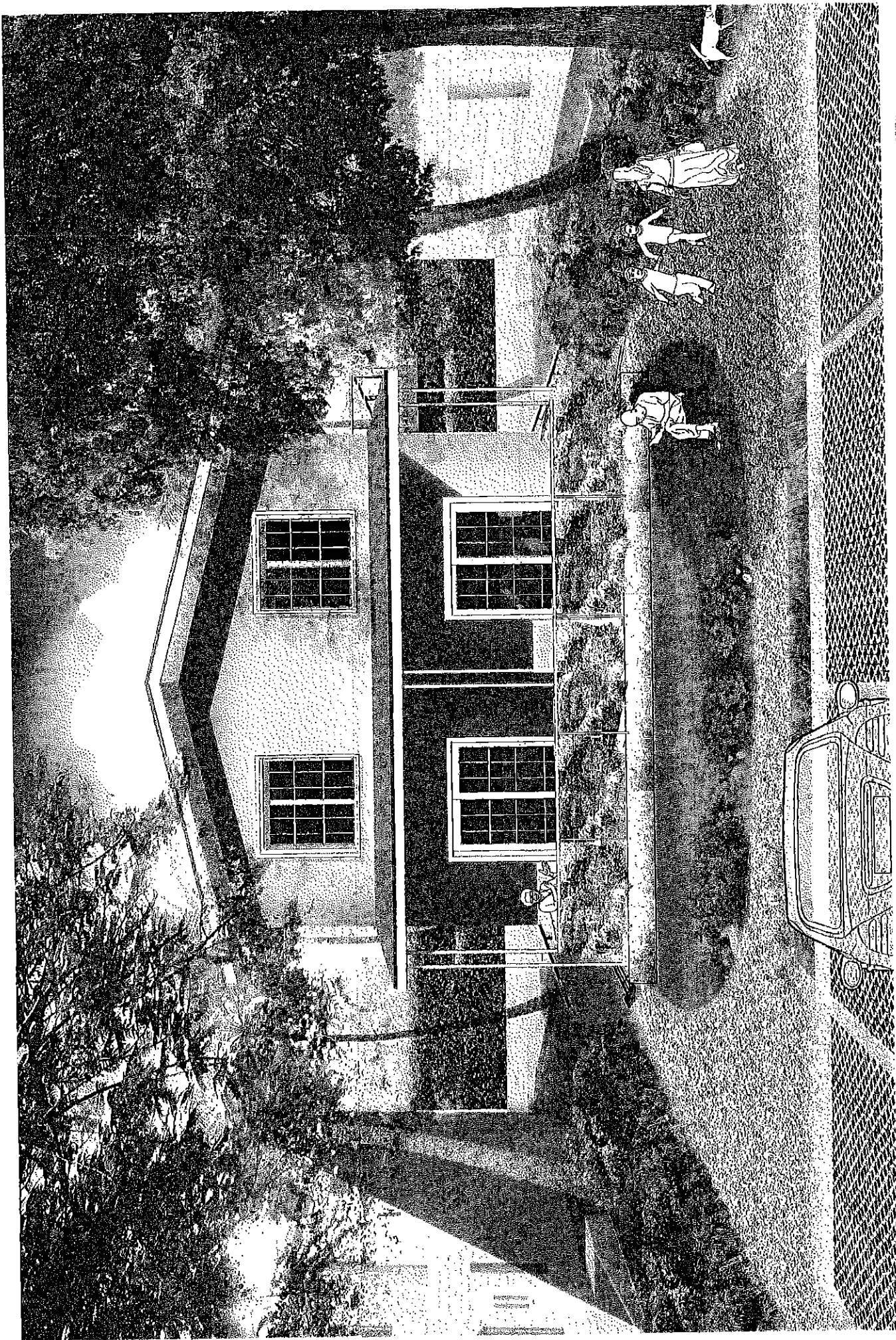


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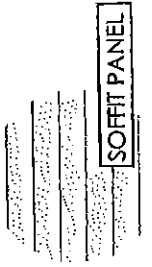


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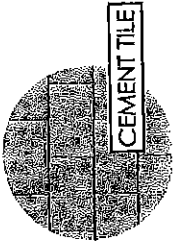
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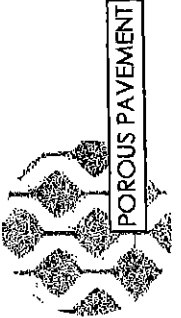
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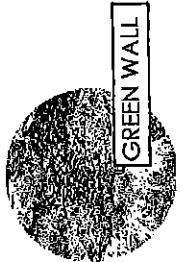
SOFFIT PANEL



