

MEMORANDUM

Agenda Item No. 5(T)

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

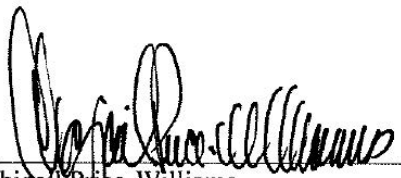
DATE: July 21, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring as surplus 14 County-owned properties, revising the inventory list of real properties, after a public hearing, to include, a total of 17 County-owned properties located in Miami, Florida, in accordance with section 125.379(1), Florida statutes; authorizing conveyance, in accordance with section 125.379(2), Florida Statutes, of such properties to Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold or rented to very low- low- or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program. if sold, and section 125.379, Florida Statutes; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute County Deeds; authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deeds, to provide copies of the recorded County Deeds and the restrictive covenants required therein to the property appraiser, to execute a rental regulatory agreement and enforce the provisions therein, and to ensure placement of appropriate signage

Resolution No. R-722-20

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/cp

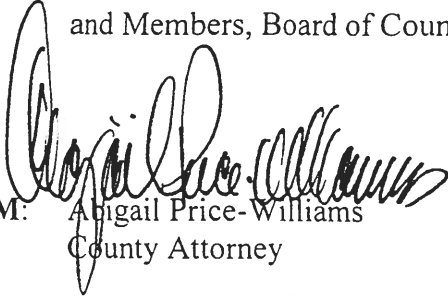


MEMORANDUM

(Revised)

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

DATE: July 21, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(T)

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(T)

7-21-20

RESOLUTION NO. R-722-20

RESOLUTION DECLARING AS SURPLUS 14 COUNTY-OWNED PROPERTIES, REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE, A TOTAL OF 17 COUNTY-OWNED PROPERTIES LOCATED IN MIAMI, FLORIDA, IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, IN ACCORDANCE WITH SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTIES TO PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD OR RENTED TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM, IF SOLD, AND SECTION 125.379, FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEEDS; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEEDS, TO PROVIDE COPIES OF THE RECORDED COUNTY DEEDS AND THE RESTRICTIVE COVENANTS REQUIRED THEREIN TO THE PROPERTY APPRAISER, TO EXECUTE A RENTAL REGULATORY AGREEMENT AND ENFORCE THE PROVISIONS THEREIN, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation (the "Developer"), and its related company Palmetto Homes of Miami, Inc., are experienced developers having built many affordable homes as part of the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, on December 10, 2019, the Developer submitted an application to the County Commissioner of District 3, a copy of which is attached hereto as Attachment “A” and incorporated herein by reference, requesting that the County convey 17 properties (“properties”) to the Developer; and

WHEREAS, the properties are more fully described in Attachments “B,” “C,” “D,” “E,” “F,” “G,” “H,” “I,” “J,” “K,” “L,” “M,” “N,” “O,” “P,” “Q,” and “R” attached hereto and incorporated herein by reference; and

WHEREAS, the Developer proposes to develop the properties with affordable housing to be sold or rented to very low, low- or moderate income households, whose incomes do not exceed 120 percent of area median income; 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 14, 2019, this Board adopted Resolution No. R-407-19, which requires the County Mayor or the County Mayor’s 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 June 1, 2020, the Developer complied with the requirements of Resolution No. R-407-19 by posting signs on 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-333-14, background information concerning the properties is included in Attachment “S,” which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment “S,” 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, although this Board previously declared as surplus three of the properties (Folio Nos. 01-3112-053-0010, 01-3112-053-0020 and 01-3112-400-0130) in accordance with Resolution Nos. R-175-09, and R-548-12, it has not declared the remaining 14 properties (Folio Nos. 30-3122-007-0370, 01-0102-080-1060, 01-3112-048-0060, 01-3114-045-0010, 01-3125-035-1140, 01-3125-035-1140, 01-3136-021-0230, 01-3136-021-0240, 01-3136-021-0250, 01-3136-021-0260, 01-3136-021-0270, 01-3136-021-0280, 01-3136-021-0290, and 30-3122-025-05300) as surplus; and

WHEREAS, none of the properties have 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 properties are appropriate for use as affordable housing, and, therefore, desires to declare the 14 properties as surplus, and revise the County’s affordable housing inventory list to include all of the properties; and

WHEREAS, if the Developer develops the properties with single-family homes to be sold to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, the Developer, subject to a reverter, shall develop and sell such homes within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with the Infill Housing Program and section 125.379, Florida Statutes; and

WHEREAS, if the Developer develops the properties with affordable housing to be rented to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, the Developer, subject to a reverter, shall develop and rent such housing within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with section 125.379, Florida Statutes, and a rental regulatory agreement to be recorded against the properties; and

WHEREAS, in addition to foregoing restrictions, as indicated in Attachment “S”, three of the properties (Folio Nos. 30-3122-007-0370, 01-3112-053-0020 and 01-3112-400-0130) were acquired by the County with Community Development Block Grant (“CDBG”) funds; and

WHEREAS, accordingly, the conveyance of the before-mentioned properties is also subject to the Developer complying with the requirements prescribed by the laws and regulations governing the CDBG program, including, but not limited to, renting at least 51 percent of the units to households whose incomes do not exceed 80 percent of area median income as published by the United States Department of Housing and Urban Development for Miami-Dade County,

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 14 properties (Folio Nos. 30-3122-007-0370, 01-0102-080-1060, 01-3112-048-0060, 01-3114-045-0010, 01-3125-035-1140, 01-3125-035-1140, 01-3136-021-0230, 01-3136-021-0240, 01-3136-021-0250, 01-3136-021-0260, 01-3136-021-0270, 01-3136-021-0280, 01-3136-021-0290, and 30-3122-025-05300) as surplus. Further, this Board, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the

County's affordable housing inventory list to add the before mentioned 14 properties, and three additional properties (Folio Nos. 01-3112-053-0010, 01-3112-053-0020 and 01-3112-400-0130) (collectively the "properties"), which this Board previously declared as surplus upon its adoption of Resolution Nos. R-165-09 and R-548-12.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties described in section 2 to Palmetto Homes Urban Development Group, Inc. and its related company Palmetto Homes of Miami, Inc. ("Developer") for a price of \$10.00. If the Developer develops the properties with single-family homes to be sold to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, the Developer, subject to a reverter, shall develop and sell such homes within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with the Infill Housing Program and section 125.379, Florida Statutes. If the Developer develops the properties with affordable housing to be rented to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, the Developer, subject to a reverter, shall develop and rent such housing within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with section 125.379, Florida Statutes, and a rental regulatory agreement to be recorded against the properties. Additionally, the Developer shall comply with the federal laws and regulations governing the Community Development Block Grant ("CDBG") program, including, but not limited to, renting at least 51 percent of the units to households whose incomes do not exceed 80 percent of area median income as published by the United States Department of Housing and Urban Development for Miami-Dade County, upon developing three of the properties (Folio Nos. 30-3122-007-0370, 01-3112-053-0020 and 01-3112-400-0130) that were acquired with CDBG funds.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deed, in substantially the form attached hereto as Attachments “T” and “U” 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, to exercise all rights set forth in the County Deed, other than those reserved to this Board therein, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event, the County Mayor or the County Mayor’s designee should exercise the County’s reversionary interest, then the County Mayor or the County Mayor’s designee shall execute and record an instrument approved by the County Attorney’s Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor’s designee to receive on behalf of the County from the Developer, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, where applicable, a deed which conveys the properties back to the County in the event the Developer is unable or fails to comply with the deed restrictions set forth in the County Deeds. Upon the receipt of a deed from the Developer, the County Mayor or the County Mayor’s designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the affordable housing units contemplated herein shall be subject to this Board’s approval.

Section 6. This Board 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 "V" and incorporated herein. The County Mayor or County Mayor's designee is authorized to negotiate rents for each of the units constructed on the properties with the Developer; 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. 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 Urban League 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.

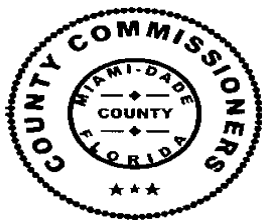
Section 7. This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on the properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deeds and the restrictive covenants required by the County Deeds to the Property Appraiser; and (iii) 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 Deeds, 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 **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** 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	absent
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 21st 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 black ink, appearing to be "TAS", written over a horizontal line.

Terrence A. Smith

Palmetto Homes Urban Development Group, Inc.

4952 NW 7th Ave.

Miami, Florida 33127

Phone: 305-467-2847

Palmettohomesurbandevelopment@yahoo.com

December 10, 2019

District 3 Commissioner Audrey M. Edmonson

5400 NW 22ND Ave, Suite 701

North Miami, FL 33142

Dear Honorable Audrey M. Edmonson:

Palmetto Homes Urban Development Group, Inc. 501(3)C Non Profit and Palmetto Homes of Miami, Inc. since 2000. We develop 1400 square feet residential, commercial and also build them green according to USGBC. We are interested in the properties on this list please. See attached property list.

Sincerely,

A handwritten signature in black ink, appearing to read "Tashala Knowles". The signature is fluid and cursive, with the first name "Tashala" being more prominent than the last name "Knowles".

Tashala Knowles, President

Palmetto Homes Urban Development Group, Inc.

