

MEMORANDUM

Agenda Item No. 8(N)(4)

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

DATE: July 8, 2020

FROM: Abigail Price-Williams
County Attorney

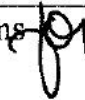
SUBJECT: Resolution accepting
conveyances of various property
interests for road purposes to
Miami-Dade County, Florida

Resolution No. R-660-20

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Infrastructure and Capital Improvements Committee.



Abigail Price-Williams
County Attorney



APW/uw

Memorandum



Date: July 8, 2020

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

From: Carlos A. Gimenez
Mayor

A handwritten signature in blue ink, appearing to read "Carlos A. Gimenez", is written over the "From:" line.

Subject: Resolution Accepting Conveyances of Various Property Interests for Road
Purposes to Miami-Dade County, Florida

Recommendation

The attached ten instruments are being forwarded as one Resolution for approval by the Board of County Commissioners (Board). The Department of Transportation and Public Works (DTPW) seeks approval to accept the conveyances of various property interests from various entities for road purposes.

Scope

The properties being conveyed are located in various Commission Districts and are listed individually below.

Fiscal Impact/Funding Source

The total fiscal impact as a result of these conveyances being accepted is approximately \$388.18 annually. Said impact is for the maintenance costs associated with the subject rights-of-way being included in the DTPW inventory. These costs will be funded through DTPW's General Fund allocation.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring these acquisitions is Alejandro Barrios, Manager, Stormwater Engineering and Right-of-Way Division.

Background

These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet County roadway standards. The individual sites are listed below outlining the specific requirement for each:

	<u>Grantor</u>	<u>Instrument</u>	<u>Location</u>	<u>Remarks</u>
1.	OWN A HOME 5 LLC	RWD*	A portion of Kumquat Street from approximately 500 feet westerly of Homestead Avenue Westerly for 30 feet (Commissioner Dennis C. Moss, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right of way

	<u>Grantor</u>	<u>Instrument</u>	<u>Location</u>	<u>Remarks</u>
2.	Melisa Allen	RWD*	A dedication of a 25-foot radius return at NW 75 Street and NW 18 Avenue (Chairwoman Audrey M. Edmonson, District 3)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of 25 feet
3.	Double Investments Group, Inc.	O RWD*	A portion of SW 134 Avenue from the easterly projection of the south line of said Block 1 North approximately 185 feet and the radius return thereof (Commissioner Dennis C. Moss, District 9)	This right-of-way is needed in order to satisfy a Regulatory and Economic Resources' Platting Section requirement
4.	Ruoff Schroeder Investments, LLC	RWD*	A portion of the west side of SW 117 Avenue from SW 188 Street North for approximately 155 feet and the radius return thereof (Commissioner Dennis C. Moss, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites about a dedicated right of way
5.	Diana Guadalupe Curd	RWD*	A portion of land along the west side of SW 117 Avenue from SW 187 Terrace South for approximately 55 feet and the radius return thereof (Commissioner Dennis C. Moss, District 9)	This right-of-way is needed to satisfy a zoning requirement that all building sites about a dedicated right of way
6.	Viking Investment Group, LLC	RWD*	A portion of SW 189 Avenue from SW 288 Street South for 930 feet, and SW 288 Street from SW 189 Avenue East for 383.2 feet and the radius return thereof (Commissioner Daniella Levine Cava, District 8)	This right-of-way is needed to satisfy a zoning requirement that all building sites about a dedicated right of way

	<u>Grantor</u>	<u>Instrument</u>	<u>Location</u>	<u>Remarks</u>
7.	Fair Oaks LLC	EST*	A variable width strip of land adjacent to US 1 located north of the intersection of US 1 and the South Line of N1/2 of the SW ¼ of the NE ¼ of the SE ¼ for Section 5 Township 57 South Range 39 East (Commissioner Daniella Levine Cava, District 8)	This easement is needed in order to satisfy a Regulatory and Economic Resources' Platting Section requirement
8.	Cutler Bay 36, LLC	RWD*	A 25-foot radius return at SW 222 Street and SW 114 Avenue (Commissioner Dennis C. Moss, District 9)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of 25 feet
9.	Rocca International LLC	RWD*	A portion of NW 17 Avenue from NW 74 Street South for 75 feet and the radius return thereof (Chairwoman Audrey M. Edmonson, District 3)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right of way
10.	EWE WAREHOUSE INVESTMENTS XXXII, LTD	TSE*	An irregular shaped parcel located behind the right-of-way line on the NE quadrant of the intersection of NW 25 Street and NW 82 Avenue (Commissioner Jose "Pepe" Diaz, District 12)	This easement is required in order to install a traffic signals' related equipment, such as poles and control boxes



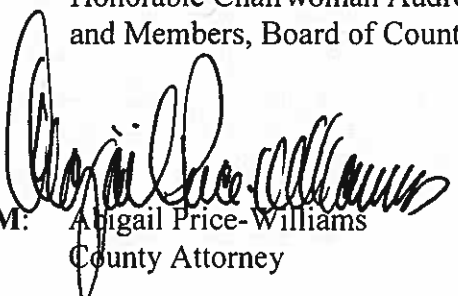
Jennifer Moon
Deputy Mayor



MEMORANDUM (Revised)

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

DATE: July 8, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(N)(4)

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. 8(N)(4)
7-8-20

RESOLUTION NO. R-660-20

**RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA**

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County (County) the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Mayor's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owners/Grantors

1. OWN A HOME 5 LLC
2. Melisa Allen
3. Double O Investments Group, Inc.
4. Ruoff Schroeder Investments, LLC
5. Diana Guadalupe Curd
6. Viking Investment Group, LLC
7. Fair Oaks LLC
8. Cutler Bay 36, LLC
9. Rocca International LLC
10. EWE WAREHOUSE INVESTMENTS XXXII, LTD

WHEREAS, upon consideration of the recommendation of the Department of Transportation and Public Works, this Board finds and determines that the acceptance of such conveyances would be in the public's best interest,

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

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

Section 2. The conveyances by the above described property owners/grantors are hereby approved and accepted; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way or other purposes other than as specifically set forth therein.

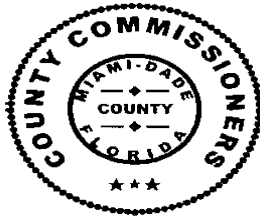
Section 3. The Chairperson or Vice Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

Section 4. Pursuant to Resolution No. R-974-09, this Board (a) directs the County Mayor or County Mayor’s designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing resolution 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	aye
Xavier L. Suarez	aye
Daniella Levine Cava	aye
Sally A. Heyman	aye
Barbara J. Jordan	aye
Jean Monestime	aye
Sen. Javier D. Souto	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 8th day of July, 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to be "AM", is written over a horizontal line.

Alisha Moriceau

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey D. Whitmore P.S.M.

Folio No. 30-5032-004-0560

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
Limited Liability Company**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 23rd day of August, A.D. 2019,
by and between OWN A HOME 5, LLC, a Florida limited liability
company, whose address is 7901 4th Street North, Suite 300, St.
Petersburg, Florida 33702, party of the first part, and **MIAMI-DADE**
COUNTY, a political subdivision of the State of Florida, and its
successors in interest, whose Post Office Address is 111 NW 1st
Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

**The South 4 feet of the East 30 feet of Lot 1, Block 10, MAP
OF PERRINE, according to the plat thereof as recorded in Plat Book
B, at Page 79, of the Public Records of Miami-Dade County, Florida.**

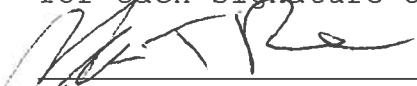
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

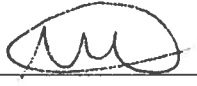
Signed, Sealed and Delivered
in our presence: **(2 witnesses**
for each signature or for all)



Witness

Nahum Rivera

Witness Printed Name



Witness

Adrian Marrero

Witness Printed Name

Witness

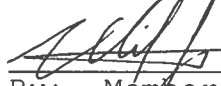
Witness Printed Name

Witness

Witness Printed Name

OWN A HOME 5, LLC

Name of LLC



(Sign)

By: Member
Miguel A. Suarez IV

Printed Name

Address (if different)

(Sign)

By: Member

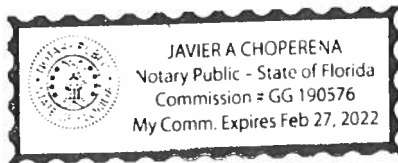
Printed Name

Address (if different)

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 23rd day of August, A.D. 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Miguel A. Sanchez and _____ personally known to me, or proven, by producing the following forms of identification: Florida Driver License to be the Member(s) duly authorized on behalf of OWN A HOME 5, LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP

[Signature]
Notary Signature

Javier Choperena
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 02/27/2022

Commission/Serial No. GG 190576

The foregoing was accepted and approved on the _____ day of _____, A.D. 2019, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-5032-004-0560
OWN A HOME 5, LLC
SEC. 32-55-40

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Dennis C. Moss 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Date: September 20, 2019
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Road Engineering and Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-3110-015-0140
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 9th day of October, A.D. 2019,
by and between Melisa Allen, whose address is 1798 NW 75 Street,
Miami, FL 33147, party of the first part, and **MIAMI-DADE COUNTY**, a
political subdivision of the State of Florida, and its successors
in interest, whose Post Office Address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to her in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

**That portion of Lot 26, Block 1, PLAT OF COMMERCIAL LIBERTY CITY, according to the
plat thereof recorded in Plat Book 9, Page 54, of the Public Records of Miami-Dade County,
Florida, bounded by the south line of the north 10 feet and by the west line of said Lot 26, and
bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the
last described lines; and that portion of said Lot 26 bounded by the south and by the west lines
of said Lot 26 and by a 25 foot radius arc concave to the northeast, said arc being tangent to
both of the last described lines.**