CEMENT TILE

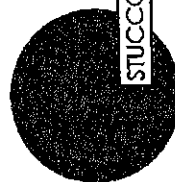
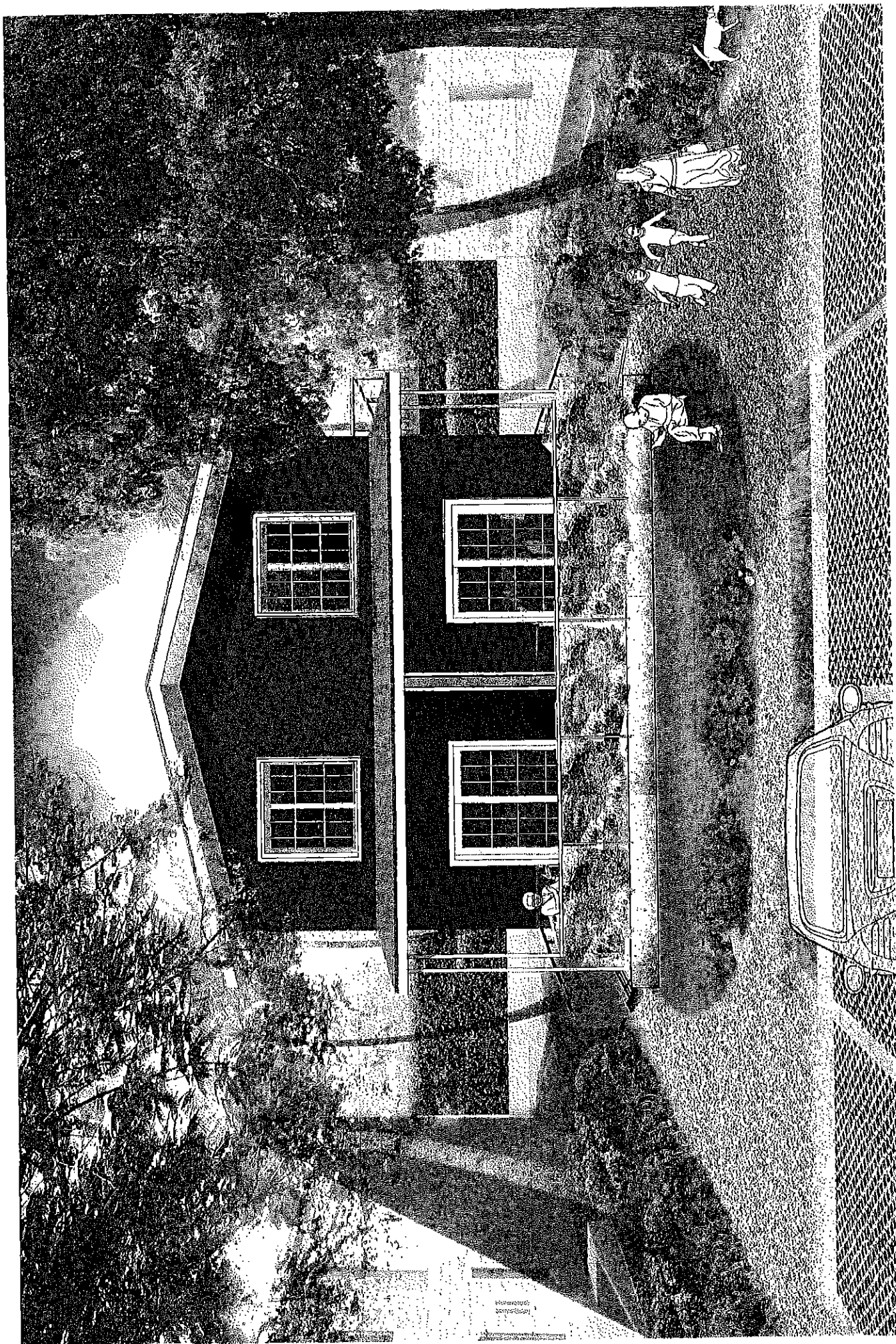


POROUS PAVEMENT

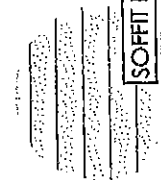


GREEN WALL

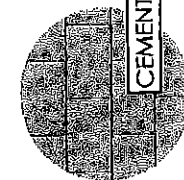
VAGABOND



STUCCO



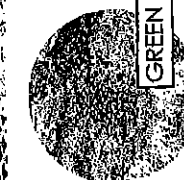
SOFFIT PANEL



CEMENT TILE



POROUS PAVEMENT



GREEN WALL

VACABOND

VAGABOND

Duplex Module

701 SF, 12.75' x 55'

Total Duplex

1,402 sf, 25.5' x 55'