Attachment 1 – Properties Requested

1	3031220070370	ADJACENT SOUTH OF 5010 NW 21 AVE
2	0131120530010	7715 NW 1 AVE
3	0131120530020	ADJACENT NORTH OF 7715 NW 1 AVE
4	0101020801060	475 NW 9 ST
5	0131120480060	7848 NW 1 AVE
6	0131140000130	744 NW 59 ST
7	0131140450010	6293 NW 17 AVE
8	0131250351140	2185 NW 5 PL
9	0131250351150	2173 NW 5 PL
10	0131360210230	1413 NW 4 AVE
11	0131360210240	335 NW 14 ST
12	0131360210250	353 NW 14 ST
13	0131360210260	351 NW 14 ST
14	0131360210270	333 NW 14 ST
15	0131360210280	325 NW 14 ST
16	0131360210290	315 NW 14 ST
17	3031220250530	2375 NW 43 ST

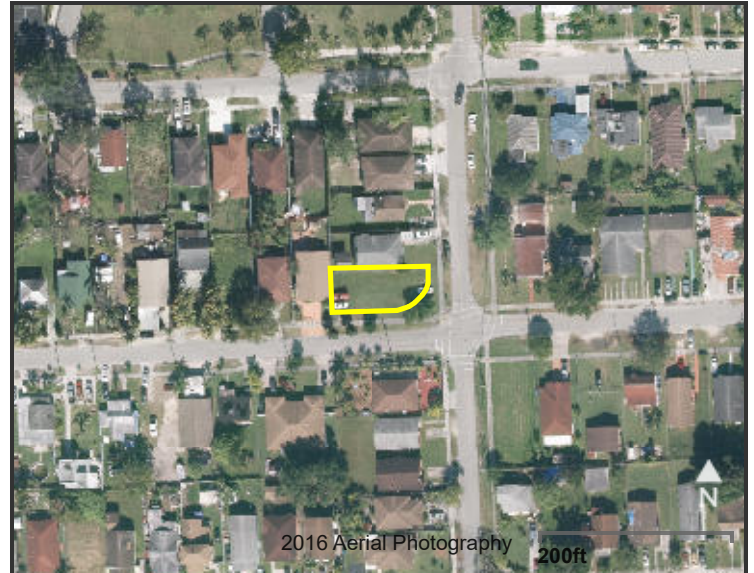


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/20/2019

Property Information	
Folio:	30-3122-007-0370
Property Address:	
Owner	MIAMI DADE COUNTY PHCD DEPT
Mailing Address	701 NW 1 CT STE 1400 MIAMI, FL 33136 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,414.2 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$62,778	\$42,511	\$38,557
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$62,778	\$42,511	\$38,557
Assessed Value	\$18,421	\$16,747	\$15,225

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$44,357	\$25,764	\$23,332
County	Exemption	\$18,421	\$16,747	\$15,225
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$18,421	\$16,747	\$15,225
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$62,778	\$42,511	\$38,557
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$18,421	\$16,747	\$15,225
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 : 12/20/2019

Property Information

Folio: 30-3122-007-0370

Property Address:

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	49.22	\$62,778

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 12/20/2019

Property Information

Folio: 30-3122-007-0370

Property Address:

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	49.22	\$42,511

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

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 30-3122-007-0370

Property Address:

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	49.22	\$38,557

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3122-007-0370

Property Address:

Full Legal Description
FEATHERSTONE PARK PB 13-27
LOT 28 BLK 2
LOT SIZE 49.220 X 110
OR 20187-3397 0102 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/27/2013	\$0	28977-4273	Corrective, tax or QCD; min consideration
07/17/2012	\$0	28208-4890	Federal, state or local government agency

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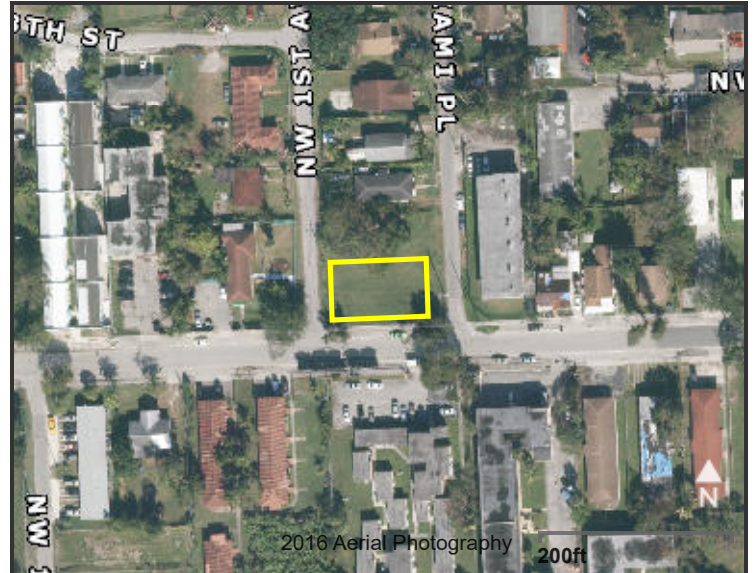


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/20/2019

Property Information	
Folio:	01-3112-053-0010
Property Address:	7715 NW 1 AVE Miami, FL 33150-3005
Owner	MIAMI DADE PUBLIC HOUSING & COMMUNITI DEVELOPMENT
Mailing Address	701 NW 1 CT 14TH FL MIAMI, FL 33136
PA Primary Zone	4600 MULTI-FAMILY - 5 STORY &
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	7,627 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$114,405	\$76,270	\$76,270
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$114,405	\$76,270	\$76,270
Assessed Value	\$83,897	\$76,270	\$76,270

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$30,508		
County	Exemption	\$83,897	\$76,270	\$76,270

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$83,897	\$76,270	\$76,270
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$114,405	\$76,270	\$76,270
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$83,897	\$76,270	\$76,270
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$83,897	\$76,270	\$76,270
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3112-053-0010

Property Address: 7715 NW 1 AVE

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-R	4600	Square Ft.	7,627.00	\$114,405

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 12/20/2019

Property Information

Folio: 01-3112-053-0010

Property Address: 7715 NW 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 R	4600	Square Ft.	7,627.00	\$76,270

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 : 12/20/2019

Property Information

Folio: 01-3112-053-0010

Property Address: 7715 NW 1 AVE Miami, FL 33150-3005

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	7,627.00	\$76,270

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 : 12/20/2019

Property Information

Folio: 01-3112-053-0010

Property Address: 7715 NW 1 AVE

Full Legal Description

12 53 41

FRED HILTS RE-SUB PB 16-39

LOT 1

LOT SIZE 62.01 X 123

OR 17118-3258 1195 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/11/2016	\$0	29996-0732	Federal, state or local government agency
03/09/2016	\$0	29996-0723	Federal, state or local government agency
08/05/2009	\$0	26970-0211	Federal, state or local government agency
11/01/1974	\$26,000	00000-00000	Sales which are qualified

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Version:

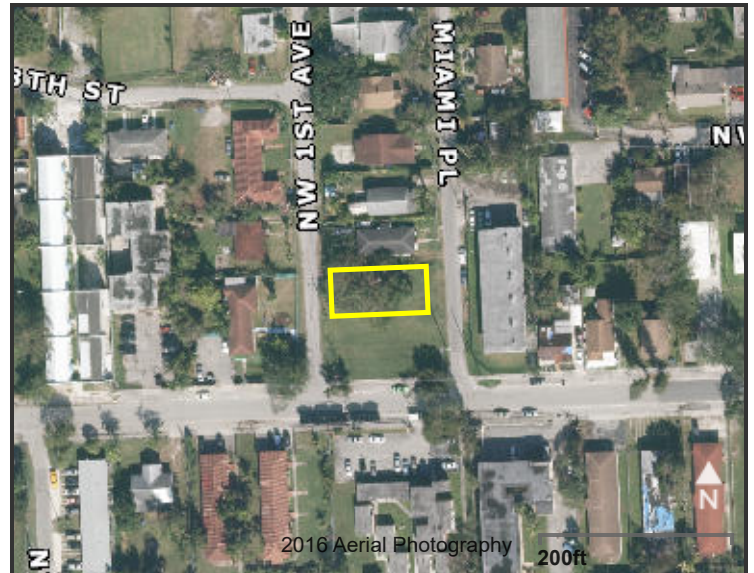


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/20/2019

Property Information	
Folio:	01-3112-053-0020
Property Address:	
Owner	MIAMI DADE PUBLIC HOUSING & COMMUNITY DEVELOPMENT
Mailing Address	701 NW 1 CT 14TH FL MIAMI, FL 33136
PA Primary Zone	4600 MULTI-FAMILY - 5 STORY &
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	6,150 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$92,250	\$61,500	\$61,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$92,250	\$61,500	\$61,500
Assessed Value	\$67,650	\$61,500	\$61,500

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$24,600		
County	Exemption	\$67,650	\$61,500	\$61,500
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$67,650	\$61,500	\$61,500
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$92,250	\$61,500	\$61,500
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$67,650	\$61,500	\$61,500
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$67,650	\$61,500	\$61,500
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3112-053-0020

Property Address:

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-R	4600	Square Ft.	6,150.00	\$92,250

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 : 12/20/2019

Property Information

Folio: 01-3112-053-0020

Property Address:

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	6,150.00	\$61,500

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3112-053-0020

Property Address:

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	6,150.00	\$61,500

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3112-053-0020

Property Address:

Full Legal Description
12 53 41
FRED HILTS RE-SUB
PB 16-39
LOT 2
LOT SIZE 50 X 123
FAU 01 3112 053 0010

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/11/2016	\$0	29996-0732	Federal, state or local government agency
03/09/2016	\$0	29996-0723	Federal, state or local government agency

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/20/2019

Property Information	
Folio:	01-0102-080-1060
Property Address:	475 NW 9 ST Miami, FL 33136-3316
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	4600 MULTI-FAMILY - 5 STORY &
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	10,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$200,000	\$200,000	\$200,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$200,000	\$200,000	\$200,000
Assessed Value	\$75,023	\$68,203	\$62,003

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$124,977	\$131,797	\$137,997
County	Exemption	\$75,023	\$68,203	\$62,003
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$75,023	\$68,203	\$62,003
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$200,000	\$200,000	\$200,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$75,023	\$68,203	\$62,003
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$75,023	\$68,203	\$62,003
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-0102-080-1060

Property Address: 475 NW 9 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-R	4600	Square Ft.	10,000.00	\$200,000

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-0102-080-1060

Property Address: 475 NW 9 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 R	4600	Square Ft.	10,000.00	\$200,000

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-0102-080-1060

Property Address: 475 NW 9 ST Miami, FL 33136-3316

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	10,000.00	\$200,000

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-0102-080-1060

Property Address: 475 NW 9 ST

Full Legal Description

MIAMI NORTH PB B-41

S50FT OF N100FT OF LOTS 11 & 12

& S50FT OF LOTS 11 & 12 BLK 28

OR 25609-1216 0806 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2004	\$0	22108-1730	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 : 12/20/2019

Property Information	
Folio:	01-3112-048-0060
Property Address:	7848 NW 1 AVE Miami, FL 33150-3008
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
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	5,219 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$260,950	\$208,760	\$182,665
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$260,950	\$208,760	\$182,665
Assessed Value	\$126,076	\$114,615	\$104,196

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$134,874	\$94,145	\$78,469
County	Exemption	\$126,076	\$114,615	\$104,196
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$126,076	\$114,615	\$104,196
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$260,950	\$208,760	\$182,665
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$126,076	\$114,615	\$104,196
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$126,076	\$114,615	\$104,196
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3112-048-0060

Property Address: 7848 NW 1 AVE

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8-O	6100	Square Ft.	5,219.00	\$260,950

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 : 12/20/2019

Property Information

Folio: 01-3112-048-0060

Property Address: 7848 NW 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	T6-8 O	6100	Square Ft.	5,219.00	\$208,760

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 : 12/20/2019

Property Information

Folio: 01-3112-048-0060

Property Address: 7848 NW 1 AVE Miami, FL 33150-3008

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 O	6100	Square Ft.	5,219.00	\$182,665