It is the intention of the *party* of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the *party* of the first part, her heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said *party* of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

Signed, Sealed and Delivered in
our presence:
(**2 witnesses** for each signature
or for all)

Witness

Mindy Jensen
Witness Printed Name

Witness

Rebekah Sarker
Witness Printed Name

Melisa Allen (Sign)

Melisa Allen
Printed Name

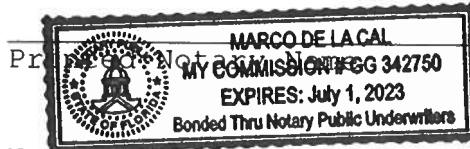
Address (if different)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 9th day of October, 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Melisa Allen, personally known to me, or proven, by producing the following methods of identification: FL Drivers License to be the person(s) who executed the foregoing instrument, freely and voluntarily for the purposes therein expressed. LA450943766020

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

Notary Signature



NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: JULY 1, 2023

Commission/Serial No. GG 342750

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-3110-015-0140

MELISA ALLEN

SEC. 10-53-41

Municipality: UNINCORPORATED MIAMI-DADE

Commission : Audrey M. Edmonson 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Date: October 16, 2019
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Road Engineering and Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-6935-005-0070

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of October, A.D. 2019, by and between Double O Investments Group, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 2460 SW 137 Avenue, Suite 238, Miami, FL 33175, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The East 4 feet of Lot 7, Block 1, AMENDED PLAT OF TALLAMOODY, according to the plat thereof recorded in Plat Book 67, Page 40, of the Public Records of Miami-Dade County, Florida; and that area within said Lot 7 bounded by the west line of said East 4 feet, by the south line of said Lot 7, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Double O Investments Group,
Inc.

Name of Corporation

By: [Signature] (Sign)
President

Omar Ochoa
Printed Name

Address if different

Attest: _____ (Sign)
Secretary

Printed Name

Address if different

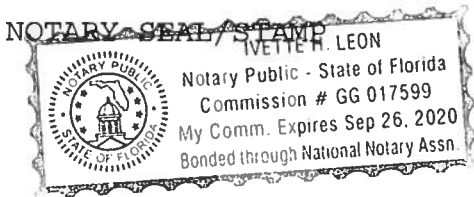
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28th day of October, A.D. 2019, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Ornan A. Ochoa and _____, personally known to me, or proven, by producing the following identification: _____ to be the X President and _____ Secretary of Double O Investments Group, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation.

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

[Signature]
Notary Signature

Jueth H. Leon
Printed Notary Name



Notary Public, State of Florida
My commission expires: 9/26/20
Commission/Serial No. GG 017599

The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

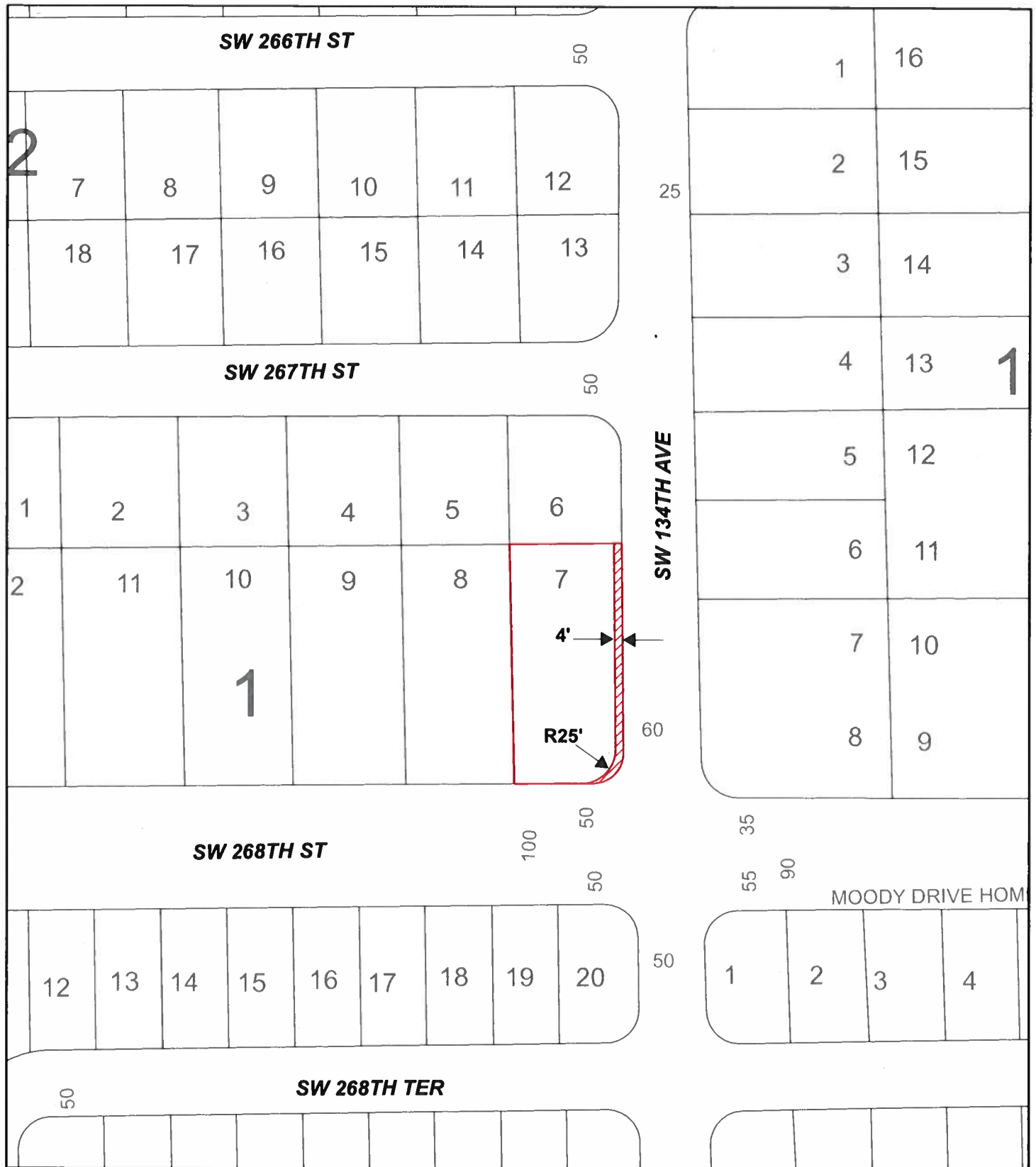
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-6935-005-0070

DOUBLE O INVESTMENTS GROUP, INC

SEC. 35-56-39

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Roadway Engineering & Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825



Date: November 4, 2019
Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey D. Whitmore P.S.M.

Folio No. 30-6901-003-0220/0240, 30-6006-001-2510

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
Limited Liability Company**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 26 day of November, A.D. 2019,
by and between **Ruoff Schroeder Investments, LLC**, a Florida limited
liability company, whose address is 1010 Brickell Avenue, Suite
4106, Miami, FL 33131, party of the first part, and **MIAMI-DADE**
COUNTY, a political subdivision of the State of Florida, and its
successors in interest, whose Post Office Address is 111 NW 1st
Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

See Exhibit "A" following this page.

EXHIBIT "A"

Legal Description:

The East 27.5 feet of Lot 14, Block 25, AMVETS CITY REPLAT OF REVISED PLAT OF SECTIONS F, G & H SOUTH MIAMI HEIGHTS, according to the plat thereof recorded in Plat Book 46, Page 83, of the Public Records of Miami-Dade County, Florida;

And

The East 32.5 feet of Lots 3 and 4, Block 11, ADDITION "G" MIAMI'S LOGICAL SUBURB SO. MIAMI HEIGHTS, according to the plat thereof recorded in Plat Book 25, Page 12, of the Public Records of Miami-Dade County, Florida;

And

The East 32.5 feet of Lots 45 and 46, Block 11, ADDITION "G" MIAMI'S LOGICAL SUBURB SO. MIAMI HEIGHTS, according to the plat thereof recorded in Plat Book 25, Page 12, of the Public Records of Miami-Dade County, Florida; and the area lying within said Lot 45 bounded by the West line of the East 32.5 feet, the south line of said Lot 45, and by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Ruoff Schroeder Investments,
LLC

Name of LLC

By: Member (Sign)

By: Member

Printed Name

Address (if different)

By: Member (Sign)

By: Member

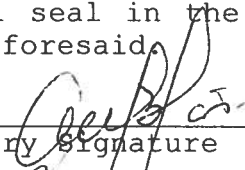
Printed Name

Address (if different)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 26 day of November, A.D. 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ALEJANDRO SCHROEDER and personally known to me or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of Ruoff Schroeder Investments, LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature

ARACELI GUTIERREZ

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 12/29/19

Commission/Serial No. PF546774

The foregoing was accepted and approved on the ____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