FIRST FLOOR

Side-by-side

1.5 Bedrooms

1 Bathrooms

Parking
4 spaces

Living Room

Home Office

Kitchen

Pantry

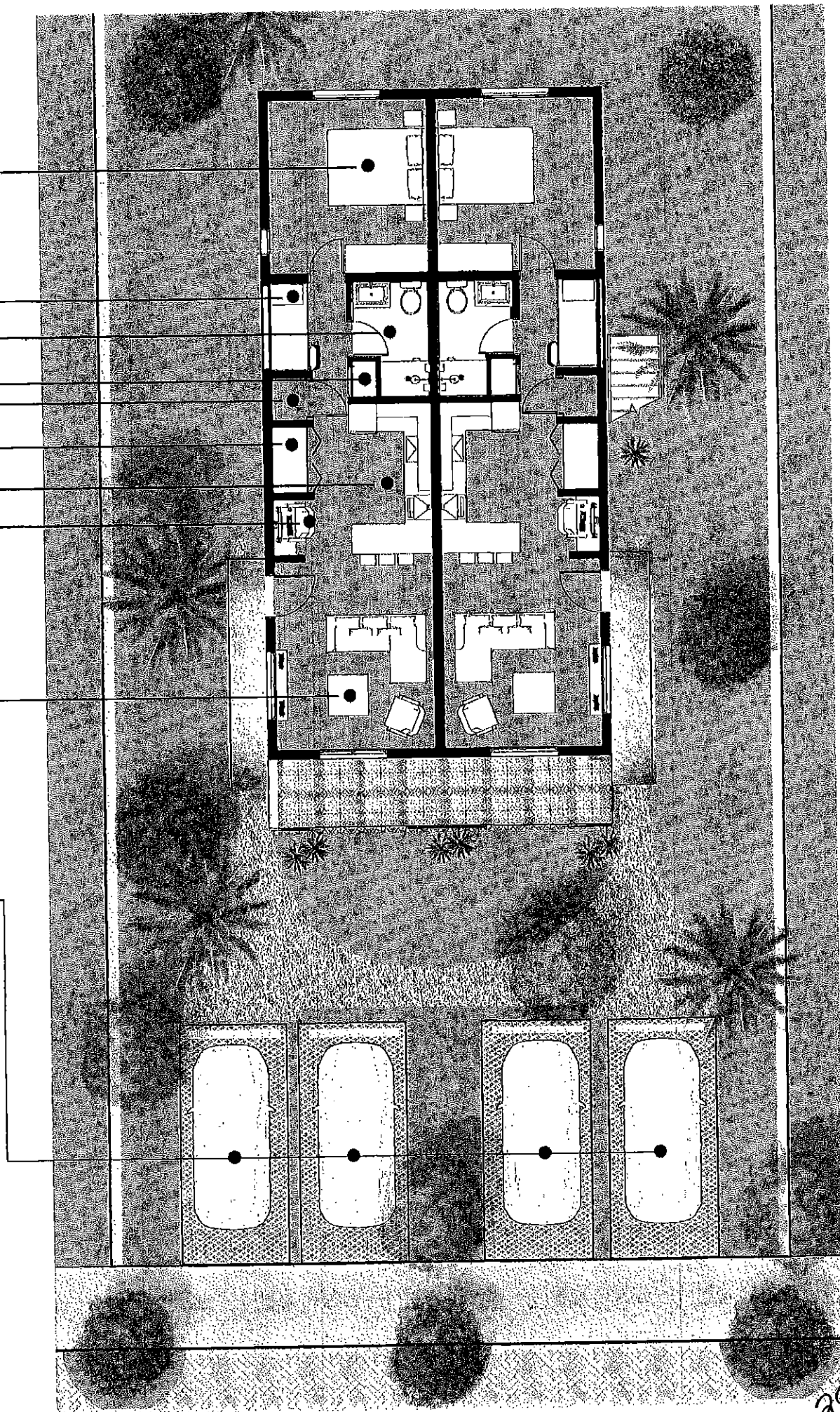
A/C

Laundry

Bath

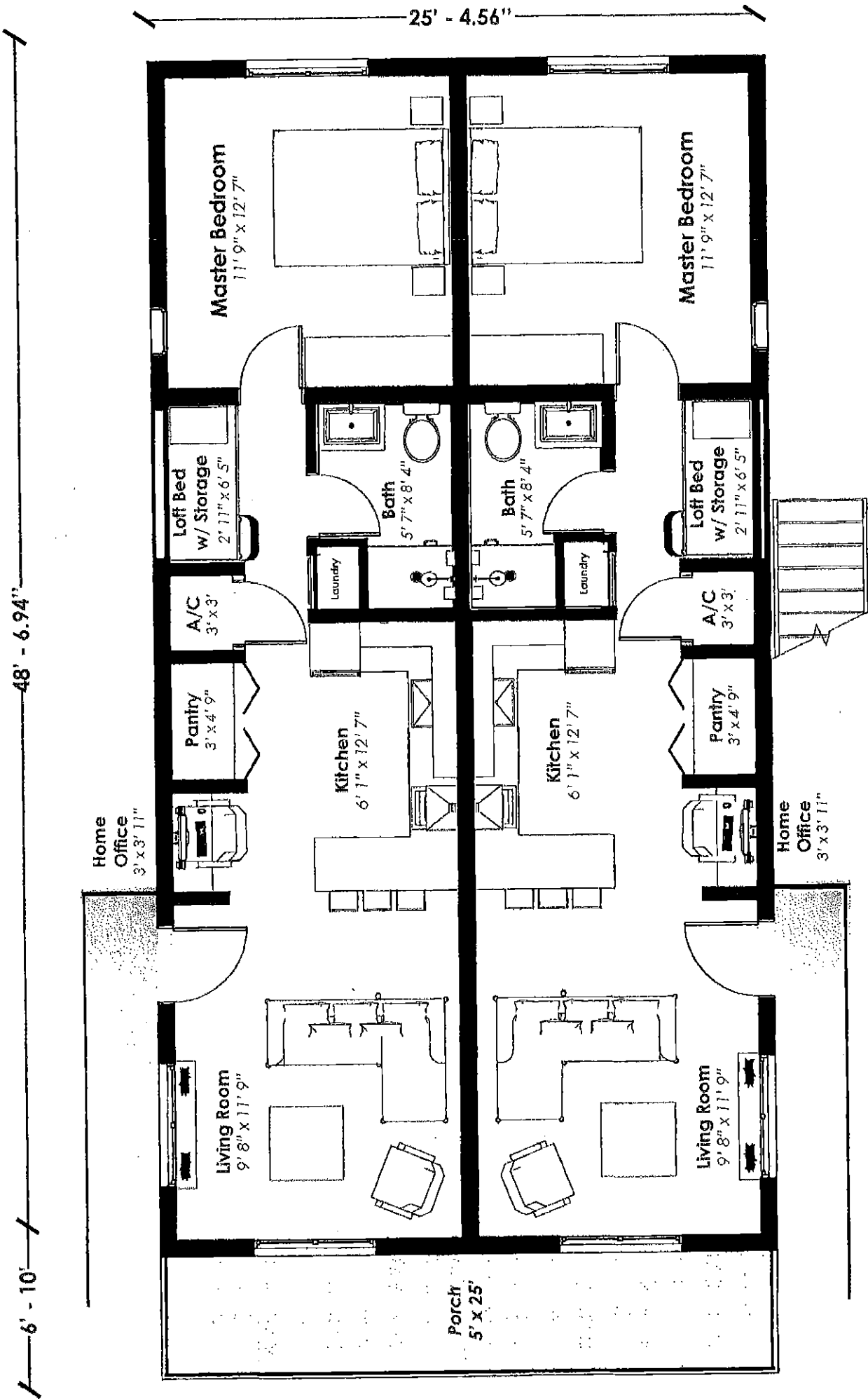
Loft Bed
w/ Storage

Master Bedroom



VAGABOND

First Floor
1/4" = 1' 0"



VAGABOND

Triplex

1,402 SF, 25.5' x 55'