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 : 12/20/2019

Property Information

Folio: 01-3112-048-0060

Property Address: 7848 NW 1 AVE

Full Legal Description

PHOENIX PK SUB PB 6-80

W46.6FT OF LOT 9 LESS S200FT &

E2IN OF LOT 10 LESS S200FT

BLK 1

LOT SIZE 46.600 X 112

OR 22032-0405 0204 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1994	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1993	\$0	16012-5510	Sales which are disqualified as a result of examination of the deed
07/01/1991	\$0	15112-2756	Sales which are disqualified as a result of examination of the deed
06/01/1991	\$0	15095-3386	Sales which are disqualified as a result of examination of the deed
06/01/1991	\$0	15095-3387	Sales which are disqualified as a result of examination of the deed
02/01/1991	\$0	14921-2219	Sales which are disqualified as a result of examination of the deed
11/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1978	\$35,000	09981-1667	Sales which are qualified
12/01/1977	\$4,600	09888-0699	Sales which are disqualified as a result of examination of the deed
07/01/1975	\$53,000	00000-00000	Sales which are qualified

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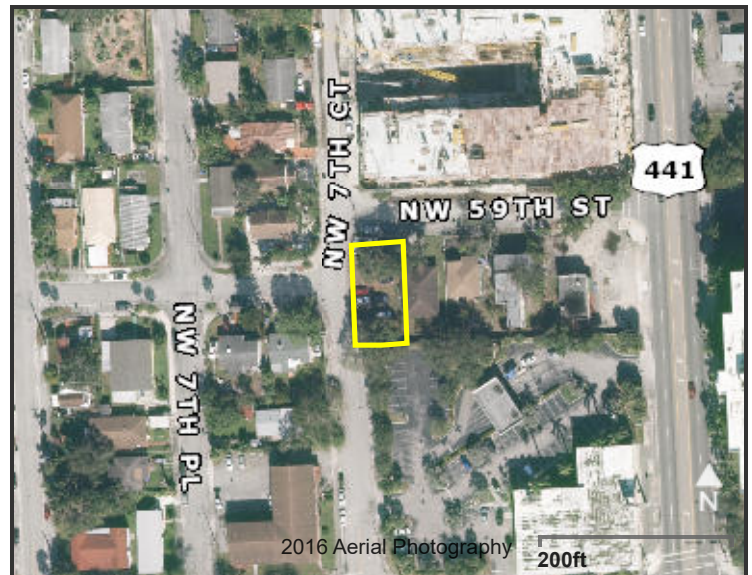


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/20/2019

Property Information	
Folio:	01-3114-000-0130
Property Address:	744 NW 59 ST Miami, FL 33127-1126
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
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	5,489 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$54,890	\$54,890	\$54,890
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$54,890	\$54,890	\$54,890
Assessed Value	\$54,890	\$54,890	\$54,890

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$54,890	\$54,890	\$54,890
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$54,890	\$54,890	\$54,890
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$54,890	\$54,890	\$54,890
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$54,890	\$54,890	\$54,890
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$54,890	\$54,890	\$54,890
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3114-000-0130

Property Address: 744 NW 59 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8-O	6100	Square Ft.	5,489.00	\$54,890

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 : 12/20/2019

Property Information

Folio: 01-3114-000-0130

Property Address: 744 NW 59 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 O	6100	Square Ft.	5,489.00	\$54,890

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 : 12/20/2019

Property Information

Folio: 01-3114-000-0130

Property Address: 744 NW 59 ST Miami, FL 33127-1126

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 O	6100	Square Ft.	5,489.00	\$54,890

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 : 12/20/2019

Property Information

Folio: 01-3114-000-0130

Property Address: 744 NW 59 ST

Full Legal Description

14 53 41 .10 AC

BEG NE COR OF E1/2 OF SE1/4 NE1/4

SE1/4 S396FT W281.64FT FOR POB

N107FT W51.32FT S107FT E51.32FT

TO POB

LOT SIZE 51.300 X 107

CLERKS #94A01477 0495

OR 20382-4561 0502 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/11/2013	\$0	28575-4695	Corrective, tax or QCD; min consideration
06/07/2012	\$100	28481-2194	Corrective, tax or QCD; min consideration
04/30/2012	\$100	28139-4697	Corrective, tax or QCD; min consideration
11/17/2010	\$100	27203-0914	Federal, state or local government agency

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Version:

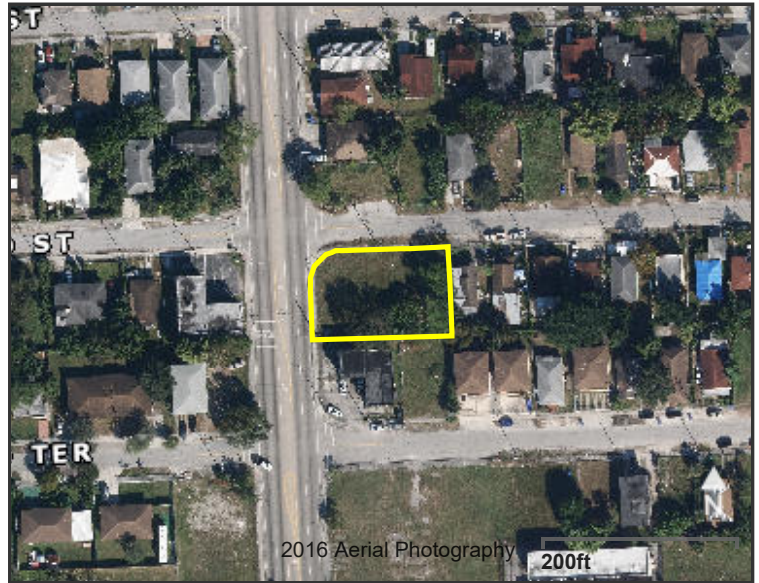


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3114-045-0010
Property Address:	6293 NW 17 AVE Miami, FL 33147-7960
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	3901 GENERAL URBAN 36 U/A LIMITED
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	12,136 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$97,088	\$97,088	\$72,816	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$97,088	\$97,088	\$72,816	
Assessed Value	\$55,555	\$50,505	\$45,914	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$41,533	\$46,583	\$26,902
County	Exemption	\$55,555	\$50,505	\$45,914
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$55,555	\$50,505	\$45,914
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$97,088	\$97,088	\$72,816
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$55,555	\$50,505	\$45,914
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$55,555	\$50,505	\$45,914
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 NW 17 AVE

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4-L	3901	Square Ft.	12,136.00	\$97,088

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 NW 17 AVE

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4-L	3901	Square Ft.	12,136.00	\$97,088

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 NW 17 AVE Miami, FL 33147-7960

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 L	3901	Square Ft.	12,136.00	\$72,816

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 NW 17 AVE

Full Legal Description

14 53 41 .29 AC PB 39-10
JENKINS ADDN TO LIBERTY CITY
LOT 1 & N54.36FT OF S390FT OF
W1/8 OF SW1/4 OF NW1/4 14-53-41
LESS W35FT FOR R/W
LOT SIZE 89.90 X 135

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/23/2012	\$0	28203-3106	Corrective, tax or QCD; min consideration
08/01/2005	\$128,000	23697-3425	Sales which are qualified
03/01/2004	\$0	22112-1240	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 : 12/20/2019

Property Information	
Folio:	01-3125-035-1140
Property Address:	2185 NW 5 PL Miami, FL 33127-4720
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
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	2,812 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$421,800	\$562,400	\$562,400
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$421,800	\$562,400	\$562,400
Assessed Value	\$157,413	\$143,103	\$130,094

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$264,387	\$419,297	\$432,306
County	Exemption	\$157,413	\$143,103	\$130,094
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$157,413	\$143,103	\$130,094
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$421,800	\$562,400	\$562,400
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$157,413	\$143,103	\$130,094
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$157,413	\$143,103	\$130,094
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3125-035-1140

Property Address: 2185 NW 5 PL

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.	2,250.00	\$337,500
GENERAL	T5-O	6101	Square Ft.	562.00	\$84,300

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:



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Generated On : 12/20/2019

Property Information

Folio: 01-3125-035-1140

Property Address: 2185 NW 5 PL

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.	2,250.00	\$450,000
GENERAL	T5 O	6101	Square Ft.	562.00	\$112,400

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 : 12/20/2019

Property Information

Folio: 01-3125-035-1140

Property Address: 2185 NW 5 PL Miami, FL 33127-4720

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.	2,250.00	\$450,000
GENERAL	T5 O	6101	Square Ft.	562.00	\$112,400

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 : 12/20/2019

Property Information

Folio: 01-3125-035-1140

Property Address: 2185 NW 5 PL

Full Legal Description

NORTH WEST 7TH AVE ADD PB 7-36

LOT 6 BLK 6 & S1/2 OF ALLEY LYG

N & ADJ CLOSED PER ORD 13492

LOT SIZE 2812 SQ FT M/L

OR 16597-3202 1194 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/20/2019

Property Information	
Folio:	01-3125-035-1150
Property Address:	2173 NW 5 PL Miami, FL 33127-4720
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
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	2,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$337,500	\$450,000	\$450,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$337,500	\$450,000	\$450,000
Assessed Value	\$21,409	\$19,463	\$17,694

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$316,091	\$430,537	\$432,306
County	Exemption	\$21,409	\$19,463	\$17,694
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$21,409	\$19,463	\$17,694
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$337,500	\$450,000	\$450,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$21,409	\$19,463	\$17,694
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$21,409	\$19,463	\$17,694
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3125-035-1150

Property Address: 2173 NW 5 PL

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.	2,250.00	\$337,500

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3125-035-1150

Property Address: 2173 NW 5 PL

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.	2,250.00	\$450,000

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3125-035-1150

Property Address: 2173 NW 5 PL Miami, FL 33127-4720

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.	2,250.00	\$450,000

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 01-3125-035-1150

Property Address: 2173 NW 5 PL

Full Legal Description

NORTH WEST 7TH AVE ADD PB 7-36

LOT 7 BLK 6

LOT SIZE 30.000 X 75

OR 19276-4585 0900 3

Sales Information

Previous Sale

Price

OR Book-Page

Qualification Description

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Version:

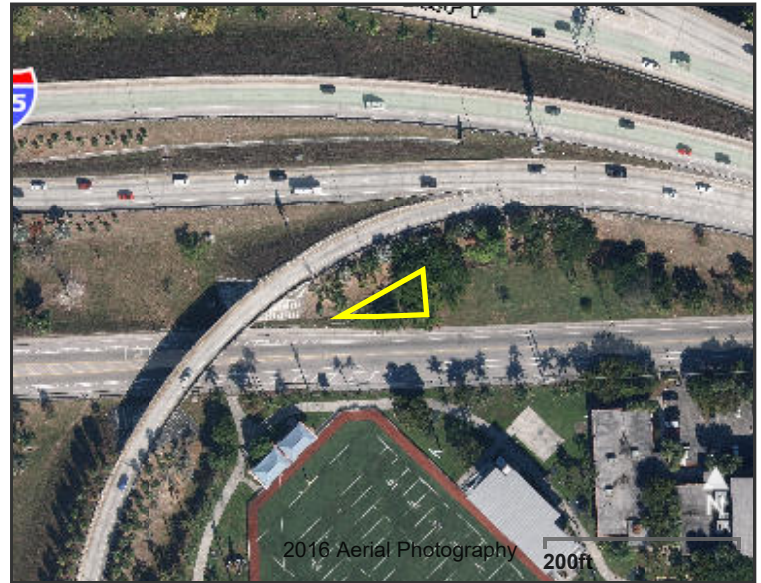


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3136-021-0230
Property Address:	1413 NW 4 AVE Miami, FL 33136-0000
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
PA Primary Zone	8002 PARKS & RECREATION
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	2,214 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$30,996	\$30,996	\$30,996
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$30,996	\$30,996	\$30,996
Assessed Value	\$6,985	\$6,350	\$5,773

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$24,011	\$24,646	\$25,223
County	Exemption	\$6,985	\$6,350	\$5,773
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$6,985	\$6,350	\$5,773
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$30,996	\$30,996	\$30,996
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$6,985	\$6,350	\$5,773
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,985	\$6,350	\$5,773
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0230

Property Address: 1413 NW 4 AVE

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,214.00	\$30,996

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0230

Property Address: 1413 NW 4 AVE

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,214.00	\$30,996

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0230

Property Address: 1413 NW 4 AVE Miami, FL 33136-0000

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,214.00	\$30,996

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0230

Property Address: 1413 NW 4 AVE

Full Legal Description
ERICKSONS SUB PB B-88
LOTS 11 & 12 LESS R/W BLK 2
/AKA PARCEL 1-8/
LOT SIZE 2214 SQUARE FEET

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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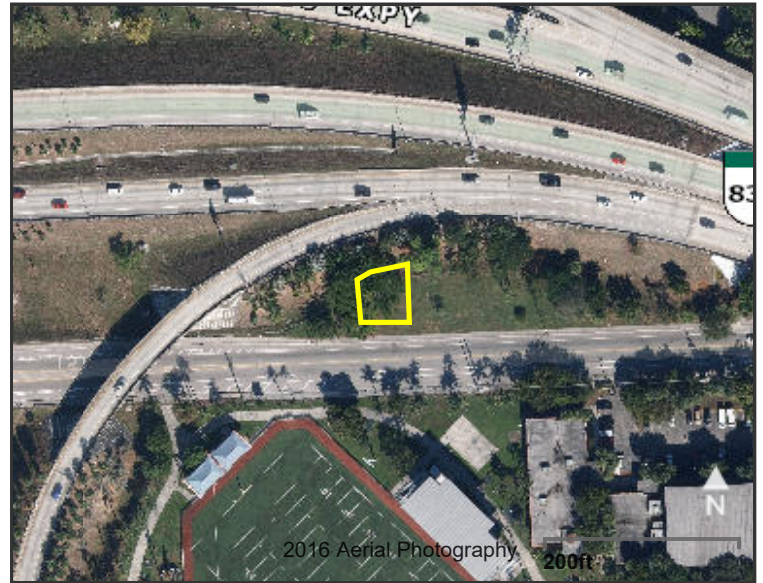


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3136-021-0240
Property Address:	335 NW 14 ST Miami, FL 33136-0000
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
PA Primary Zone	8002 PARKS & RECREATION
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	2,663 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$42,608	\$42,608	\$42,608
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$42,608	\$42,608	\$42,608
Assessed Value	\$9,604	\$8,731	\$7,938

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$33,004	\$33,877	\$34,670
County	Exemption	\$9,604	\$8,731	\$7,938
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$9,604	\$8,731	\$7,938
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$42,608	\$42,608	\$42,608
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$9,604	\$8,731	\$7,938
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,604	\$8,731	\$7,938
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,663.00	\$42,608

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,663.00	\$42,608

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST Miami, FL 33136-0000

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,663.00	\$42,608

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST

Full Legal Description
ERICKSONS SUB PB B-88
LOT 13 LESS THAT N PORT
LYG IN R/W BLK 2
LOT SIZE 2663 SQUARE FEET

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

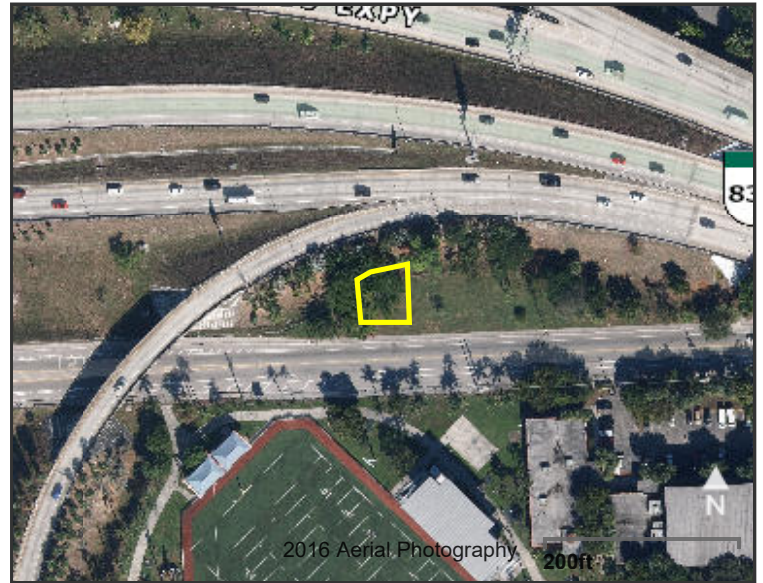


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3136-021-0240
Property Address:	335 NW 14 ST Miami, FL 33136-0000
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
PA Primary Zone	8002 PARKS & RECREATION
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	2,663 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$42,608	\$42,608	\$42,608
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$42,608	\$42,608	\$42,608
Assessed Value	\$9,604	\$8,731	\$7,938

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$33,004	\$33,877	\$34,670
County	Exemption	\$9,604	\$8,731	\$7,938
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$9,604	\$8,731	\$7,938
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$42,608	\$42,608	\$42,608
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$9,604	\$8,731	\$7,938
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,604	\$8,731	\$7,938
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,663.00	\$42,608

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,663.00	\$42,608

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST Miami, FL 33136-0000

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,663.00	\$42,608

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0240

Property Address: 335 NW 14 ST

Full Legal Description
ERICKSONS SUB PB B-88
LOT 13 LESS THAT N PORT
LYG IN R/W BLK 2
LOT SIZE 2663 SQUARE FEET

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3136-021-0260
Property Address:	351 NW 14 ST Miami, FL 33136-0000
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
PA Primary Zone	8002 PARKS & RECREATION
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,054 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$58,026	\$58,026	\$58,026
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$58,026	\$58,026	\$58,026
Assessed Value	\$13,081	\$11,892	\$10,811

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$44,945	\$46,134	\$47,215
County	Exemption	\$13,081	\$11,892	\$10,811
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$13,081	\$11,892	\$10,811
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$58,026	\$58,026	\$58,026
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$13,081	\$11,892	\$10,811
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$13,081	\$11,892	\$10,811
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0260

Property Address: 351 NW 14 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	3,054.00	\$58,026

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0260

Property Address: 351 NW 14 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	3,054.00	\$58,026

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0260

Property Address: 351 NW 14 ST Miami, FL 33136-0000

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	3,054.00	\$58,026

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0260

Property Address: 351 NW 14 ST

Full Legal Description
ERICKSONS SUB PB B-88
BEG SW COR OF LOT 15 N61FT
NELY50.01FT S61.16FT W ALG S/L
50FT TO POB BLK 2
/AKA PARCEL 1-5/
LOT SIZE 3054 SQUARE FEET

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3136-021-0270
Property Address:	333 NW 14 ST Miami, FL 33136-0000
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
PA Primary Zone	8002 PARKS & RECREATION
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	2,665 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$45,305	\$45,305	\$45,305
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$45,305	\$45,305	\$45,305
Assessed Value	\$10,213	\$9,285	\$8,441

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$35,092	\$36,020	\$36,864
County	Exemption	\$10,213	\$9,285	\$8,441
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$10,213	\$9,285	\$8,441
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$45,305	\$45,305	\$45,305
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$10,213	\$9,285	\$8,441
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,213	\$9,285	\$8,441
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0270

Property Address: 333 NW 14 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,665.00	\$45,305

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0270

Property Address: 333 NW 14 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,665.00	\$45,305

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0270

Property Address: 333 NW 14 ST Miami, FL 33136-0000

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	2,665.00	\$45,305

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0270

Property Address: 333 NW 14 ST

Full Legal Description

ERICKSONS SUB PB B-88

BEG SW COR OF LOT 16 N59.51FT

SELY51.30FT S47.09FT W50FT

TO POB BLK 2

LOT SIZE 2665 SQUARE FEET

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3136-021-0280
Property Address:	325 NW 14 ST Miami, FL 33136-0000
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
PA Primary Zone	8002 PARKS & RECREATION
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	1,567 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$26,639	\$26,639	\$26,639
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,639	\$26,639	\$26,639
Assessed Value	\$6,003	\$5,458	\$4,962

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$20,636	\$21,181	\$21,677
County	Exemption	\$6,003	\$5,458	\$4,962
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$6,003	\$5,458	\$4,962
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,639	\$26,639	\$26,639
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$6,003	\$5,458	\$4,962
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,003	\$5,458	\$4,962
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0280

Property Address: 325 NW 14 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	1,567.00	\$26,639

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0280

Property Address: 325 NW 14 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	1,567.00	\$26,639

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0280

Property Address: 325 NW 14 ST Miami, FL 33136-0000

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	1,567.00	\$26,639

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0280

Property Address: 325 NW 14 ST

Full Legal Description
36 53 41
ERICKSONS SUB PB 8-88
BEG SW COR OF LOT 17 N47.29FT
SELY43.08FT S31.04FT W40FT TO POB
BLK 2 /AKA PARCEL 1-3/
LOT SIZE 1567 SQUARE FEET

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/7/2020

Property Information	
Folio:	01-3136-021-0290
Property Address:	315 NW 14 ST Miami, FL 33136-0000
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
PA Primary Zone	8002 PARKS & RECREATION
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	1,948 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$27,272	\$27,272	\$27,272
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$27,272	\$27,272	\$27,272
Assessed Value	\$6,144	\$5,586	\$5,079