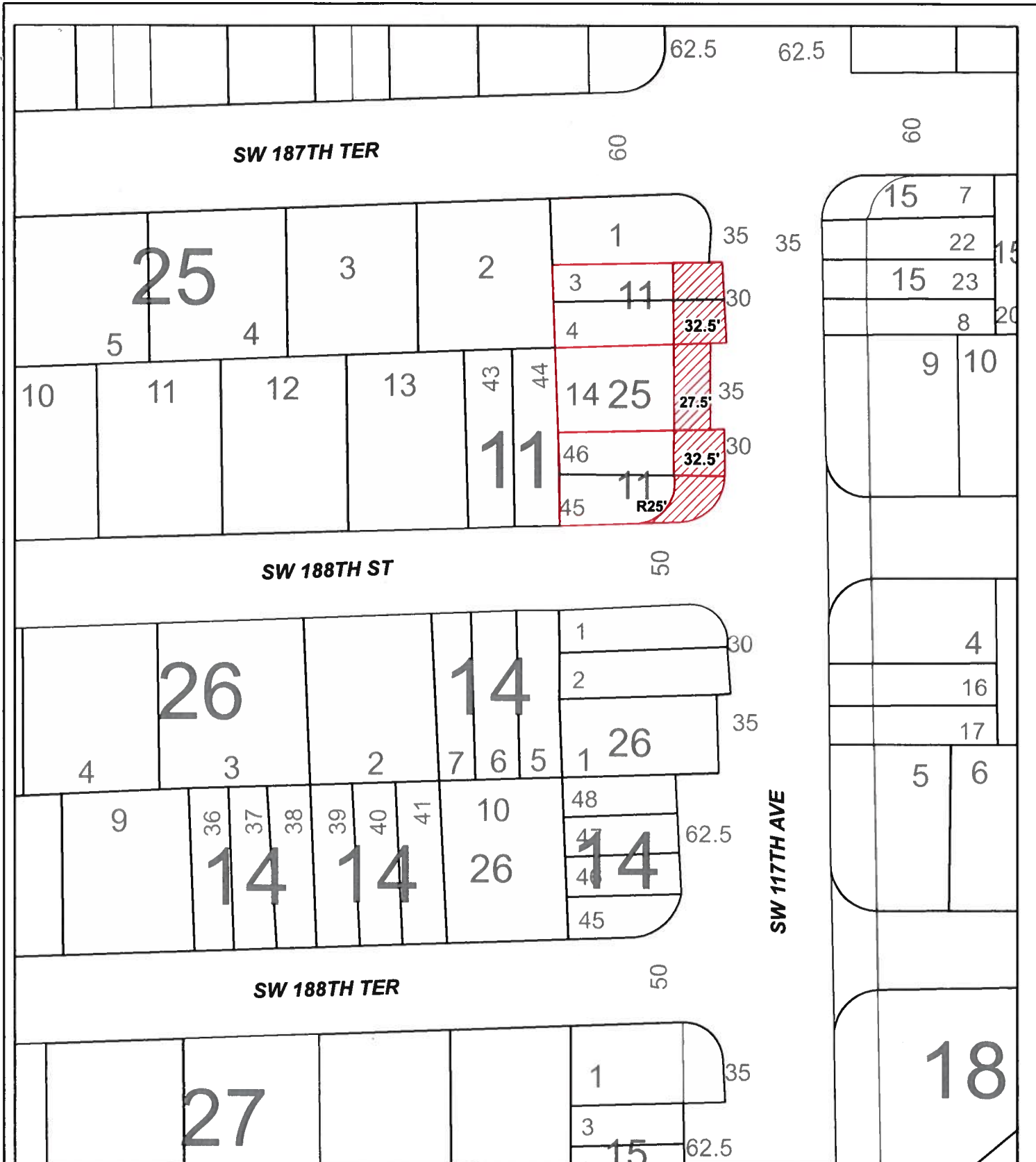
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-6901-003-0220

0240

30-6006-001-2510

RUOFF SCHROEDER INVESTMENTS, LLC

SEC. 1-56-39

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Dennis C. Moss 9



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Roadway Engineering & Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: December 5, 2019
Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey D. Whitmore, P.S.M.
Folio No. 30-6006-001-2380
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 26 day of November, A.D. 2019,
by and between Diana Guadalupe Curd, a single woman, whose post
office address is MEX 31301, P.O. Box 025385, Miami, FL 33102-5385,
party of the first part, and **MIAMI-DADE COUNTY**, a political
subdivision of the State of Florida, and its successors in
interest, whose Post Office Address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to her in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

**The East 27.5 feet of Lot 1, Block 25, AMVETS CITY REPLAT OF REVISED
PLAT OF SECTIONS F, G & H SOUTH MIAMI HEIGHTS, according to the plat thereof
recorded in Plat Book 46, Page 83, of the Public Records of Miami-Dade County, Florida;
and the area lying within said Lot 1 bounded by the west line of the East 27.5 feet, the
north line of said Lot 1, and by a 25 foot radius arc concave to the southwest, said arc being
tangent to both of the last described lines.**

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

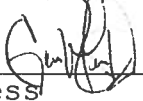
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, her heirs and assigns, and she shall have the right to immediately re-possess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

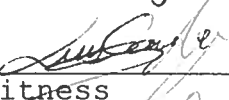
IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature or for all)


Witness

George R. Cross
Witness Printed Name


Witness

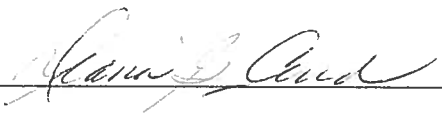
Luis Gonzalez
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

 (Sign)

Diana Guadalupe Curd
Printed Name

Address (if different)

(Sign)

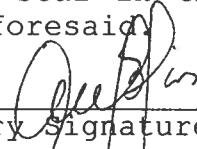
Printed Name

Address (if different)

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 26 day of November, 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Diana Guadalupe Curd, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature

Araceli Brown

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 12/29/19

Commission/Serial No. FF 946774

The foregoing was accepted and approved on the _____ day of _____, A.D. 20 __, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

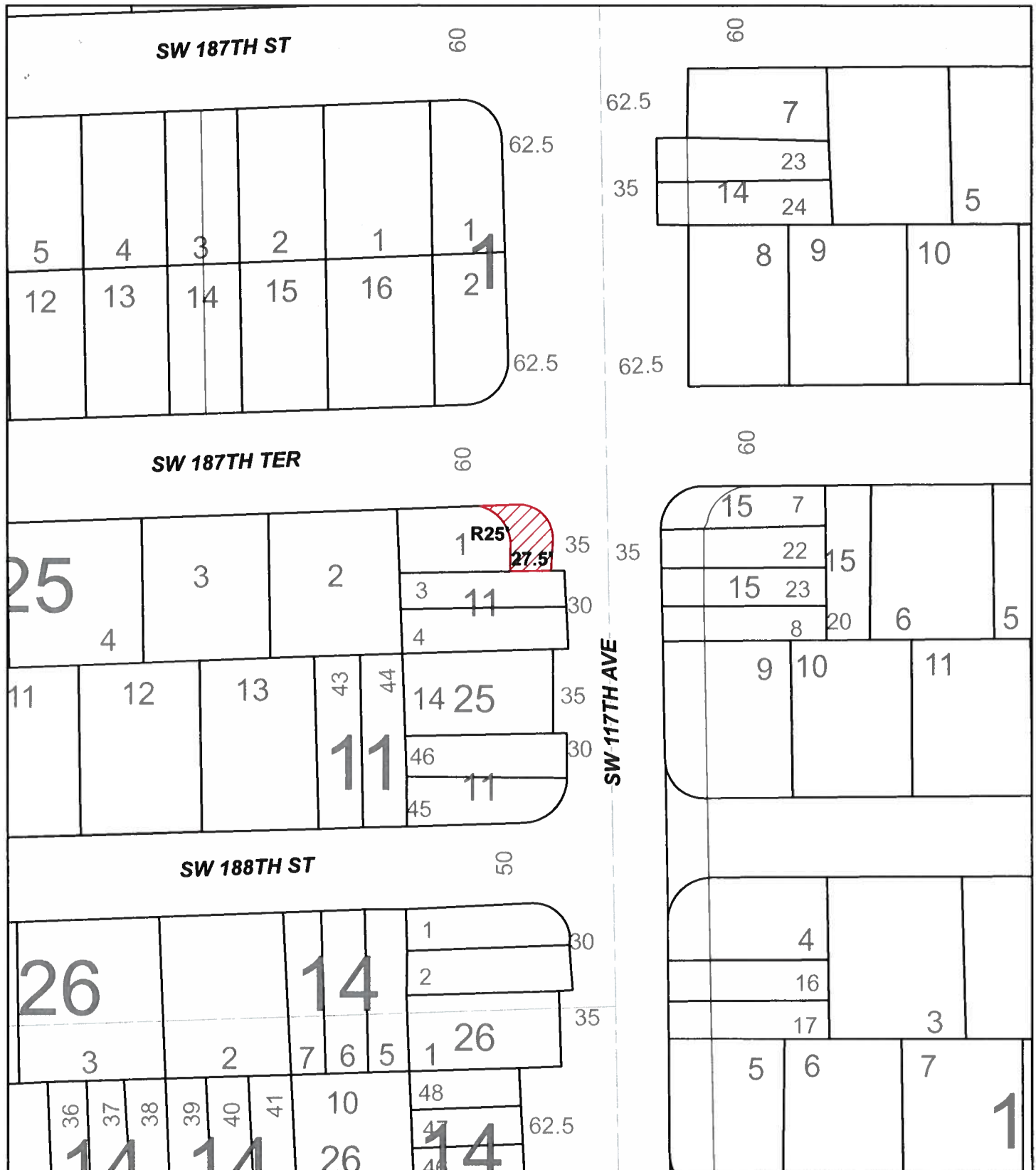
County Commissioners

Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

Folio No. 30-6006-001-2380
DIANA GUADALUPE CURD
SEC. 1-56-39

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Dennis C. Moss 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: December 9, 2019
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-7802-000-0364/0366/0368/0370

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
Limited Liability Company**