SECOND FLOOR

3 Bedrooms with Den

3 Bathrooms

Parking
4 spaces

Living Room

Bed 1

Dining
Room

Bath 1

Storage

Pantry

Bed 2 A-C

Kitchen

Laundry

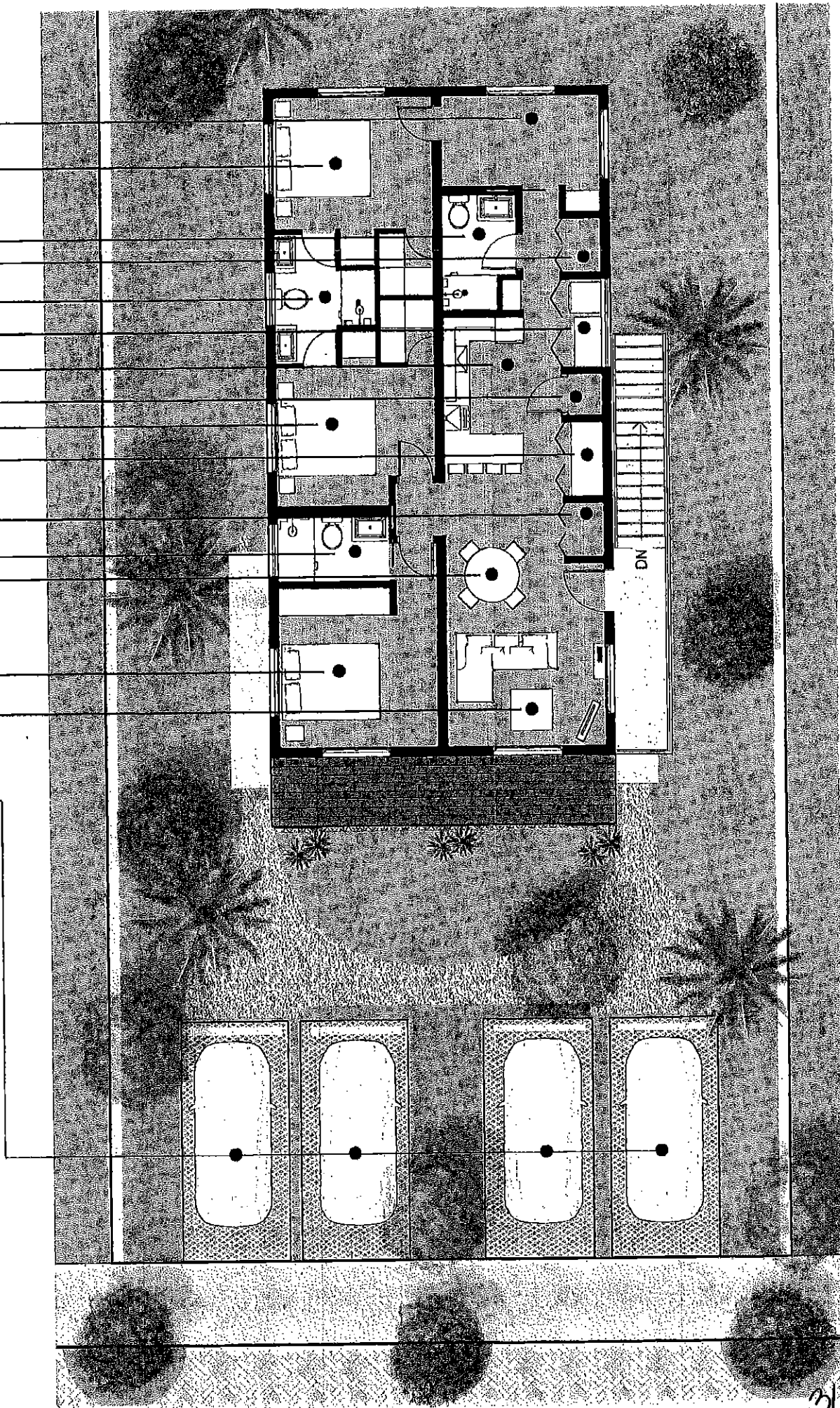
Bath 2

Storage

Bath 3

Bed 3

Den

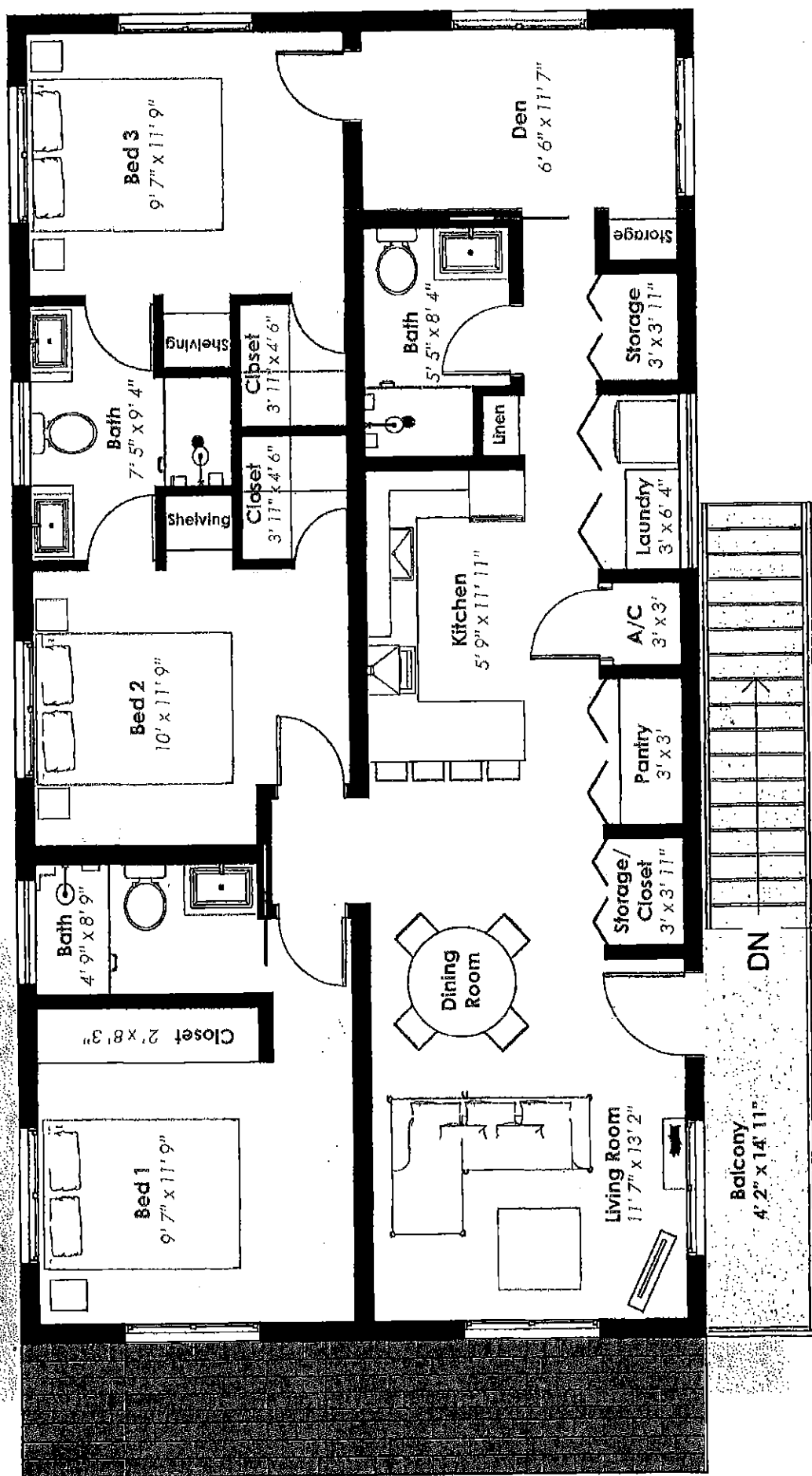




4-6-107

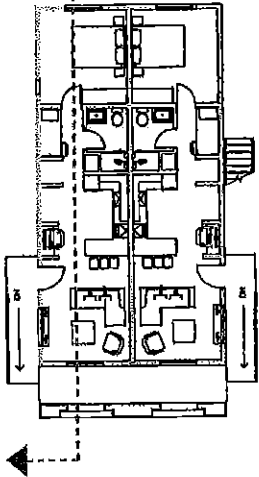
481 - 6.9453 -

-25' - 4.56''