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$21,128	\$21,686	\$22,193
County	Exemption	\$6,144	\$5,586	\$5,079
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$6,144	\$5,586	\$5,079
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$27,272	\$27,272	\$27,272
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$6,144	\$5,586	\$5,079
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,144	\$5,586	\$5,079
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0290

Property Address: 315 NW 14 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	1,948.00	\$27,272

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0290

Property Address: 315 NW 14 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	1,948.00	\$27,272

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0290

Property Address: 315 NW 14 ST Miami, FL 33136-0000

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CS	8002	Square Ft.	1,948.00	\$27,272

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

Extra Features			
Description	Year Built	Units	Calc Value

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/7/2020

Property Information

Folio: 01-3136-021-0290

Property Address: 315 NW 14 ST

Full Legal Description

ERICKSONS SUB PB B-88

E10FT OF LOT 17 & W40FT OF

LOT 18 LESS R/W BLK 2

/ AKA PARCEL 1-2/

LOT SIZE 1948 SQUARE FEET

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
---------------	-------	--------------	---------------------------

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Version:

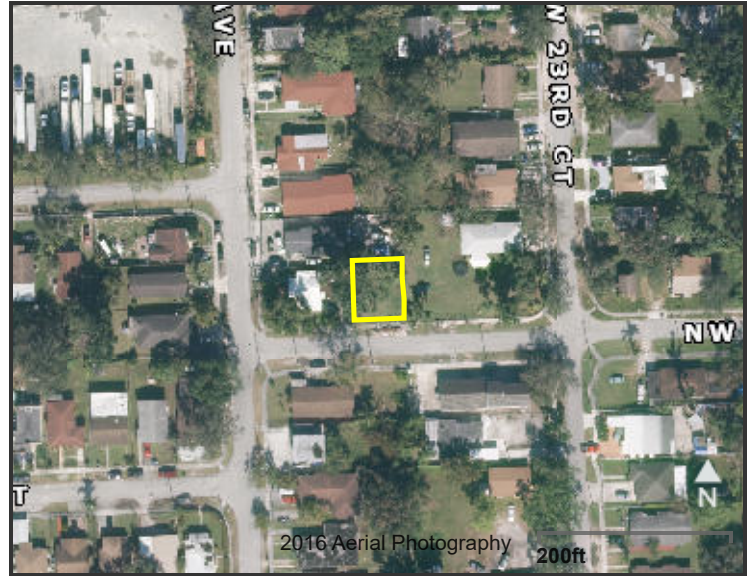


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/20/2019

Property Information	
Folio:	30-3122-025-0530
Property Address:	2375 NW 43 ST Miami, FL 33142-4657
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$31,500	\$22,350	\$20,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$31,500	\$22,350	\$20,250
Assessed Value	\$10,980	\$9,982	\$9,075

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$20,520	\$12,368	\$11,175
County	Exemption	\$10,980	\$9,982	\$9,075

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$10,980	\$9,982	\$9,075
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$31,500	\$22,350	\$20,250
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,980	\$9,982	\$9,075
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	3,000.00	\$31,500

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	3,000.00	\$22,350

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2019

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 ST Miami, FL 33142-4657

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	3,000.00	\$20,250

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 : 12/20/2019

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 ST

Full Legal Description

TREASURE HTS PB 12-72

E50FT OF LOT 13 BLK 3

LOT SIZE 50.000 X 60

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$0	29021-2216	Corrective, tax or QCD; min consideration
03/01/1972	\$9,300	00000-00000	Sales which are qualified

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Version:

Attachment "S"

District 3 - LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 PALMETTO HOMES URBAN DEVELOPMENT GROUP. INC.

	Folio	Annual Tax Revenue Generated	Lot Size	Comm District	2019 Market Value	Legal Description	Zoning	Managing Dept	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type	Acquisition Source
1	3031220070370	\$1,111.51	5,414.2 SQ FT	3	\$62,778.00	FEATHERSTONE PARK PB 13-27 LOT 28 BLK 2	RU-1	PHCD	\$333	ADJACENT SOUTH OF 5010 NW 21 AVE	ISD 5/27/2020	NO	QUIT CLAIM DEED 6/27/2013	CDBG
2	0131120530010	\$2,442.13	7,627 SQ FT	3	\$114,405.00	12 53 41 FRED HILTS RE-SUB PB 16-39 LOT 1	T5-R	PHCD	\$469	7715 NW 1 AVE	ISD 5/27/2020	YES R-175-09	MDC REVERTER 2/16/2016	CDBG
3	0131120530020	\$1,969.21	6,150 SQ FT	3	\$92,250.00	12 53 41 FRED HILTS RE-SUB PB 16-39 LOT 2	T5-R	PHCD	\$378	ADJACENT NORTH OF 7715 NW 1 AVE	ISD 5/27/2020	YES R-175-09	MDC REVERTER 2/16/2016	CDBG
4	0101020801060	\$4,269.28	10,000 SQ FT	3	\$200,000.00	MIAMI NORTH PB B-41 S50FT OF N100FT OF LOTS 11 & 12 & S50FT OF LOTS 11 & 12 BLK 28	T5-R	ISD	\$615	475 NW 9 ST	ISD 5/27/2020	NO	QUIT CLAIM DEED 8/22/2006	
5	0131120480060	\$5,570.34	5,219 SQ FT	3	\$260,950.00	PHOENIX PK SUB PB 6-80 W46.6FT OF LOT 9 LESS S200FT & E2IN OF LOT 10 LESS S200FT BLK 1	T6-8-O	ISD	\$321	7848 NW 1 AVE	ISD 5/27/2020	NO	ESCHEATMENT TAX DEED 2/2/2004	
6	0131140000130	\$1,171.70	5,489 SQ FT	3	\$54,890.00	14 53 41 .10 AC BEG NE COR OF E1/2 OF SE1/4 NE1/4 SE1/4 S396FT W281.64FT POB N107FT W51.32FT S107FT E51.32FT TO POB	T6-8-O	ISD	\$337	744 NW 59 ST	ISD 4/2012	YES R-548-12	QUIT CLAIM DEED 11/3/2011	
7	0131140450010	\$2,072.48	12,136 SQ FT	3	\$97,088.00	14 53 41 .29 AC PB 39-10 JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W	T4-L	ISD	\$745	6293 NW 17 AVE	ISD 5/27/2020	NO	ESCHEATMENT TAX DEED 7/23/2012	
8	0131250351140	\$9,003.91	2,812 SQ FT	3	\$421,800.00	NORTH WEST 7TH AVE ADD PB 7-36 LOT 6 BLK 6 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORD 13492	T5-0	ISD	\$173	2185 NW 5 PL	ISD 5/27/2020	NO	ESCHEATMENT TAX DEED 11/22/1994	
9	0131250351150	\$7,204.41	2,250 SQ FT	3	\$337,500.00	NORTH WEST 7TH AVE ADD PB 7-36 LOT 7 BLK 6	T5-0	ISD	\$139	2173 NW 5 PL	ISD 5/27/2020	NO	ESCHEATMENT TAX DEED 8/4/1993	
10	0131360210230	\$661.65	2,214 SQ FT	3	\$30,996.00	ERICKSONS SUB PB B-88 LOTS 11 & 12 LESS R/W BLK 2 /AKA PARCEL 1-8/	CS	PHCD	\$136	1413 NW 4 AVE	ISD 5/27/2020	NO	FINAL JUDGEMENT 11/5/1969	
11	0131360210240	\$909.53	2,663 SQ FT	3	\$42,608.00	ERICKSONS SUB PB B-88 LOT 13 LESS THAT N PORT LYG IN R/W BLK 2	CS	PHCD	\$164	335 NW 14 ST	ISD 5/27/2020	NO	FINAL JUDGEMENT 11/5/1969	

	Folio	Annual Tax Revenue Generated	Lot Size	Comm District	2019 Market Value	Legal Description	Zoning	Managing Dept	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type	Acquisition Source
12	0131360210250	\$1,143.87	2,977 SQ FT	3	\$53,586.00	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 14 N59.50FT NELY50.01FT S59.59FT W50FT TO POB BLK 2 /AKA PARCEL 1-6/	CS	PHCD	\$183	353 NW 14 ST	ISD 5/27/2020	NO	FINAL JUDGEMENT 6/19/1969	
13	0131360210260	\$1,238.65	3,054 SQ FT	3	\$58,026.00	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 15 N61FT NELY50.01FTS61.16FT W ALG S/L 50FT TO POB BLK 2 /AKA PARCEL 1-5/	CS	PHCD	\$188	351 NW 14 ST	ISD 5/27/2020	NO	FINAL JUDGEMENT 6/11/1969	
14	0131360210270	\$967.10	2,665 SQ FT	3	\$45,305.00	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 16 N59.51FT SELY51.30FT S47.09FT W50FT TO POB BLK 2	CS	PHCD	\$164	333 NW 14 ST	ISD 5/27/2020	NO	FINAL JUDGEMENT 11/18/1969	
15	0131360210280	\$568.65	1,567 SQ FT	3	\$26,639.00	36 53 41 ERICKSONS SUB PB 8-88 BEG SW COR OF LOT 17 N47.29FT SELY43.08FTS31.04FT W40FT TO POB BLK 2 /AKA PARCEL 1-3/	CS	PHCD	\$97	325 NW 14 ST	ISD 5/27/2020	NO	FINAL JUDGEMENT 6/26/1969	
16	0131360210290	\$582.16	1,948 SQ FT	3	\$27,272.00	ERICKSONS SUB PB B-88 E10FT OF LOT 17 & W40FT OF LOT 18 LESS R/W BLK 2 / AKA PARCEL 1-2/	CS	PHCD	\$120	315 NW 14 ST	ISD 5/27/2020	NO	FINAL JUDGEMENT 11/14/1969	
17	3031220250530	\$581.14	3,000 SQ FT	3	\$31,500.00	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3	RU-2	PHCD	\$185	2375 NW 43 ST	ISD 5/27/2020	NO	ESCHEATMENT TAX DEED 1/13/2014	

ATTACHMENT "T"

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS COUNTY DEED (the "Deed"), made this _____ day of _____, 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. 1st Street, Miami, Florida 33128-1963, and **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation ("Palmetto Homes"), whose address is 4952 NW 7th Avenue, Miami, Florida 33127, 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 Palmetto Homes, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palmetto Homes, 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 (collectively the "deed restrictions"):

1. That if the Properties are developed with single-family affordable homes, Palmetto Homes shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, Palmetto Homes shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported

by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Properties are developed as affordable and workforce housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income.
3. That in accordance with the federal Community Development Block Grant ("CDBG") program, which program requirements are set forth in 24 Code of Federal Regulations, Part 570, a minimum of 51% of the housing constructed on the Properties shall be set aside for households whose income do not exceed of 80% of area median income ("AMI") for the County as reported by the United States Department of Housing and Urban Development ("HUD").
4. That at financial closing Palmetto Homes and if the Palmetto Homes shall cause the Properties to be developed with affordable or workforce rental housing, then Palmetto Homes shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Properties.
5. That the Properties shall be developed within two 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 5, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which Palmetto Homes must complete the housing required herein. 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 and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the Palmetto Homes must complete the housing. 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 sixty (60) months 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.