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 14 day of November, A.D. 2019,
by and between Viking Investment Group, LLC, a Florida limited
liability company, whose address is 59 NE 15 Street, Homestead,
Florida 33030, party of the first part, and **MIAMI-DADE COUNTY**, a
political subdivision of the State of Florida, and its successors
in interest, whose Post Office Address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

The North 35 feet and the West 25 feet of the following described property:

**Beginning at the NW corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range
38 East: thence East 383.2; thence South 930 feet; thence West 383.2 feet; thence North 930
feet to the Point of Beginning, lying and being in Miami-Dade County, Florida; and the area
bounded by the south line of the North 35 feet and the east line of the west 25 feet of said NE ¼
of the SE ¼ of Section 2, and bounded by a 25 foot radius arc concave to the southeast, said arc
being tangent to both of the last described lines.**

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

Signed, Sealed and Delivered
in our presence: (**2 witnesses**
for each signature or for all)

Bartolomeo Barrientos
Witness

Bartolomeo Barrientos
Witness Printed Name

John J. [Signature]
Witness

John J. [Signature]
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Viking Investment Group, LLC

Name of LLC
[Signature] (Sign)

By: Member
Jason Bass
Printed Name

Address (if different)

By: Member (Sign)

Printed Name

Address (if different)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

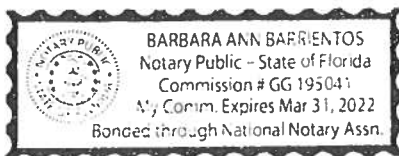
I HEREBY CERTIFY, that on this 14 day of November, A.D. 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jason Bass, personally known to me, or proven, by producing the following forms of identification: _____ to be the Member duly authorized on behalf of **Viking Investment Group, LLC**, a Florida limited company. Said Member executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Barbara Ann Barrientos
Notary Signature

Barbara Ann Barrientos
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 3-31-2022

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 2019, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

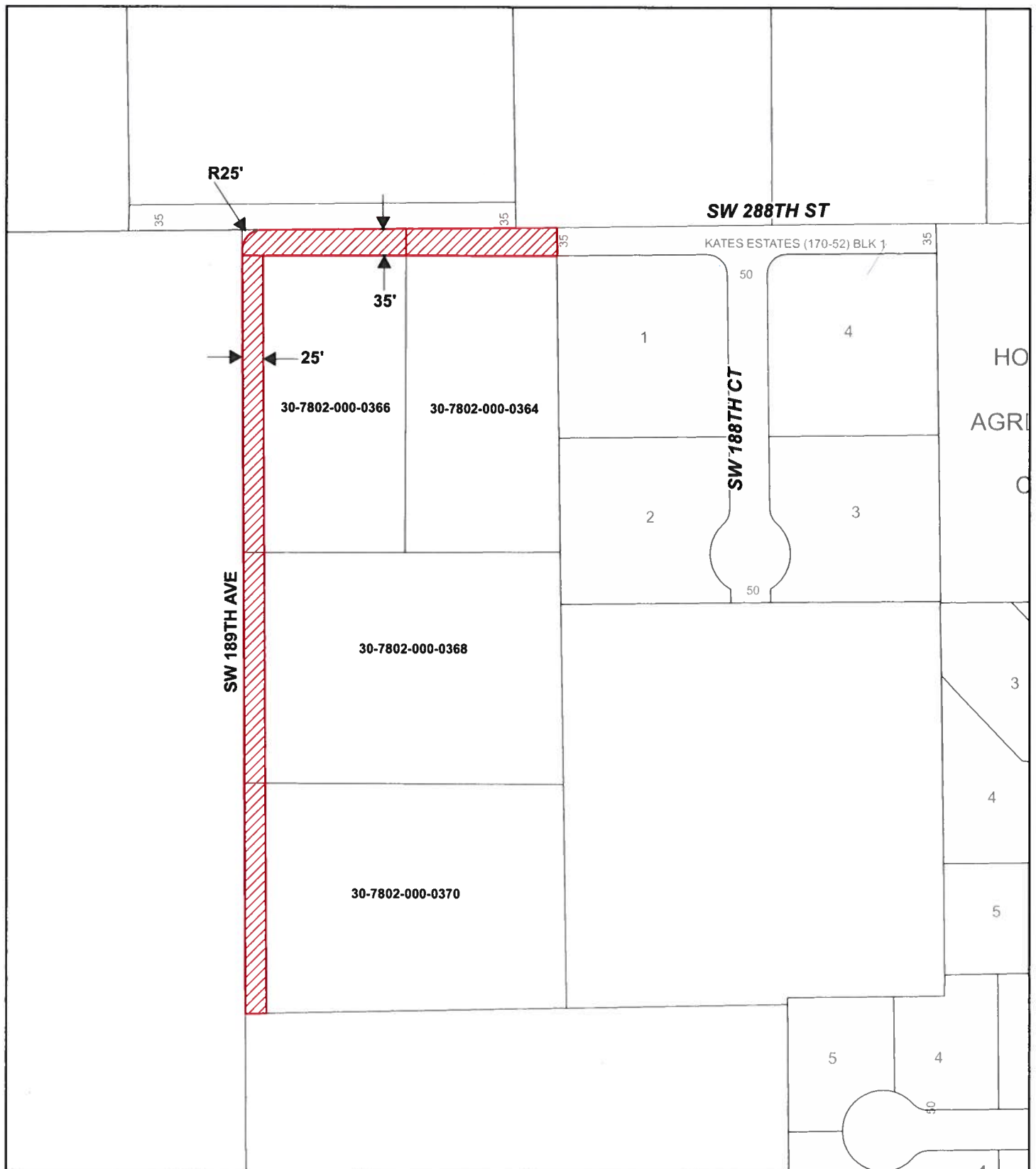
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-7802-000-0364
30-7802-000-0366
30-7802-000-0368
30-7802-000-0370

VIKING INVESTMENT GROUP, LLC
SEC. 2-57-38

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Daniella Levine Cava 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: December 11, 2019
 Prepared by: ym

This Instrument Was Prepared By,
Record and Return to:

Patricia K. Green, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler St., Suite 2200
Miami, Florida 33130

GRANT OF EASEMENT AND RIGHT OF USE AGREEMENT (ROW Easement)

This Grant of Easement and Right of Use Agreement (the "Agreement") is made and entered into as of the 13TH day of December, 2019, between FAIR OAKS, LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 3050 Biscayne Boulevard, Suite 300, Miami, FL 33137, Attention: Francisco Rojo, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida (the "Grantee"), whose mailing address is 111 NW 1st Street, Miami, FL 33128.

RECITALS

A. Grantor is the owner of property legally described on Exhibit "A" attached hereto and made a part hereof (the "Easement Area")

B. For good and valuable consideration, Grantor has agreed to grant to Grantee an easement for ingress, egress and vehicular and pedestrian right-of-way purposes, across and through the Easement Area.

AGREEMENT

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals; Parties. The above Recitals are true and correct and by this reference are incorporated as if fully set forth herein. Grantor and Grantee are sometimes collectively referred to herein as the "Parties".

2. Easement. Grantor hereby grants to Grantee a non-exclusive access easement for general public pedestrian and vehicular ingress and egress, including but not limited to use by police and emergency vehicles, over, upon and through the Easement Area, for the sole purpose of right-of-way use and no other purposes. In no event shall the Grantee install any equipment for above- or below-ground utilities, including but not limited to stormwater drainage, in the Easement Area. Nothing herein shall prohibit access to Grantor to go upon the Easement Area

for purposes consistent with its interest in same, without in any manner interfering with the use of the Easement Area by Grantee. Grantor makes no representation or warranty as to the condition (surface or subsurface) of the Easement Area, the uses legally permitted therein, or the suitability of the Easement Area for Grantee's purposes. Grantee acknowledges that it has had ample opportunity to inspect the Easement Area and accepts it in its "as-is" condition as of the date hereof.

3. Construction and Maintenance Covenants. Grantor agrees, at Grantor's expense, to construct a road in the Easement Area in accordance with all applicable Miami-Dade County requirements, including but not limited to grading, drainage, paving, curbing and striping, and sidewalks (collectively, the "Improvements") all pursuant to approved plans and permits issued therefor by Grantee. Grantor shall maintain the Improvements, once completed, for the joint use thereof by the Grantee and Grantor, free of material defects, subject to occasional interruption of service due to (i) ordinary wear and tear and use thereof, (ii) routine or extraordinary maintenance or (iii) events beyond Grantor's reasonable control; provided, however, that any party using the Easement Area in any negligent or willful manner, which causes damage to or disturbance of the Easement Area shall be responsible for any extraordinary maintenance or repair associated with such damage or disturbance.

4. Dedication of Easement Area. Upon written request made by Grantee for the public dedication of all or any portion of the Easement Area, Grantor shall dedicate such portion of the Easement Area as may be requested by Grantee, pursuant to a special warranty deed, in accordance with the customary dedication procedures employed by Grantee from time to time. Upon acceptance and recording of any deed effecting the dedication of all or any portion of the Easement Area for public use, this Easement shall automatically terminate as to the portion of the Easement Area so dedicated. Notwithstanding the foregoing, Grantee agrees to execute and deliver such release or termination documentation as may be requested by Grantor to evidence said termination. Following any public dedication of the Easement Area or a portion thereof, Grantee shall be solely responsible for the maintenance and repair of the Easement Area or any portion dedicated.