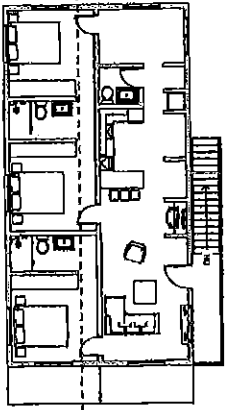


VAGABOND

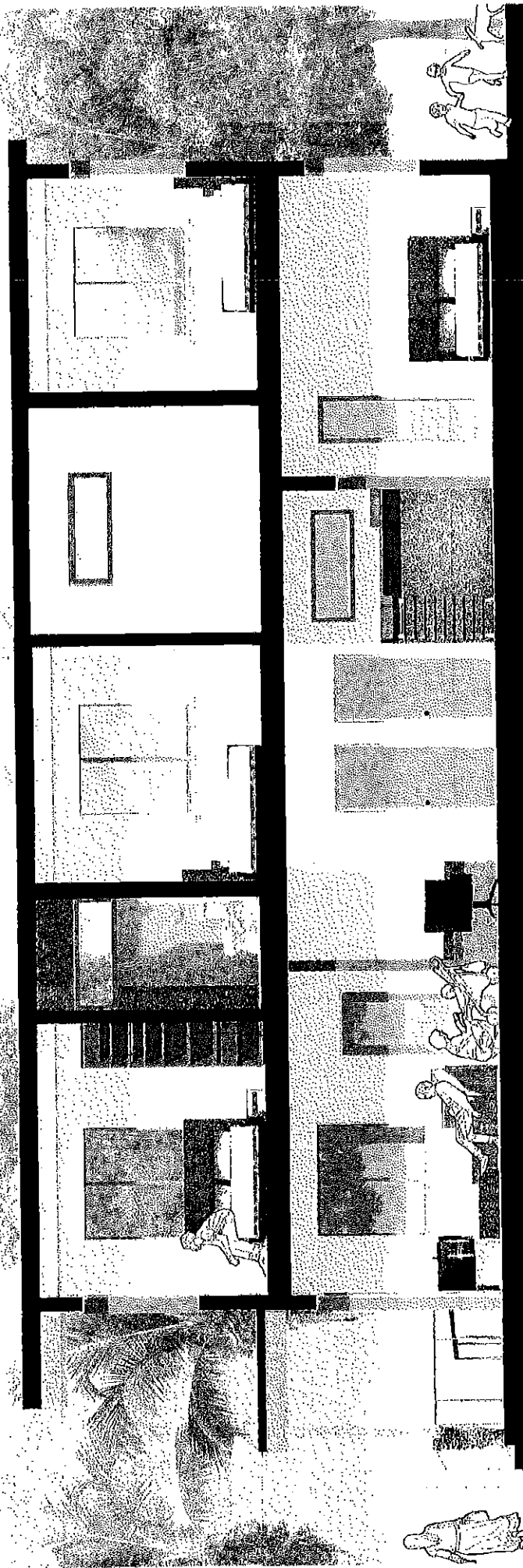
SECTION A-A



First Floor



Second Floor





OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/1/2018

Property Information	
Folio:	01-3112-012-0270
Property Address:	8285 NE 1 AVE Miami, FL 33138-3747
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
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	4,060 Sq.Ft
Year Built	0

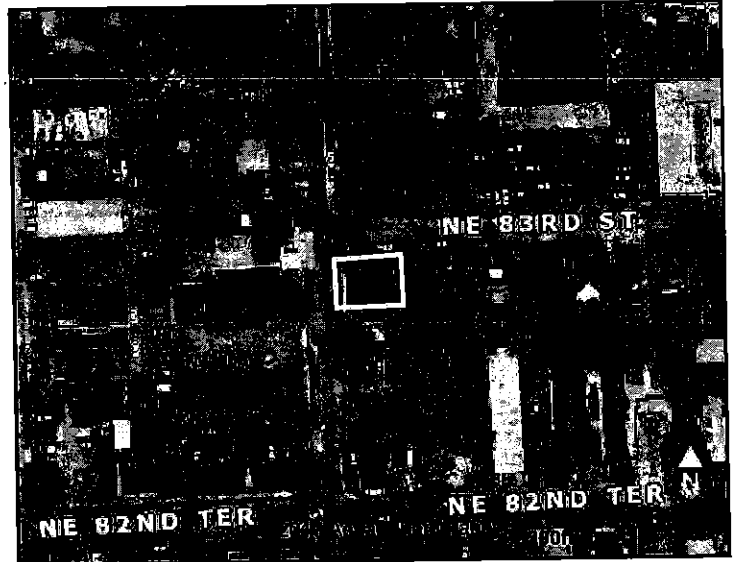
Assessment Information

Year	2018	2017	2016
Land Value	\$56,840	\$32,480	\$20,300
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$56,840	\$32,480	\$20,300
Assessed Value	\$24,563	\$22,330	\$20,300

Benefits Information

Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$32,277	\$10,150	
County	Exemption	\$24,563	\$22,330	\$20,300

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



Taxable Value Information

	2018	2017	2016
County			
Exemption Value	\$24,563	\$22,330	\$20,300
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$56,840	\$32,480	\$20,300
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$24,563	\$22,330	\$20,300
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$24,563	\$22,330	\$20,300
Taxable Value	\$0	\$0	\$0

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3112-012-0270

Property Address: 8285 NE 1 AVE

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	4,060.00	\$56,840

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 : 8/1/2018

Property Information

Folio: 01-3112-012-0270

Property Address: 8285 NE 1 AVE

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	4,060.00	\$32,480

Building Information

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

Description	Year Built	Units	Calc Value
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Version:

8/1/2018

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3112-012-0270

Property Address: 8285 NE 1 AVE Miami, FL 33138-3747

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	4,060.00	\$20,300

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 : 8/1/2018

Property Information

Folio: 01-3112-012-0270

Property Address: 8285 NE 1 AVE

Full Legal Description

LITTLE RIVER GARDENS AMD PB 6-51

W1/2 LOT 5 &

S10FT OF LOT 6 LESS W10FT BLK 14

LOT SIZE 4060 SQUARE FEET

OR 21332-0307 02 2003 1

COC 26025-2885 10 2007 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/22/2013	\$0	28593-1337	Corrective, tax or QCD; min consideration
09/08/2008	\$10	26562-1420	Sales which are disqualified as a result of examination of the deed
10/01/2007	\$0	26025-2885	Sales which are disqualified as a result of examination of the deed
06/01/2006	\$43,000	24685-4270	Sales which are qualified
02/01/2003	\$9,000	21332-0307	Sales which are qualified
12/01/1999	\$0	18907-0855	Sales which are disqualified as a result of examination of the deed
11/01/1997	\$0	18348-1650	Sales which are disqualified as a result of examination of the deed
03/01/1991	\$0	14937-1551	Sales which are disqualified as a result of examination of the deed
03/01/1991	\$0	14937-1544	Sales which are disqualified as a result of examination of the deed
01/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1976	\$50,000	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1971	\$18,000	00000-00000	Sales which are qualified
05/01/1971	\$14,000	00000-00000	Sales which are qualified

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Version:

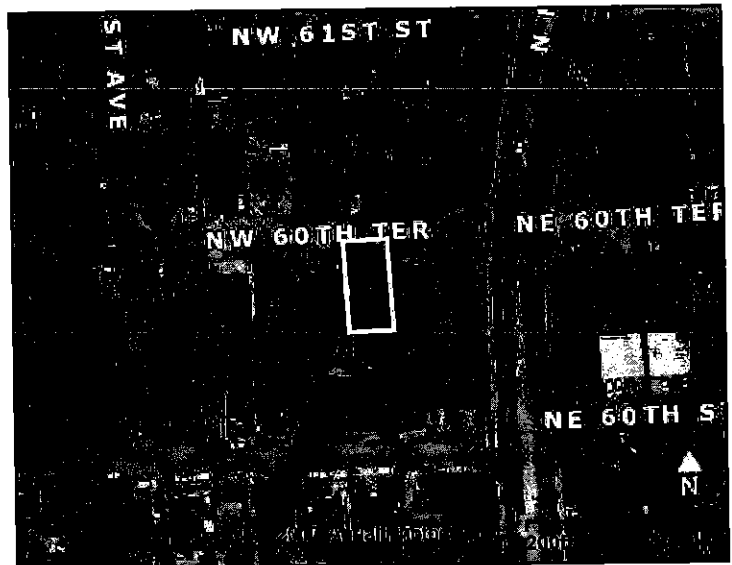


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/1/2018

Property Information	
Folio:	01-3113-050-0290
Property Address:	22 NW 60 TER Miami, FL 33127-1238
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST 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	4,500 Sq.Ft
Year Built	0



Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$16,726	\$15,206	\$13,824
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$60,676	\$49,707	\$32,702
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$16,726	\$15,206	\$13,824
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,726	\$15,206	\$13,824
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2018	2017	2016
Land Value	\$60,676	\$49,707	\$32,702
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$60,676	\$49,707	\$32,702
Assessed Value	\$16,726	\$15,206	\$13,824

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$43,950	\$34,501	\$18,878
County	Exemption	\$16,726	\$15,206	\$13,824
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3113-050-0290

Property Address: 22 NW 60 TER

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.	50.00	\$60,676

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 : 8/1/2018

Property Information

Folio: 01-3113-050-0290

Property Address: 22 NW 60 TER

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.	50.00	\$49,707

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:

8/1/2018

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3113-050-0290

Property Address: 22 NW 60 TER Miami, FL 33127-1238

Roll Year 2016 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.	50.00	\$32,702

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3113-050-0290

Property Address: 22 NW 60 TER

Full Legal Description

NORTH ROCKMOOR TR PB 4-181

LOT 3 BLK 3

LOT SIZE 50.000 X 90

OR 14123-4460 0589 5

COC 23390-0246 05 2005 3

CASE #09-A00339

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2013	\$0	28835-2585	Corrective, tax or QCD; min consideration
05/01/2005	\$0	23390-0246	Sales which are disqualified as a result of examination of the deed
05/01/1989	\$0	14123-4460	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/1/2018

Property Information	
Folio:	01-3113-065-1210
Property Address:	244 NE 58 ST Miami, FL 33137-2545
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
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	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$67,308	\$55,039	\$36,210
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$67,308	\$55,039	\$36,210
Assessed Value	\$12,072	\$10,975	\$9,978

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$55,236	\$44,064	\$26,232
County	Exemption	\$12,072	\$10,975	\$9,978
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$12,072	\$10,975	\$9,978
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$67,308	\$55,039	\$36,210
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$12,072	\$10,975	\$9,978
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,072	\$10,975	\$9,978
Taxable Value	\$0	\$0	\$0

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Version:

8/1/2018

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3113-065-1210

Property Address: 244 NE 58 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.	50.00	\$67,308

Building Information

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

Description	Year Built	Units	Calc Value
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Version:

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8/1/2018

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3113-065-1210

Property Address: 244 NE 58 ST

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.	50.00	\$55,039

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:

8/1/2018

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3113-065-1210

Property Address: 244 NE 58 ST Miami, FL 33137-2545

Roll Year 2016 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.	50.00	\$36,210

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 : 8/1/2018

Property Information

Folio: 01-3113-065-1210

Property Address: 244 NE 58 ST

Full Legal Description

DIXIE HIGHWAY TR PB 5-24

LOT 7 BLK 9

LOT SIZE 50.000 X 100

COC 22316-4048 05 2004 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2004	\$0	22316-4048	Sales which are disqualified as a result of examination of the deed
09/01/1994	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1981	\$17,000	11000-0215	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/1/2018

Property Information	
Folio:	01-3112-013-0320
Property Address:	8040 NE MIAMI CT Miami, FL 33138-4360
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	2
Actual Area	1,148 Sq.Ft
Living Area	1,106 Sq.Ft
Adjusted Area	1,127 Sq.Ft
Lot Size	6,603 Sq.Ft
Year Built	1935



Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$118,896	\$108,088	\$101,537
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$147,653	\$108,088	\$101,537
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$118,896	\$108,088	\$101,537
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$118,896	\$108,088	\$101,537
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2018	2017	2016
Land Value	\$92,442	\$52,824	\$46,221
Building Value	\$50,715	\$50,715	\$50,715
XF Value	\$4,496	\$4,549	\$4,601
Market Value	\$147,653	\$108,088	\$101,537
Assessed Value	\$118,896	\$108,088	\$101,537