6. That if the Properties are developed with single-family homes as set forth in paragraph 1 of this Deed, the homes developed on the Properties shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event Palmetto Homes fails to sell the homes to qualified homebuyers or sells the homes above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and Palmetto Homes, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 12, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
7. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Palmetto Homes shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Palmetto Homes to notify these residents of the availability of homeownership opportunities.
8. That Palmetto Homes shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
9. That Palmetto Homes shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from Palmetto Homes to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County

Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant.”

10. That Palmetto Homes shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palmetto Homes 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 Palmetto Homes may encumber the Properties with:

- a. Any mortgage(s)) in favor of any institutional or government lender or any investor or 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 Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by Palmetto Homes (together, the “Improvements”) as determined by an appraiser selected by Palmetto Homes; and
- b. Any mortgage(s) in favor of any institutional lender or investor 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 selected by Palmetto Homes.
- c. Any mortgage(s) mortgages 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.

Notwithstanding the foregoing, the deed restrictions set forth herein, including but not limited to the rental regulatory agreement, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, including the rental regulatory agreement, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the “successors heirs and assigns” of Palmetto Homes.

11. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 10(a) or (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) selected by Palmetto Homes, stating the value of the Properties 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, subject to the deed restrictions. 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.

12. If in the sole discretion of the County, (a) Palmetto Homes ceases to exist prior to sale or rental of the housing contemplated herein; (b) Palmetto Homes fails to rent or sell the homes within the sale or rental limits described herein; (c) Palmetto Homes fails to construct the housing project contemplated herein within two (2) years of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, Palmetto Homes shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If Palmetto Homes fails to remedy such default within sixty (60) 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, Palmetto Homes shall immediately deed the 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 such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Palmetto Homes. The County retains such 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. Should the Properties revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.
13. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.
14. 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 Palmetto Homes 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. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2020.

IN WITNESS WHEREOF, PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2020, and it is hereby approved and accepted.

Witness/Attest

By: _____
Name: _____
Title: _____

Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020 by _____ as _____, on behalf of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.,** a Florida not-for-profit corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT A

FOLIO NUMBER

LEGAL DESCRIPTIONS

30-3122-007-0370	FEATHERSTONE PARK PB 13-27 LOT 28 BLK 2
01-3112-053-0010	FRED HILTS RE-SUB PB 16-39 LOT 1
01-3112-053-0020	FRED HILTS RE-SUB PB 16-39 LOT 2

EXHIBIT B
CDBG REPORTING FORM



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

LIMITED INCOME (LMI) / LIMITED CLIENTELE (LMC) / LIMITED JOBS (LMJ) / LIMITED HOUSING (LMH)

NAME:		PHONE:	
ADDRESS:		ZIP:	
Gender: ☐ Male ☐ Female			
Ethnicity: ☐ Hispanic ☐ Not Hispanic			
Race (Please check the race category which applies to you):			
☐ White	☐ Black/African American	☐ American Indian/Alaskan Native	
☐ Asian	☐ Black/African American & White	☐ American Indian/Alaskan Native & White	
☐ Asian & White	☐ Native Hawaiian/Other Pacific Islander	☐ Other: Multi Racial	
☐ American Indian or Alaskan Native & Black/African American			
List Yourself and all Other Persons Occupying Home			
Relationship	Gender	Age	Employed?
1. Self			☐ Yes ☐ No
2.			☐ Yes ☐ No
3.			☐ Yes ☐ No
4.			☐ Yes ☐ No
5.			☐ Yes ☐ No
6.			☐ Yes ☐ No
7.			☐ Yes ☐ No
8.			☐ Yes ☐ No

INCOME VERIFICATION DATA		
<p>The assistance you receive is determined in part by the size of your household and your income. All income and assets will require verification before eligibility will be granted. Income includes all money coming into the household from all persons over 18 years old. Wages, salaries, tips, commissions; Self-employment income; Retirement, Survivor, or Disability pensions; Social Security or Railroad retirement; Supplemental Security Income, Aid to Families with Dependent Children (AFDC), Temporary Assistance to Needy Families (TANF), Food Stamps, or other public assistance, or public welfare programs; Interest, dividends, net rental income, or income from estates or trusts; and any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, alimony, and child support must be disclosed.</p>		
Household Member	Source of Income	Gross Monthly Amount Received
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$
<p>Income Eligibility Acceptable Documentation: Copy of Pay Stubs (from previous employer), Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF) Official Printout/letter, Food Stamp Official Printout/letter, Letter confirming amount of unemployment benefits received, proof of child support or alimony, proof of SSA/SSI or Veteran's Benefits, or proof of retirement income. MUST ATTACH A COPY OF DOCUMENTS – NO EXCEPTIONS.</p>		

I, the undersigned applicant, do hereby authorize _____ to verify my personal records, including wages, pensions, and investments. It is understood that this authorization is granted for the sole purpose of certifying my eligibility for federal financial assistance, and that all information acquired in this regard will remain confidential.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Signature of Applicant

Date





PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

CDBG INCOME ELIGIBILITY	24 CFR 570.208	
Activity classified under family size and income	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
Activity is classified based on income eligibility requirements that restrict it exclusively to low- and moderate-income persons	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

DEFINITIONS / 24 CFR 570.3

Family means all persons living in the same household who are related by birth, marriage or adoption.

Household means all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Income. For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under 570.208(a)(1)(vi). Activities qualifying under 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The **three definitions** are as follows:

(i) Annual income as defined under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable).

Estimated annual income shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

Low- and moderate-income household means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

Low- and moderate-income person means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

Low-income household means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

Low-income person means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

INSTRUCTIONS FOR IMPLEMENTING AGENCY

You must first seek third party verification. This is a verification that is received directly from the source of income. The request can be by mail, fax, or email. It must be clearly evidenced that it was received from the source.

FY 2019 INCOME LIMITS Effective April 24, 2019

Area Median Income (AMI): \$54,900				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
☐	1	☐	\$17,800	☐	\$29,650	☐	\$47,450
☐	2	☐	\$20,350	☐	\$33,900	☐	\$54,200
☐	3	☐	\$22,900	☐	\$38,150	☐	\$61,000
☐	4	☐	\$25,750	☐	\$42,350	☐	\$67,750
☐	5	☐	\$30,170	☐	\$45,750	☐	\$73,200
☐	6	☐	\$34,590	☐	\$49,150	☐	\$78,600
☐	7	☐	\$39,010	☐	\$52,550	☐	\$84,050
☐	8	☐	\$43,430	☐	\$55,950	☐	\$89,450

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.

CD/17/51712/V3

ATTACHMENT "U"

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS COUNTY DEED (the "Deed"), made this _____ day of _____, 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. 1st Street, Miami, Florida 33128-1963, and **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation ("Palmetto Homes"), whose address is 4952 NW 7th Avenue, Miami, Florida 33127, 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 Palmetto Homes, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palmetto Homes, 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 (collectively the "deed restrictions"):

1. That if the Properties are developed with single-family affordable homes, Palmetto Homes shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, Palmetto Homes shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported

by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Properties are developed as affordable and workforce housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income.
3. That at financial closing Palmetto Homes and if the Palmetto Homes shall cause the Properties to be developed with affordable or workforce rental housing, then Palmetto Homes shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Properties.
4. That the Properties shall be developed within two 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 4, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which Palmetto Homes must complete the housing required herein. 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 and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the Palmetto Homes must complete the housing. 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 sixty (60) months 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.
5. That if the Properties are developed with single-family homes as set forth in paragraph 1 of this Deed, the homes developed on the Properties shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed Two Hundred Five Thousand Dollars and 00/100

(\$205,000.00). In the event Palmetto Homes fails to sell the homes to qualified homebuyers or sells the homes above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and Palmetto Homes, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 11, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Palmetto Homes shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Palmetto Homes to notify these residents of the availability of homeownership opportunities.
7. That Palmetto Homes shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That Palmetto Homes shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from Palmetto Homes to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

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

9. That Palmetto Homes shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palmetto Homes 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 Palmetto Homes may encumber the Properties with:

- a. Any mortgages in favor of any institutional or government lender or any investor or 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 Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by Palmetto Homes (together, the "Improvements") as determined by an appraiser selected by Palmetto Homes; and
- b. Any mortgage(s) in favor of any institutional lender or investor 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 selected by Palmetto Homes.
- 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.

Notwithstanding the foregoing, the deed restrictions set forth herein, including but not limited to the rental regulatory agreement, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, including the rental regulatory agreement, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the "successors heirs and assigns" of Palmetto Homes.

10. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 9(a) or (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) selected by Palmetto Homes, stating the value of the Properties 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, subject to the deed restrictions. 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.

11. If in the sole discretion of the County, (a) Palmetto Homes ceases to exist prior to sale

or rental of the housing contemplated herein; (b) Palmetto Homes fails to rent or sell the homes within the sale or rental limits described herein; (c) Palmetto Homes fails to construct the housing project contemplated herein within two (2) years of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, Palmetto Homes shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If Palmetto Homes fails to remedy such default within sixty (60) 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, Palmetto Homes shall immediately deed the 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 such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Palmetto Homes. The County retains such 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. Should the Properties revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

12. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.
13. 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 Palmetto Homes 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. _____ approved by the Board
of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____,
2020.

IN WITNESS WHEREOF, PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2020, and it is hereby approved and accepted.