5. Obligations of Parties. The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals that are or may become applicable to either of the Parties or to the Easement Area, together with any future modifications or amendments thereto. The Parties covenant and agree that neither Party shall use, release, transport, manufacture or discharge into, below or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any applicable federal, state or local law, ordinance, rule, regulations or permit, except strictly in accordance and compliance with such laws, ordinances, rules, regulation and permits. To the extent permitted by law, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all losses, claims, liability, costs or expenses

caused by such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

6. Successors and Assigns. This Agreement shall bind, and the benefit thereof shall inure to, the respective successors and assigns of the parties hereto.

7. No Public Dedication. Nothing contained in this Agreement shall, in any way, be deemed or constituted a gift of or dedication of any portion of the Easement Area to the general public or for the benefit of the general public whatsoever, it being the intention of the parties hereto that this Agreement shall be limited to and utilized for the purposes expressed herein and only for the benefit of the persons herein named.

8. Enforcement. In the event it becomes necessary for any party to defend or institute legal proceedings as a result of the failure of either party to comply with the terms, covenants and conditions of this Agreement, each party shall have all remedies available at law or in equity, provided, however, that no party shall have the right to impede access to or from the Easement Area by physically barricading or blocking it. The prevailing party in any litigation shall recover from the other party all costs and expenses incurred or expended in connection therewith, including, without limitation, reasonable attorneys' fees and costs, at all levels.

9. Venue; Jurisdiction. This Agreement shall be governed and construed in all respects in accordance with the laws of the State of Florida, without regard to its conflicts of laws provisions. Further, all parties hereto agree to avail themselves of and submit to the personal jurisdiction of the Courts of the State of Florida in Miami-Dade County.

10. Interpretation. No provision of this Agreement will be interpreted in favor of, or against, any of the parties hereto by reason of the extent to which any such party or its counsel participated in the drafting thereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof or thereof.

11. Amendments and Waivers. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties or their respective successors or assigns, and recorded in the Public Records of Miami-Dade County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of any such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

12. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute a single document.

13. Notices. All notices, demands, requests or other communications required or permitted to be given hereunder shall be deemed delivered and received upon actual receipt or refusal to receive same, and shall be made by United States certified or registered mail, return receipt requested or by hand delivery, and shall be addressed to the respective parties at the addresses set forth in the preamble to this Agreement.

14. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto relating in any manner to the subject matter of this Agreement. No prior agreement or understanding pertaining to same shall be valid or of any force or effect, and the covenants and agreements herein contained cannot be altered, changed or supplemented except in writing and signed by the parties hereto.

15. Severability. If any clause or provision of this Agreement is deemed illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the validity of the remainder of this Agreement shall not be affected thereby and shall be legal, valid and enforceable.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date and year first set forth above.

Witnesses:



Witness Signature

ANDR Nisbeth

Print Name of Witness



Witness Signature

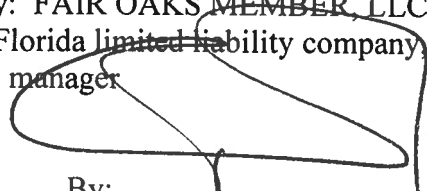
Zola Saffold

Print Name of Witness

GRANTOR:

FAIR OAKS, LLC,
a Florida limited liability company

By: FAIR OAKS MEMBER, LLC,
a Florida limited liability company,
its manager

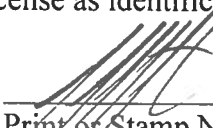
By: 

Francisco Rojo, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13TH day of DECEMBER, 2019 by Francisco Rojo, as Vice President of Fair Oaks Member, LLC, the manager of FAIR OAKS, LLC, a Florida limited liability company. He is personally known to me or presented a Florida driver's license as identification.



Print or Stamp Name: Justin R. Gilbert
Notary Public, State of Florida at Large
Commission No.: GG152259
My Commission Expires: 10/17/2021



GRANTEE:

Witness Signature

MIAMI-DADE COUNTY, a political subdivision
of the State of Florida

Print Name of Witness

By: _____
Name: _____
Title: _____

Witness Signature

Approved as to form
and legal sufficiency

Print Name of Witness

By: _____
Name: _____
Assistant County Attorney

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

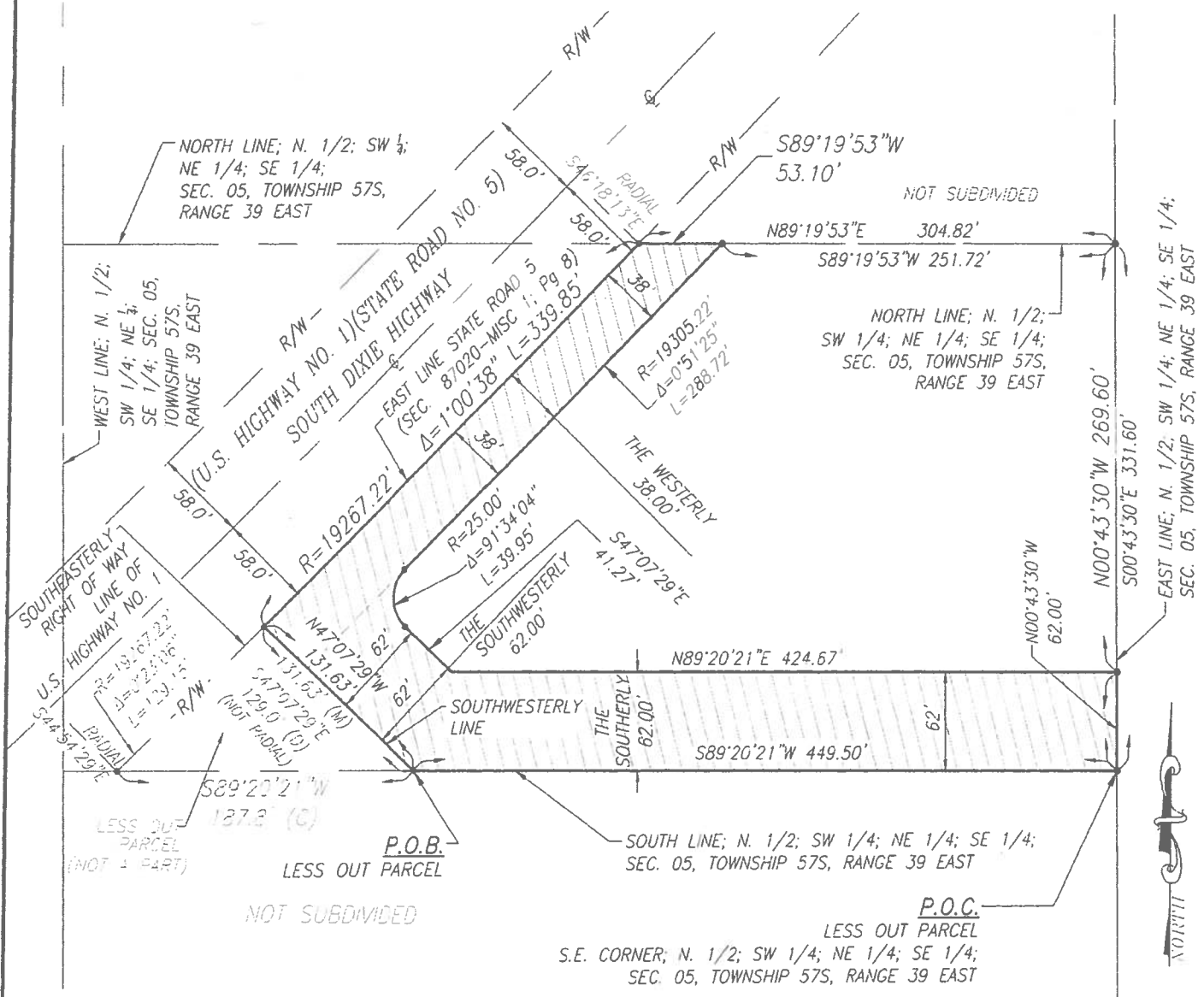
The foregoing instrument was acknowledged before me this ____ day of
____, 2019 by _____, as _____ of
Miami-Dade County, a political subdivision of the State of Florida. He or she is personally
known to me or presented a Florida driver's license as identification.

Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

EASEMENT AREA
(See Attached)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EASEMENT



NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N 89°19'53" E ALONG THE NORTH LINE OF THE N. 1/2; SW 1/4; NE 1/4; SE 1/4; SEC. 05, TOWNSHIP 57S, RANGE 39 EAST.
- 2) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 3) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) ORDERED BY: FAIR OAKS, LLC.
- 5) THE PARCEL OF LAND AS DESCRIBED HEREON CONTAINS 45,830± SQ.FT.

SCALE 1"=100'

SHEET 1 OF 2 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 210512

DATE: OCTOBER 22, 2019

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

Mark S. Johnson
Digitally signed by Mark S. Johnson
Date: 2020.01.07 07:00:48 -05'00'

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EASEMENT

LEGAL DESCRIPTION

THE SOUTHERLY 62.00 FEET OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO.1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTHWESTERLY 62.00 FEET OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO.1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE WESTERLY 38.00 FEET OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO.1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO.1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EXTERNAL AREA OF A CURVE, CONCAVE TO THE EAST AND HAVING A 25 FOOT RADIUS; SAID CURVE BEING TANGENT TO A LINE LYING 62.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTHWESTERLY LINE OF THE AFORMENTIONED PARCEL OF LAND, AND BEING TANGENT TO A CURVE, LYING 38.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND CONCENTRIC WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) AS SHOWN ON SHEET 8 OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP (SECTION 87020-MISC. 1).