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$28,757		
County	Exemption	\$118,896	\$108,088	\$101,537

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

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3112-013-0320

Property Address: 8040 NE MIAMI CT

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	6,603.00	\$92,442

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1935	1,148	1,106	1,127	\$50,715

Extra Features

Description	Year Built	Units	Calc Value
Wrought Iron Fence	2000	123	\$4,496

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3112-013-0320

Property Address: 8040 NE MIAMI CT

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	6,603.00	\$52,824

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1935	1,148	1,106	1,127	\$50,715

Extra Features			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	2000	123	\$4,549

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3112-013-0320

Property Address: 8040 NE MIAMI CT Miami, FL 33138-4360

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	6,603.00	\$46,221

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1935	1,148	1,106	1,127	\$50,715

Extra Features			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	2000	123	\$4,601

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/1/2018

Property Information

Folio: 01-3112-013-0320

Property Address: 8040 NE MIAMI CT

Full Legal Description

LITTLE RIVER GARDENS PL BLKS 18

TO 23 INC PB 6-153

LOT 1 LESS W35FT & E10FT FOR ST

BLK 21

LOT SIZE 57.000 X 115

OR 17596-0066 0497 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/06/2014	\$0	29336-4338	Corrective, tax or QCD; min consideration
10/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1988	\$0	13683-3166	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2019

Property Information	
Folio:	01-3113-057-0480
Property Address:	40 NW 71 ST Miami, FL 33150-3710
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	4,850 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$30,195	\$27,450	\$24,955
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$145,500	\$97,000	\$97,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$30,195	\$27,450	\$24,955
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$30,195	\$27,450	\$24,955
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$145,500	\$97,000	\$97,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$145,500	\$97,000	\$97,000
Assessed Value	\$30,195	\$27,450	\$24,955

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$115,305	\$69,550	\$72,045
County	Exemption	\$30,195	\$27,450	\$24,955
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

9/18/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2019

Property Information

Folio: 01-3113-057-0480

Property Address: 40 NW 71 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101	Square Ft.	4,850.00	\$145,500

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:

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2019

Property Information

Folio: 01-3113-057-0480

Property Address: 40 NW 71 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	4,850.00	\$97,000

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:

9/18/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2019

Property Information

Folio: 01-3113-057-0480

Property Address: 40 NW 71 ST Miami, FL 33150-3710

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	4,850.00	\$97,000

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:

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2019

Property Information

Folio: 01-3113-057-0480

Property Address: 40 NW 71 ST

Full Legal Description

13 53 41

DUPONT ADD PB 13-56

LOT 12 LESS N10FT FOR ST BLK 3

LOT SIZE 50.000 X 97

74R 177897

CASE #08-A01178

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1974	\$25,000	00000-00000	Sales which are qualified

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Version:

Attachment "G"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15

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	Tax Deed
1 0131130500290	\$1,539.12	4,500	3	\$72,102.00	NORTH ROCKMOOR TR PB 4-181 LOT 3 BLK 3	T3 O	\$197	22 NW 60 TER	4/25/2017	YES 11/7/2017R-979-17	ESCHEATMEN TTAX DEED 8/13/2013
2 0131130570480	\$3,105.90	4,850	3	\$145,500.00	13 53 41 DUPONT ADD PB 13-56 LOT 12 LESS N10FT FOR ST BLK 3	T5-O	\$168	40 NW 71 ST	4/25/2017	NO	ESCHEATMEN TTAX DEED 3/22/2013
3 0131130651210	\$1,709.59	5,000	3	\$80,088.00	DIXIE HIGHWAY TR PB 5-24 LOT 7 BLK 9	T3 O	\$218	244 NE 58 ST	4/25/2017	YES 11/7/2017R-979-17	QUIT CLAIM DEED 4/29/2004
4 0131120120270	\$1,733.33	4,060	3	\$81,200.00	LITTLE RIVER GARDENS AMD PB 6-51 W1/2 LOT 5 & S10FT OF LOT 6 LESS W10FT BLK 14	T5 O	\$177	8285 NE 1 AVE	4/25/2017	YES 11/7/2017R-979-17	ESCHEATMEN TTAX DEED 3/21/2014
5 0131120130320	\$3,996.43	6,603	3	\$187,218.00	LITTLE RIVER GARDENS PL BLKS 18 TO 23 INC PB 6-153 LOT 1 LESS W35FT & E10FT FOR ST BLK 21	T5 O	\$288	8040 NE MIAMI CT	4/25/2017	YES 11/7/2017R-979-17	ESCHEATMEN TTAX DEED 9/18/2014

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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 **IAMI REAL ESTATE INVESTMENTS, LLC.**, a Florida limited liability company ("IAM"), whose address is 7272 N.E. 6th Court, #10, Miami, Florida 33138, Or 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 IAM, receipt whereof is hereby acknowledged, has granted, bargained, and sold to IAM, their 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 IAM with affordable housing ("Dwelling Units") in accordance with section 125.379, Florida Statutes. IAM shall rent such Dwelling Units to qualified renters 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.
2. That prior to the issuance of a final Certificate of Occupancy, IAM shall record in the Public Records of Miami-Dade County, Florida, a restrictive covenant(s) in favor of the County, in a form approved by the County, in its sole discretion. Such restrictive covenant shall be for period not less than 30 years.
3. 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 3, 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 IAMI must complete the Dwelling Units. 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 IAMI must complete the Dwelling Units. 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.
4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), IAMI 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 rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for IAMI to notify these residents of the availability of the Dwelling Units.
 5. That IAMI 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.
 6. That IAMI shall pay real estate taxes and assessments on the Properties or any part thereof when due. IAMI 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 IAMI 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.

7. The recordation, together with any mortgage purporting to meet the requirements of paragraph 6(a) or 6(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.
8. 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 IAMI, or if IAMI fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 3 herein, or if IAMI ceases to exist, or if any term of this County Deed is not complied with, IAMI 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 IAMI 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, IAMI 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 IAMI. 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.
9. 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 IAMI 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 of IAMI REAL ESTATE INVESTMENTS, LLC., a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2019, and it is hereby approved and accepted.