Witness/Attest

By: _____
Name: _____
Title: _____

Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020 by _____ as _____, on behalf of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.,** a Florida not-for-profit corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT A

FOLIO NUMBER	LEGAL DESCRIPTIONS
01-0102-080-1060	MIAMI NORTH PB B-41 S50FT OF N100FT OF LOTS 11 & 12 & S50FT OF LOTS 11 & 12 BLK 282
01-3112-048-0060	PHOENIX PK SUB PB 6-80 W46.6FT OF LOT 9 LESS S200FT & E2IN OF LOT 10 LESS S200FT BLK 1
01-3114-000-0130	BEG NE COR OF E1/2 OF SE1/4 NE1/4 SE1/4 S396FT W281.64FT FOR POB N107FT W51.32FT S107FT E51.32FT TO POB
01-3114-045-0010	JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W
01-3125-035-1140	NORTH WEST 7TH AVE ADD PB 7-36 LOT 6 BLK 6 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORD 13492
01-3125-035-1150	NORTH WEST 7TH AVE ADD PB 7-36 LOT 7 BLK 6
01-3136-021-0230	ERICKSONS SUB PB B-88 LOTS 11 & 12 LESS R/W BLK 2 /AKA PARCEL 1-8/

01-3136-021-0240	ERICKSONS SUB PB B-88 LOT 13 LESS THAT N PORT LYG IN R/W BLK 2
01-3136-021-0240	ERICKSONS SUB PB B-88 LOT 13 LESS THAT N PORT LYG IN R/W BLK 2
01-3136-021-0260	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 15 N61FT NELY50.01FT S61.16FT W ALG S/L 50FT TO POB BLK 2 /AKA PARCEL 1-5/
01-3136-021-0270	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 16 N59.51FT SELY51.30FT S47.09FT W50FT TO POB BLK 2
01-3136-021-0280	ERICKSONS SUB PB 8-88 BEG SW COR OF LOT 17 N47.29FT SELY43.08FT S31.04FT W40FT TO POB BLK 2 /AKA PARCEL 1-3/
01-3136-021-0290	ERICKSONS SUB PB B-88 E10FT OF LOT 17 & W40FT OF LOT 18 LESS R/W BLK 2 / AKA PARCEL 1-2/
30-3122-025-0530	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3

ATTACHMENT "V"

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 **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation, its heirs, successors and assigns (hereinafter referred to as the "Owner"), whose address 4952 NW 7th Avenue, Miami, Florida 33127 for the purposes outlined in that certain County Deed, dated _____, 2020 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, all the units must have rents which are 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 rentals will include the following services to each unit: **[INSERT TERMS]**
 - d) Owner agrees that upon any violation of the provisions of this agreement, the County, through its agent, the County 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 the Mortgage and/or this Agreement, and effective upon the date of such default, the County may:

- i) Declare the whole indebtedness under the Note evidencing the Loan immediately due and payable and then proceed with foreclosure of the Mortgage;
- ii) 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 Units 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 project.

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.

I. 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 disable, 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.

II. 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").

- A) 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. Annual inspections shall be at the rates and for the activities noted in the Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit C . Should the Owner be awarded funds through PHCD's request for application (RFA) process, said per unit cost in Exhibit C, shall be waived. 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.

- B) 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 inspection and the time and method of compliance and corrective action that must be taken.
- C) The dwelling units shall contain at least one bedroom of appropriate size for each two persons.

III. Lease Agreement, Selection Policy and Management Plan

Prior to initial rent-up and occupancy, the Owner will submit the following documents to PHCD:

- A) Proposed form of resident application.
- B) Proposed form of occupancy agreement.
- C) Applicant screening and tenant selection policies.
- D) Maintenance and management plan which shall include the following information:
 - 1. A schedule for the performance of routine maintenance such as up-keep of common areas, extermination services, etc.
 - 2. A schedule for the performance of non-routine maintenance such as painting and reconditioning of dwelling units, painting of building exteriors, etc.
 - 3. A list of equipment to be provided in each dwelling unit.
 - 4. A proposed schedule for replacement of dwelling equipment.
 - 5. A list of tenant services, if any, to be provided to residents.
- E) At any time (monthly, quarterly, annually), the Owner agrees that the County has the right to:
 - 1. Evaluate and test the Waiting List Policies.
 - 2. Pull records to review and assess any and all abnormalities relative to the demographic mix. Ensure fair and equal access to the units were offered by the Owner and its agents.

The Owner agrees that the County has the right to refer eligible applicants for housing. The Owner shall not deny housing opportunities to eligible, qualified families, including those with Section 8 Housing Choice Vouchers, unless the Owner is able to demonstrate a good cause basis for denying the housing as determined by PHCD in its sole and absolute discretion.

Pursuant to the Miami-Dade Board of County Commissioners' Resolution No. R-34-15, the Owner, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity, and after issuance of certificate of occupancy. The Owner, its agents and/or representatives shall also provide the County with the contact information for the Owner, its, agents and/or representatives.

IV. Affirmative Marketing Plan

- A) Owner shall forward to PHCD within fifteen (15) days of execution of this Agreement an Affirmative Marketing Program for PHCD's approval which incorporates the requirements as set forth by the County to attract and identify prospective renters or homebuyers (as applicable), regardless of sex, of all minority and majority groups, to the Project, particularly groups that are not likely to be aware of the Project. The Affirmative Marketing Program should include efforts designed to make such persons/groups aware of the available housing, including, but not limited to the following activities:
 - 1. Annually submit proof of advertising in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons in an effort to afford all ethnic groups the opportunity to obtain affordable housing; and
 - 2. The Owner shall provide proof of other special marketing efforts including advertising Multiple Listings Service (MLS) through a licensed real estate professional.
- B) The Affirmative Marketing Program shall be submitted to PHCD for approval at least every five (5) years and when there are significant changes in the demographics of the project or the local housing market area.

V. Financial Reports

- A) Annually, the Owner shall transmit to the County a certified annual operating statement showing project income, expenses, assets, liabilities, contracts, mortgage payments and deposits to any required reserve accounts (the "Operating Statement"). PHCD will review the Operating statement to insure conformance with all provisions contained in this Agreement.
- B) The Owner will create a reserve for maintenance to be funded \$300 per unit per year. This reserve may be combined with reserve accounts required by any other parties making loans to Owner and will be deemed satisfied by any deposits made by Owner in accordance with loan documents which contain a maintenance reserve requirement of at least \$300 per unit per year.

VI. Action By or Notice to the County

Unless specifically provided otherwise herein, any action to be taken by, approvals made by, or notices to or received by the County required by this Agreement shall be taken, made by, given or delivered to:

County Mayor
Miami-Dade County
111 NW 1st Street, 29th Floor
Miami, Florida 33128
Attn: County Mayor

Copy to:

Department of Public Housing and Community Development
701 N. W. 1 Court
14th Floor
Miami, Florida 33136
Attn: Director

Copy to:

Miami-Dade County Attorney's Office
111 N.W. 1 Street
Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.

or any of their successor agencies or departments.

VII. Recourse:

In the event of a default by the Owner under this Agreement, Lender shall have all remedies available to it at law and equity.

VIII. Rights of Third Parties:

Except as provided herein, all conditions of the County hereunder are imposed solely and exclusively for the benefit of the Count and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions or be entitled to assume that the County will make advances in the absence of strict compliance with any or all conditions of County and no other person shall under any circumstances, be deemed to be a beneficiary of this Agreement or the loan documents associated with this Agreement, any provisions of which may be freely waived in whole or in part by the County at any time if, in their sole discretion, they deem it desirable to do so. In particular, the County make no representations and assume no duties or obligations as to third parties concerning the quality of the construction by the Owner of the Property or the absence therefrom of defects.

SIGNATURES APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, County and Owner have caused this Agreement to be executed on the date first above written.

By: _____
NAME AND TITLE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020 by _____ as _____, on behalf of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

Notary Public
State of Florida at Large

My Commission Expires:

MIAMI-DADE COUNTY, FLORIDA

By: _____
COUNTY MAYOR OR DEPUTY MAYOR

ATTEST:

HARVEY RUVIN, CLERK

By: _____
DEPUTY CLERK

Approved as to form and legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

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EXHIBIT B

Rents:

Number of Units	Type	Gross Rent	Utility	Net Rent

At the discretion of the County, up to twenty percent (20%) of the rental units, per project, may be designated for Housing Choice Voucher (Section 8) subsidy, either project-based or tenant-based. The Owner shall not deny housing opportunities to eligible, qualified Housing Choice Voucher (Section 8) applicants referred by the County, unless good cause is documented by the Owner and submitted to the County.

NOTE:

LOAN DOCUMENT INFORMATION TO BE PROVIDED FOLLOWING RECORDING OF MORTGAGE

Mortgage Document No: _____

Date Recorded: _____

Book Number: _____

Page Number: _____

County: MIAMI-DADE
State: FLORIDA

EXHIBIT C*

Public Housing and Community Development		
Rental Regulatory Agreement, Compliance, and Monitoring Unit		
Cost Per Unit*		
Fiscal Year 2019-2020		
Activity	Unit Cost**	Comments
Inspection	\$32.45	Housing Quality Standards Review
File Review	\$55.86	Eligibility, Income, and Rental Calculation Review
Administrative	\$32.78	Supervisory Oversight
Travel	\$5.74	Car and Public Transportation Pass
Overhead	\$8.59	Rent, Phone, Supplies
Total Per Unit Cost*	\$135.41	
**Cost shall increase at the rate of 3% each year.		
Examples:		
A: Cost to conduct a 10 Unit Review for a project would be \$1,354.14		
B: Cost to conduct a 30 Unit Review for a project would be \$4,062.42		

** The Unit Cost in Exhibit C is a Fiscal Year 2019-20 sample for illustration purposes only. The applicable cost per unit schedule in each Rental Regulatory Agreement will match the amounts set for the respective fiscal year in which the Rental Regulatory Agreement is executed.*

*** The unit cost for each activity will increase by three percent each year.*



CFN 2020R0633443
OR BK 32178 Pgs 2605-2613 (9Pgs)
RECORDED 11/02/2020 11:22:44
DEED DOC TAX \$0.60
SURTAX \$0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

ATTACHMENT "U"

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS COUNTY DEED (the "Deed"), made this 21st day of October 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. 1st Street, Miami, Florida 33128-1963, and **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation ("Palmetto Homes"), whose address is 4952 NW 7th Avenue, Miami, Florida 33127, 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 Palmetto Homes, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palmetto Homes, 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 (collectively the "deed restrictions"):

1. That if the Properties are developed with single-family affordable homes, Palmetto Homes shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, Palmetto Homes shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported



by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Properties are developed as affordable and workforce housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income.
3. That at financial closing Palmetto Homes and if the Palmetto Homes shall cause the Properties to be developed with affordable or workforce rental housing, then Palmetto Homes shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Properties.
4. That the Properties shall be developed within two 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 4, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which Palmetto Homes must complete the housing required herein. 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 and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the Palmetto Homes must complete the housing. 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 sixty (60) months 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.
5. That if the Properties are developed with single-family homes as set forth in paragraph 1 of this Deed, the homes developed on the Properties shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed Two Hundred Five Thousand Dollars and 00/100



(\$205,000.00). In the event Palmetto Homes fails to sell the homes to qualified homebuyers or sells the homes above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and Palmetto Homes, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 11, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Palmetto Homes shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Palmetto Homes to notify these residents of the availability of homeownership opportunities.
7. That Palmetto Homes shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That Palmetto Homes shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from Palmetto Homes to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

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

9. That Palmetto Homes shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palmetto Homes shall not suffer any



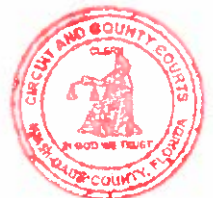
levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Palmetto Homes may encumber the Properties with:

- a. Any mortgages in favor of any institutional or government lender or any investor or 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 Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by Palmetto Homes (together, the "Improvements") as determined by an appraiser selected by Palmetto Homes; and
- b. Any mortgage(s) in favor of any institutional lender or investor 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 selected by Palmetto Homes.
- 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.