SHEET 2 OF 2 SHEETS



Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288
ORDER NO. 210512
DATE: OCTOBER 22, 2019
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

Mark S Johnson
Digitally signed by Mark S Johnson
Date: 2020.01.07 07:01:15 -05:00

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Mariela Alvarez
Folio No. 30-6018-000-0270
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
Limited Liability Company**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 15th day of October, A.D. 2019, by and between Cutler Bay 36, LLC, a Florida limited liability company, whose address is 14200 SW 92 Ave Miami, FL 33176, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED (3 PAGES)

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

Signed, Sealed and Delivered
in our presence: **(2 witnesses
for each signature or for all)**

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Cutler Bay 36, LLC

Name of LLC

(Sign)

By: Member

ALVARDO VALDES
Printed Name

Address (if different)

(Sign)

By: Member

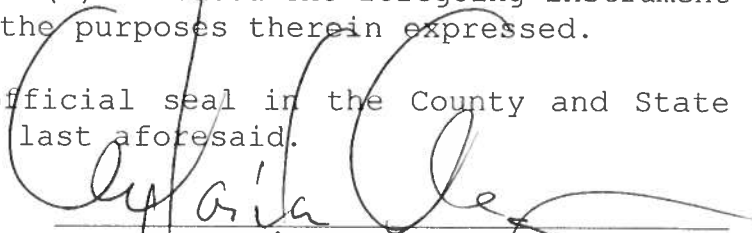
Printed Name

Address (if different)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 15th day of October, A.D. 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Arnaldo Valdes personally known to me, or proven, by producing the following forms of identification: _____ to be the Member ~~(s)~~ duly authorized on behalf of Cutler Bay 36 LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

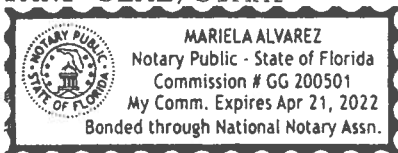


Notary Signature

Mariela Alvarez

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida.

My commission expires: 04/21/2022.

Commission/Serial No. GG200501.

The foregoing was accepted and approved on the _____ day of _____, A.D. 2019, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
CUTLER BAY 36, LLC
prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"

25' CORNER CLIP RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION:

That portion of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

The external area formed by a 25 foot radius arc, concave to the Northeast, tangent to the North line of the South 25 feet of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 18 and tangent to the East line of the West 25 feet of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 18.

Containing 132 Square feet, mores or less, by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

CUTLER BAY 36, LLC

prepared by:

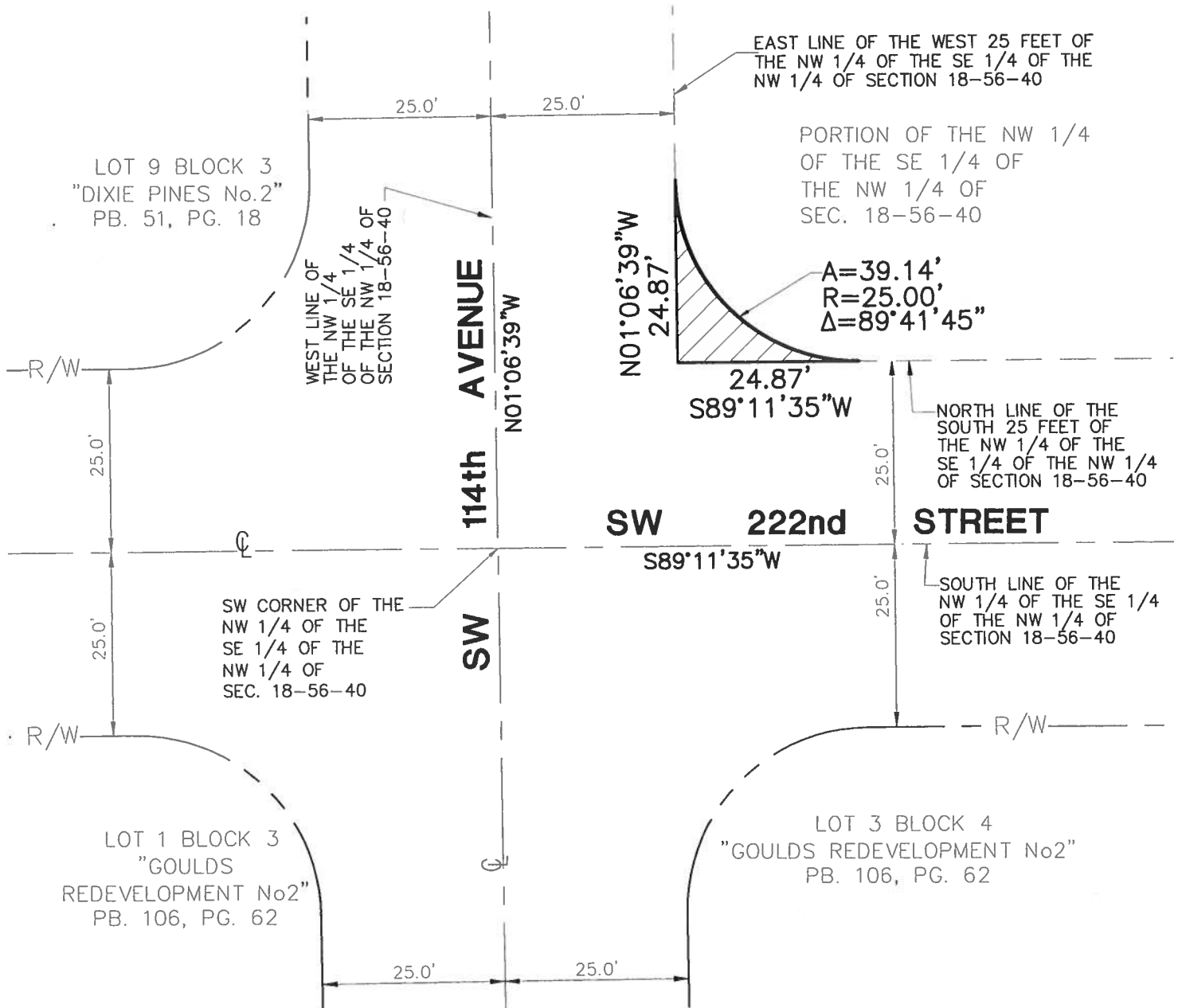
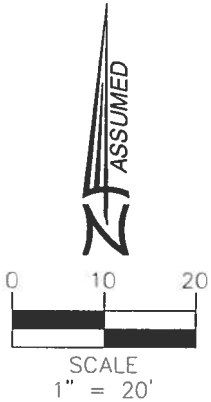


HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

25' CORNER CLIP RIGHT OF WAY DEDICATION



LEGEND

P.B. = PLAT BOOK
PG. = PAGE
SEC. = SECTION
R/W = RIGHT OF WAY

Page 2 of 3

JOB: 19112

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

CUTLER BAY 36, LLC

prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"

25' CORNER CLIP RIGHT OF WAY DEDICATION

SOURCES OF DATA:

The Legal Description was generated from the Township Survey Maps for Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works Department, dated on June, 1965.

Bearings as shown hereon are based upon the West Boundary line of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 18, with an assumed bearing of N01°06'39"W, said line to be considered a well established and monumented Line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than those that appeared on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information was furnished other than that which is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description" was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

By: 

Date: 10/16/2019

Raul Izquierdo, PSM

For The Firm

Professional Surveyor and Mapper LS6099

HADONNE CORP.