Amanda Bonvecchio
Witness/Attest

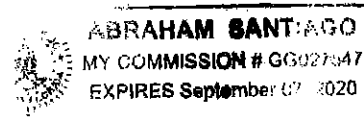
Miguel C. Lagoa
Witness/Attest MIGDALIA LAGOA

By: [Signature]
Name: AURA JAW
Title: Manager

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1ST day of November, 2019, by AURA JAW as Member Manager of IAMI REAL ESTATE INVESTMENTS, LLC., a Florida limited liability company, and s/he () has produced _____ as identification or (X) is personally known to me.



(SEAL)

Abraham Sant-Ago

Notary of- State of Florida

Commission Number: 09/07/20

EXHIBIT A

Folio	Legal Description
01-3112-012-0270	LITTLE RIVER GARDENS AMD PB 6-51 W1/2 LOT 5 & S10FT OF LOT 6 LESS W10FT BLK 14
01-3113-050-0290	NORTH ROCKMOOR TR PB 4-181 LOT 3 BLK 3
01-3113-065-1210	DIXIE HIGHWAY TR PB 5-24 LOT 7 BLK 9
01-3112-013-0320	LITTLE RIVER GARDENS PL BLKS 18 TO 23 INC PB 6-153 LOT 1 LESS W35FT & E10FT FOR ST BLK 21
01-3113-057-0480	DUPONT ADD PB 13-56 LOT 12 LESS N10FT FOR ST BLK 3

ATTACHMENT "I"

This Instrument Was Prepared By:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Record and Return to:

MIAMI-DADE COUNTY RENTAL REGULATORY AGREEMENT

WHEREAS, pursuant to Resolution No. _____ adopted by the Miami-Dade County Board of County Commissioners, on _____, **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County"), whose address is 111 N.W. 1st Street, Miami, Florida 33128, is authorized to convey certain properties to _____, its heirs, successors and assigns (hereinafter referred to as the "Owner"), whose address _____ for the purposes outlined in that certain County Deed, dated _____, 20____ and recorded in Official Records Book _____, Page _____ of the Public Records of Miami-Dade County, Florida, executed simultaneously with this Rental Regulatory Agreement (the "Agreement"); and

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

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

PROPERTY ADDRESS:

LEGAL DESCRIPTION OF PROPERTY:

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

DWELLING UNITS: _____ units

WITNESSETH:

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

_____, shall be deemed to be a cure by Owner and shall be accepted or rejected on the same basis as if made or tendered by Owner. Copies of all notices which are sent to Owner under the terms of this Agreement shall also be sent to _____.

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

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

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

- III. Except as otherwise noted, all parties expressly acknowledge that the County shall perform all actions required to be taken by Miami-Dade County pursuant to Paragraphs 4, 5, 6 and 7, hereof for the purpose of monitoring and implementing all the actions required under this Agreement. In addition, thirty (30) days prior to the effective date of any rental increase, the Owner shall furnish the County with notification provided to tenants advising them of the increase.

IV. Occupancy Reports.

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

- A) At the end date of each reporting period, a list of all occupied apartments to include but not limited to the following:
 - 1. Composition of each resident family,

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

V. Inspections

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

1. PHCD shall annually inspect the Property, including all dwelling units and common areas, to determine if the Property is being maintained in compliance with federal Housing Quality Standards and any applicable Miami-Dade County Minimum Housing Codes. The Owner will be furnished a copy of the results of the inspection within thirty (30) days, and will be given thirty (30) days from receipt to correct any deficiencies or violations of the property standards of the Miami-Dade County Minimum Housing Codes or Housing Standards.
2. At other times, at the request of the Owner or of any tenant, PHCD may inspect any unit for violations to the property standards of any applicable Miami-Dade County Minimum Housing Codes or Housing Standards. The tenant and the Owner will be provided with the results of the



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

CFN 20200643219
OR BK 32185 Pgs 824-829 (6Pgs)
RECORDED 11/05/2020 11:28:39
DEED DOC TAX \$0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this 24th day of March 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 **IAMI REAL ESTATE INVESTMENTS, LLC.**, a Florida limited liability company ("IAMI"), whose address is 7272 N.E. 6th Court, #10, Miami, Florida 33138, Or 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 IAMI, receipt whereof is hereby acknowledged, has granted, bargained, and sold to IAMI, their 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 IAMI with affordable housing ("Dwelling Units") in accordance with section 125.379, Florida Statutes. IAMI shall rent such Dwelling Units to qualified renters 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.
2. That prior to the issuance of a final Certificate of Occupancy, IAMI shall record in the Public Records of Miami-Dade County, Florida, a restrictive covenant(s) in favor of the County, in a form approved by the County, in its sole discretion. Such restrictive covenant shall be for period not less than 30 years.
3. 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 3, 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 IAMI must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:

6

- 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 IAMI must complete the Dwelling Units. 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.
4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), IAMI 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 rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for IAMI to notify these residents of the availability of the Dwelling Units.
5. That IAMI 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.
6. That IAMI shall pay real estate taxes and assessments on the Properties or any part thereof when due. IAMI 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 IAMI 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

- d) the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.
- 7. The recordation, together with any mortgage purporting to meet the requirements of paragraph 6(a) or 6(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.
- 8. 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 IAMI, or if IAMI fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 3 herein, or if IAMI ceases to exist, or if any term of this County Deed is not complied with, IAMI 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 IAMI 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, IAMI 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 IAMI. 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.
- 9. 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 IAMI 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-240-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 3rd day of March, 2020.

IN WITNESS WHEREOF, the representative of IAMI REAL ESTATE INVESTMENTS, LLC., a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 1 day of Nov., 2019, and it is hereby approved and accepted.

Amanda Bonvecchio
Witness/Attest

Miguel L. Lagoa
Witness/Attest MIGDALIA LAGOA

By: [Signature]
Name: Avra Jain
Title: Manager

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of November, 2019, by AVRA JAIN, as Member Manager of IAMI REAL ESTATE INVESTMENTS, LLC., a Florida limited liability company, and s/he () has produced _____ as identification or (X) is personally known to me.



(SEAL)

Abraham Santiago

Notary of- State of Florida

Commission Number: 09/07/20

EXHIBIT A

Folio	Legal Description
01-3112-012-0270	LITTLE RIVER GARDENS AMD PB 6-51 W1/2 LOT 5 & S10FT OF LOT 6 LESS W10FT BLK 14
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