Land Surveyors and Mappers

Certificate of Authorization LB7097

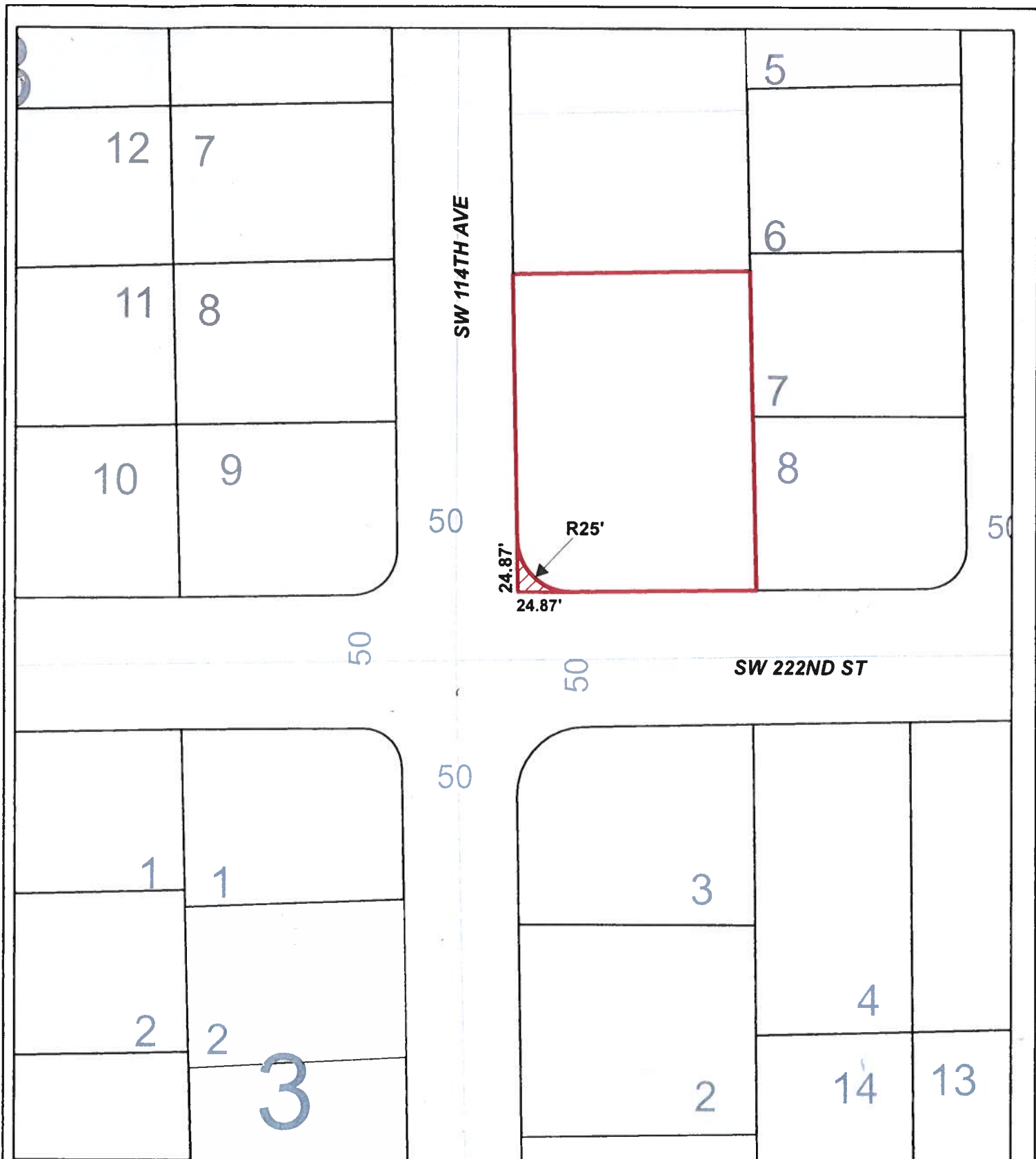
1985 NW 88 Court, Suite 101

Doral, Florida 33172

305.266.1188 phone

305.207.6845 fax

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17.051 of the Florida Administrative Code.



THIS IS NOT A SURVEY

Folio No. 30-6018-000-0270
CUTLER BAY 36, LLC
SEC. 18-56-40

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Dennis C Moss 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: January 16, 2020
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-3110-015-0620

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
Limited Liability Company**

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 05 day of February, A.D. 2020,
by and between Rocca International, LLC, a Florida limited
liability company, whose address is 15476 NW 77 Court, #252, Miami
Lakes, Florida 33016, party of the first part, and **MIAMI-DADE
COUNTY**, a political subdivision of the State of Florida, and its
successors in interest, whose Post Office Address is 111 NW 1st
Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, the receipt whereof is hereby
acknowledged, and for other and further good and valuable
considerations, does hereby grant, bargain and sell to the party of
the second part, and its successors in interest, for the purpose of
a public highway and purposes incidental thereto, all the right,
title, interest, claim or demand of the party of the first part, in
and to the following described land, situate, lying and being in
Miami-Dade County, State of Florida, to-wit:

**The West 15 feet of the East 25 feet of Lots 1, 2 and 3, of Block 5, of COMMERCIAL
LIBERTY CITY, according to the plat thereof recorded in Plat Book 9, Page 54, of the Public
Records of Miami-Dade County, Florida; and the area bounded by the north line of said Lot 1,
by the west line of the East 25 feet of said Block 5, and by a 25 foot radius arc concave to the
southwest, said arc being tangent to both of the last described lines.**

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by its Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

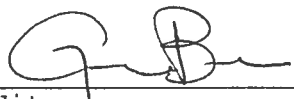
Signed, Sealed and Delivered
in our presence: (**2 witnesses**
for each signature or for all)



Witness

Carlos Henrique de Silva Lenc

Witness Printed Name



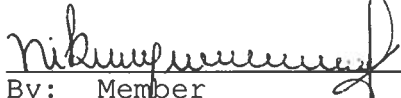
Witness

Geiza Biazin

Witness Printed Name

Rocca International, LLC

Name of LLC

 (Sign)
By: Member

Nikelle Cavalcante Barbosa

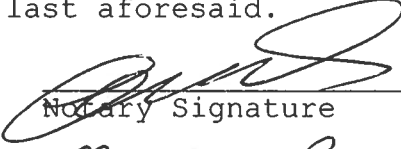
Printed Name

3040 NE 164 ST NMB FL 33160
Address (if different)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 05 day of February, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nikelle Cavalcante Barbosa personally known to me, or proven, by producing the following forms of identification: B612.623-75-745-0 to be the Member duly authorized on behalf of Rocca International, LLC, a Florida limited liability company. Said Member executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

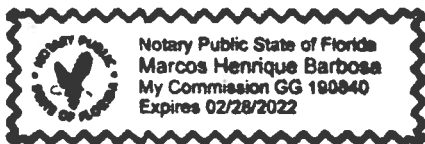


Notary Signature

MARCOS BARBOSA

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 02/28/2022

Commission/Serial No. GG 190840

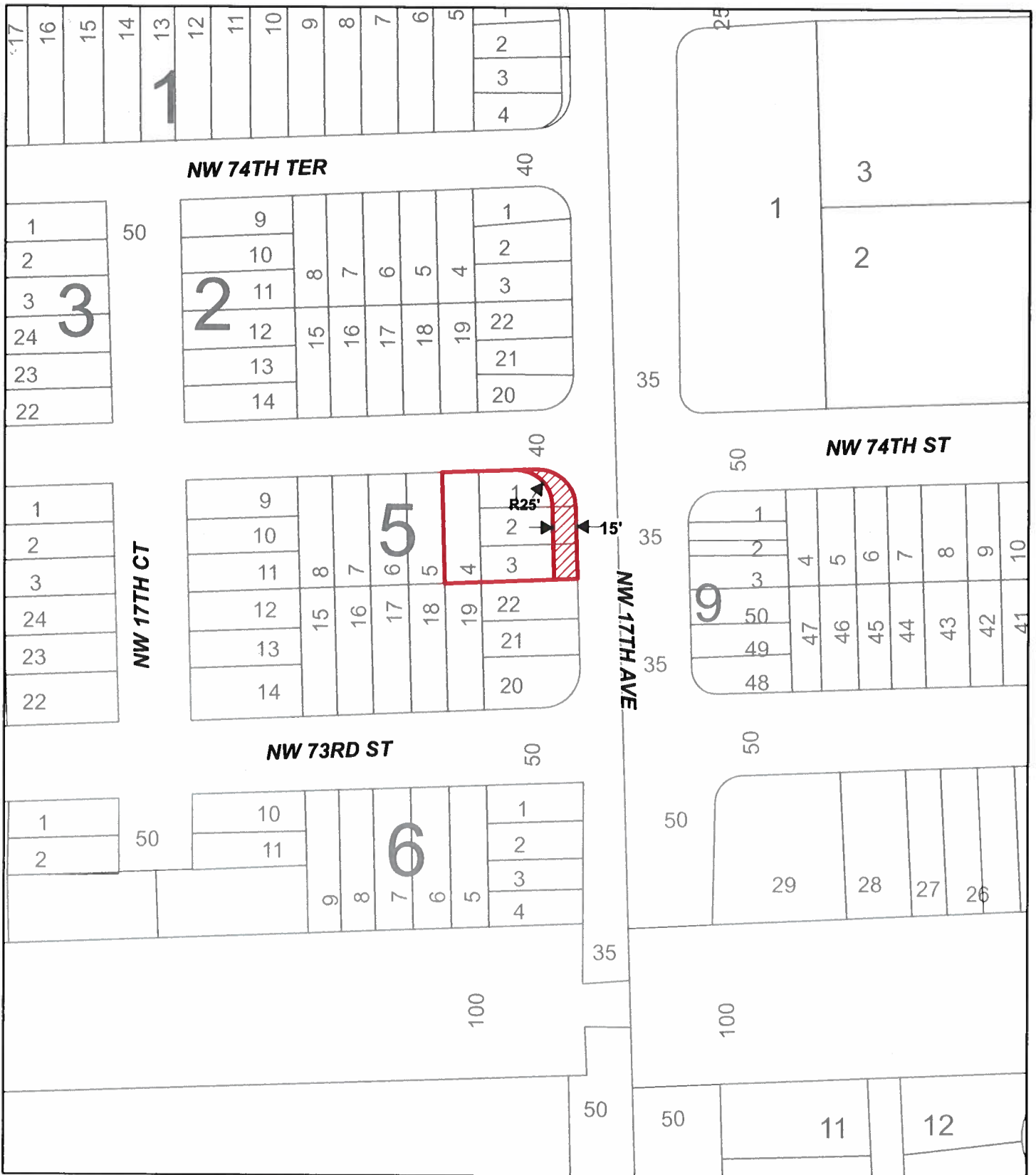
The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-3110-015-0620
ROCCA INTERNATIONAL, LLC
SEC. 10-53-41

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Audrey M. Edmonson 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: February 10, 2020
 Prepared by: ym

Return to:

Right of Way Division
Miami-Dade County Department of
Transportation and Public Works
111 NW 1st Street S-1610
Miami, FL 33128-1970

Instrument prepared by:

Carlos D. Socarras P.L.S.
111 NW 1st Street S-1610
Miami, FL 33128-1970

Folio No. 35-3027-024-0010

User: M-DC DTPW

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THIS EASEMENT, Made this 27th day of August, A.D. 2019, between EWE WAREHOUSE INVESTMENTS XXXII, LTD, a Florida limited partnership, and having its office and principal place of business at 10165 N.W. 19th Street, Doral, Florida 33172, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

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

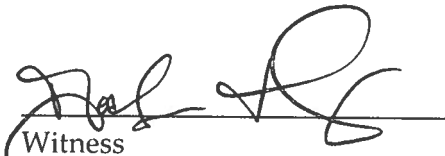
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

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


Witness

Printed Name


Witness

Printed Name

EWE WAREHOUSE INVESTMENTS XXXII
LTD,
a Florida limited partnership

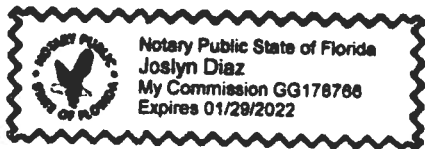
By: EWE Warehouse Investments XXXII
LLC,
a Florida limited liability company,
its sole general partner

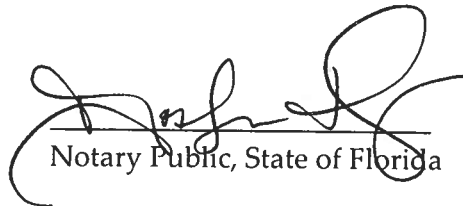
By: 
Edward J. Easton, *Manager*

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 21st day of August, A.D. 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Edward J. Easton personally known to me, or proven, by producing the following identification: _____ to be the Manager of EWE Warehouse Investments XXXII LLC, a Florida limited liability company, the sole general partner of EWE Warehouse Investments XXXII LTD, a Florida limited partnership, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said partnership.

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





Notary Public, State of Florida

JOSLYN DIAZ

Print Name

The foregoing was accepted and approved on the ____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

A portion of Tract "A", "NORTON TIRE COMPANY", according to the Plat thereof, as recorded in Plat Book 127, at Page 90 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Commence at the Northwest corner of the aforementioned Tract "A", thence run N89° 40' 56" E, along the northerly line of Tract "A" for 2.00 feet; thence departing the northerly line of Tract "A", run S01° 40' 58" E along the East right-of-way line of N.W. 82nd Avenue, being a line 2.00' East of the West line of said Tract "A" for 530.14 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence run Southeasterly, along said curve, having for its elements a radius of 25.00 feet, a central angle of 53° 07' 48" for an arc distance of 23.28 feet to the Point of Beginning; thence run N01° 40' 58" W for 6.50 feet; thence run S88° 56' 12" E for 22.79 feet; thence run S00° 19' 04" E for 10.60 feet to a point on the Southerly line of the aforementioned Tract "A"; thence run S89° 40' 56" W, along said Southerly line, for 8.11 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence run Southwesterly and Northwesterly, along said curve, having for its elements a radius of 25.00 feet, a central angle of 35° 30' 18" for an arc distance of 15.49 feet to the Point of Beginning, containing 225.00 square feet

EXHIBIT "A"

LEGAL DESCRIPTION (TRAFFIC SIGNAL EASEMENT):

A portion of Tract "A", "NORTON TIRE COMPANY", according to the Plat thereof, as recorded in Plat Book 127, at Page 90 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Commence at the Northwest corner of the aforementioned Tract "A", thence run N89°40'56"E, along the northerly line of Tract "A", for 2.00 feet; thence departing the northerly line of Tract "A", run S01°40'58"E along the East right-of-way line of N.W. 82nd Avenue, being a line 2.00' East of the West line of said Tract "A", for 530.14 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence run Southeasterly, along said curve, having for its elements a radius of 25.00 feet, a central angle of 53°07'48" for an arc distance of 23.18 feet to the Point of Beginning; thence run N01°40'58"W for 6.50 feet; thence run S88°56'12"E for 22.79 feet; thence run S00°19'04"E for 10.60 feet to a point on the Southerly line of the aforementioned Tract "A"; thence run S89°40'56"W, along said Southerly line, for 8.11 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence run Southwesterly and Northwesterly, along said curve, having for its elements a radius of 25.00 feet, a central angle of 35°30'18" for an arc distance of 15.49 feet to the Point of Beginning, containing 225.0 square feet.

NOTES

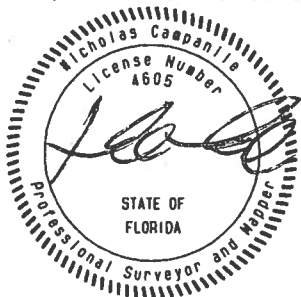
1. This is not a survey.
2. Said parcel lies in Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida.
3. This sketch not valid without the signature and the raised seal of a Florida Licensed Surveyor and Mapper.

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If any note or mark appears on this drawing that is not produced (mechanically or otherwise) at the time of original reproduction by this firm, then this drawing is not valid.

The seal appearing on this document was authorized by Nicholas Campanile, PSM #4605 on 1-7-2019. The signature and seal satisfy rule requirements per Chapter 5J-17.051, 5J-17.060 & 5J-17.062, Florida Administrative Code

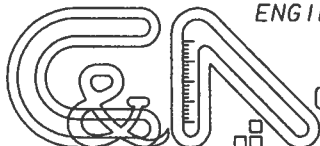


LEGEND

R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG	PAGE
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
A	ARC DISTANCE
Δ	DELTA OR CENTRAL ANGLE
R	RADIUS
N.W.	NORTHWEST
TSP	PROPOSED TRAFFIC SIGNAL POLE LOCATION
§	SECTION LINE

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ENGINEERS PLANNERS SURVEYORS



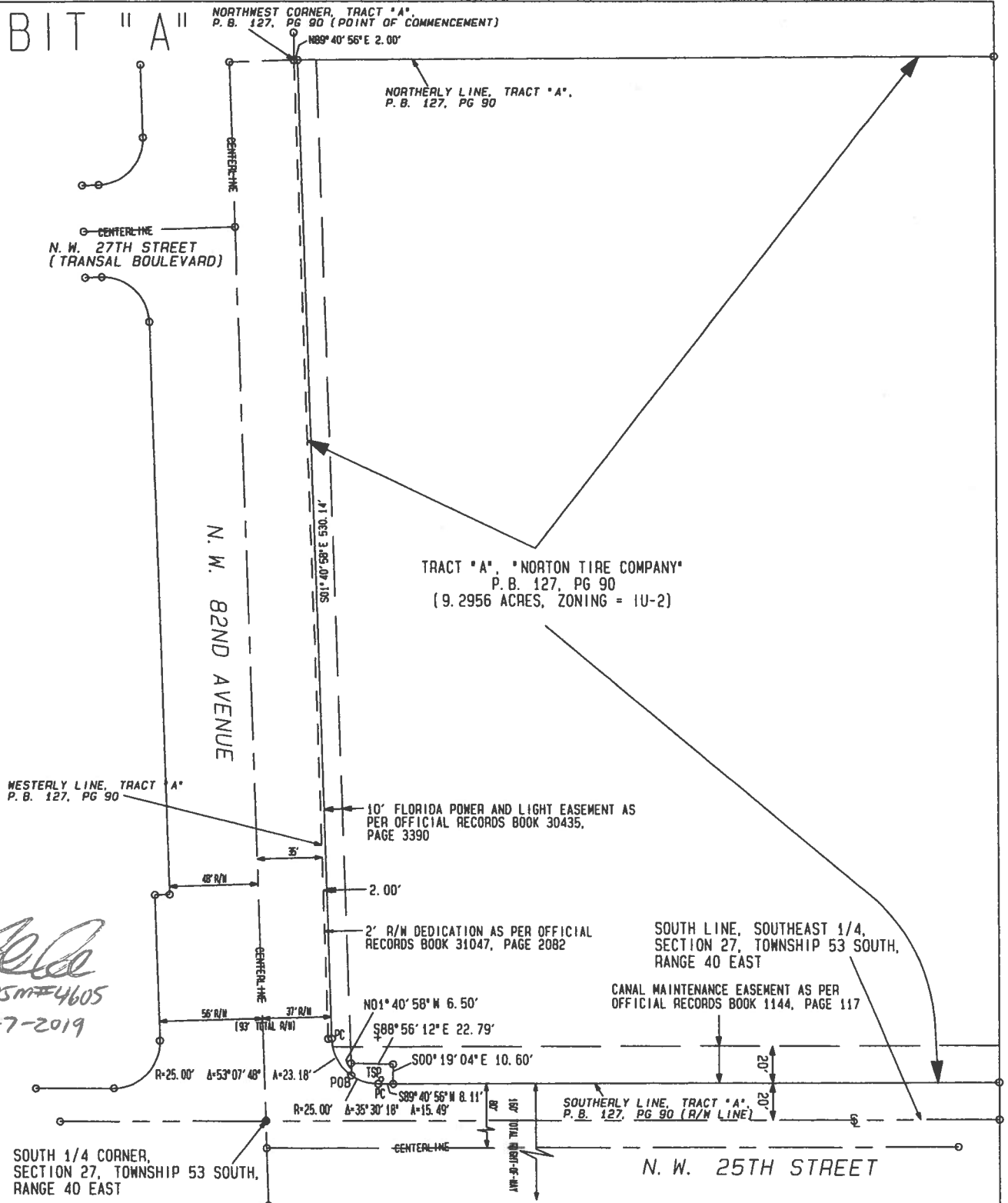
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988
ACAMPAN@AOL.COM

Campanile & Associates, Inc. Certificate
of Authorization No. = LB-1678.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
Traffic Signal Easement of
A Portion of Tract "A", "NORTON TIRE
COMPANY", Plat Book 127, Page 90 of
the Public Records of Miami-Dade
County, Florida

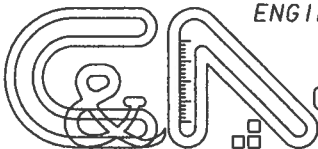
Project Number 0681 Date: 1-7-2019
Scale" 1"=80' Sheet 1 of 2

EXHIBIT "A"



Handwritten signature
PSM#4605
1-7-2019

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Project Number 0681 Date: 1-7-2019
Scale" 1"=80' Sheet 2 of 2