Notwithstanding the foregoing, the deed restrictions set forth herein, including but not limited to the rental regulatory agreement, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, including the rental regulatory agreement, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the "successors heirs and assigns" of Palmetto Homes.

10. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 9(a) or (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) selected by Palmetto Homes, stating the value of the Properties 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, subject to the deed restrictions. 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.

11. If in the sole discretion of the County, (a) Palmetto Homes ceases to exist prior to sale



or rental of the housing contemplated herein; (b) Palmetto Homes fails to rent or sell the homes within the sale or rental limits described herein; (c) Palmetto Homes fails to construct the housing project contemplated herein within two (2) years of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, Palmetto Homes shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If Palmetto Homes fails to remedy such default within sixty (60) 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, Palmetto Homes shall immediately deed the 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 such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Palmetto Homes. The County retains such 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. Should the Properties revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

12. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.
13. 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 Palmetto Homes 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)



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

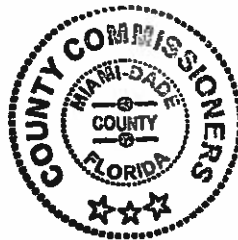
By: _____

Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____

Terrence A. Smith
Assistant County Attorney



The foregoing was authorized by Resolution No. R-772-20__ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 21st day of July, 2020.



IN WITNESS WHEREOF, PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 28th day of September, 2020, and it is hereby approved and accepted.

Alhail Warren
Witness/Attest

Glenn Vanejos
Witness/Attest

By: Tashala Knowles
Name: TASHALA KNOWLES
Title: PRESIDENT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of September, 2020 by Tashala Knowles as _____, on behalf of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation. S/he is personally known to me or has produced a Florida Driver's License No. K642-812-72-828.0 as identification.



[Signature]
Notary Public
State of Florida at Large

My Commission Expires: 07/09/2022

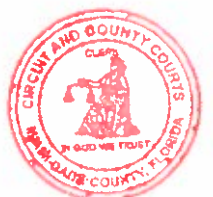


EXHIBIT A

FOLIO NUMBER	LEGAL DESCRIPTIONS
01-0102-080-1060	MIAMI NORTH PB B-41 S50FT OF N100FT OF LOTS 11 & 12 & S50FT OF LOTS 11 & 12 BLK 282
01-3112-048-0060	PHOENIX PK SUB PB 6-80 W46.6FT OF LOT 9 LESS S200FT & E2IN OF LOT 10 LESS S200FT BLK 1
01-3114-000-0130	BEG NE COR OF E1/2 OF SE1/4 NE1/4 SE1/4 S396FT W281.64FT FOR POB N107FT W51.32FT S107FT E51.32FT TO POB
01-3114-045-0010	JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W
01-3125-035-1140	NORTH WEST 7TH AVE ADD PB 7-36 LOT 6 BLK 6 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORD 13492
01-3125-035-1150	NORTH WEST 7TH AVE ADD PB 7-36 LOT 7 BLK 6
01-3136-021-0230	ERICKSONS SUB PB B-88 LOTS 11 & 12 LESS R/W BLK 2 /AKA PARCEL 1-8/



01-3136-021-0240	ERICKSONS SUB PB B-88 LOT 13 LESS THAT N PORT LYG IN R/W BLK 2
01-3136-021-0240	ERICKSONS SUB PB B-88 LOT 13 LESS THAT N PORT LYG IN R/W BLK 2
01-3136-021-0260	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 15 N61FT NELY50.01FT S61.16FT W ALG S/L 50FT TO POB BLK 2 /AKA PARCEL 1-5/
01-3136-021-0270	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 16 N59.51FT SELY51.30FT S47.09FT W50FT TO POB BLK 2
01-3136-021-0280	ERICKSONS SUB PB 8-88 BEG SW COR OF LOT 17 N47.29FT SELY43.08FT S31.04FT W40FT TO POB BLK 2 /AKA PARCEL 1-3/
01-3136-021-0290	ERICKSONS SUB PB B-88 E10FT OF LOT 17 & W40FT OF LOT 18 LESS R/W BLK 2 / AKA PARCEL 1-2/
30-3122-025-0530	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on NOV 02 2020 day of

WITNESS my hand and Official Seal.
HARVEY RUBIN, Clerk of Circuit and County Courts
By TANASHIA ARNOLD D.C.



TANASHIA ARNOLD #201144



CFN 2020R0633442
OR BK 32178 Pgs 2597-2604 (8Pgs)
RECORDED 11/02/2020 11:22:44
DEED DOC TAX \$0.60
SURTAX \$0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

ATTACHMENT "U"

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

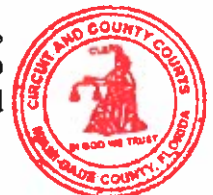
THIS COUNTY DEED (the "Deed"), made this 21st day of October 2020 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1st Street, Miami, Florida 33128-1963, and **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation ("Palmetto Homes"), whose address is 4952 NW 7th Avenue, Miami, Florida 33127, 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 Palmetto Homes, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palmetto Homes, 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 (collectively the "deed restrictions"):

1. That if the Properties are developed with single-family affordable homes, Palmetto Homes shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, Palmetto Homes shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported



by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Properties are developed as affordable and workforce housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income.
3. That in accordance with the federal Community Development Block Grant ("CDBG") program, which program requirements are set forth in 24 Code of Federal Regulations, Part 570, a minimum of 51% of the housing constructed on the Properties shall be set aside for households whose income do not exceed of 80% of area median income ("AMI") for the County as reported by the United States Department of Housing and Urban Development ("HUD").
4. That at financial closing Palmetto Homes and if the Palmetto Homes shall cause the Properties to be developed with affordable or workforce rental housing, then Palmetto Homes shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Properties.
5. That the Properties shall be developed within two 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 5, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which Palmetto Homes must complete the housing required herein. 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 and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the Palmetto Homes must complete the housing. 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 sixty (60) months 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.

6. That if the Properties are developed with single-family homes as set forth in paragraph 1 of this Deed, the homes developed on the Properties shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event Palmetto Homes fails to sell the homes to qualified homebuyers or sells the homes above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and Palmetto Homes, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 12, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
7. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Palmetto Homes shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Palmetto Homes to notify these residents of the availability of homeownership opportunities.
8. That Palmetto Homes shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
9. That Palmetto Homes shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from Palmetto Homes to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County



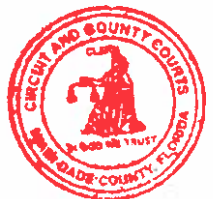
Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

10. That Palmetto Homes shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palmetto Homes 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 Palmetto Homes may encumber the Properties with:

- a. Any mortgage(s) in favor of any institutional or government lender or any investor or 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 Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by Palmetto Homes (together, the "Improvements") as determined by an appraiser selected by Palmetto Homes; and
- b. Any mortgage(s) in favor of any institutional lender or investor 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 selected by Palmetto Homes.
- c. Any mortgage(s) mortgages 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.

Notwithstanding the foregoing, the deed restrictions set forth herein, including but not limited to the rental regulatory agreement, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, including the rental regulatory agreement, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the "successors heirs and assigns" of Palmetto Homes.

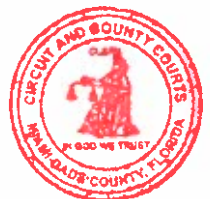
11. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 10(a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI) (or member of any similar or successor organization) selected by Palmetto Homes, stating the value of the Properties 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, subject to the deed restrictions. 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.

12. If in the sole discretion of the County, (a) Palmetto Homes ceases to exist prior to sale or rental of the housing contemplated herein; (b) Palmetto Homes fails to rent or sell the homes within the sale or rental limits described herein; (c) Palmetto Homes fails to construct the housing project contemplated herein within two (2) years of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, Palmetto Homes shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If Palmetto Homes fails to remedy such default within sixty (60) 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, Palmetto Homes shall immediately deed the 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 such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Palmetto Homes. The County retains such 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. Should the Properties revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.
13. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.
14. 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 Palmetto Homes 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

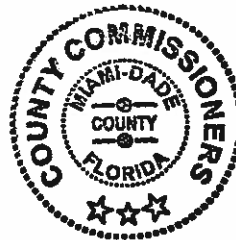
By: _____

Audrey M. Edmonson, Chairwoman

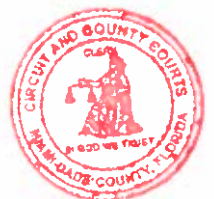
Approved for legal sufficiency:

By: _____

Terrence A. Smith
Assistant County Attorney



The foregoing was authorized by Resolution No. R-772-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 21st day of July, 2020.



IN WITNESS WHEREOF, PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 28th day of September, 2020, and it is hereby approved and accepted.

Michael Warren
Witness/Attest

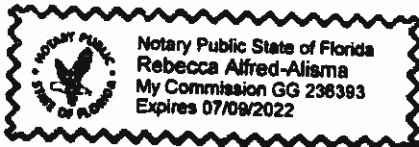
Gloria Vanepps
Witness/Attest

By: Tashala Knowles
Name: TASHALA KNOWLES
Title: PRESIDENT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of Sep., 2020 by Tashala Knowles as _____, on behalf of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation. S/he is personally known to me or has produced a Florida Driver's License No. K542-812-72-828-0 as identification.



My Commission Expires:

Rebecca Alfred-Alisma
Notary Public
State of Florida at Large



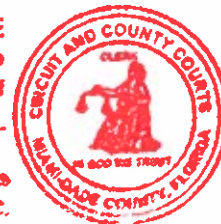
EXHIBIT A

FOLIO NUMBER

LEGAL DESCRIPTIONS

30-3122-007-0370	FEATHERSTONE PARK PB 13-27 LOT 28 BLK 2
01-3112-053-0010	FRED HILTS RE-SUB PB 16-39 LOT 1
01-3112-053-0020	FRED HILTS RE-SUB PB 16-39 LOT 2

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on NOV 02 2020 day of AD 20
WITNESS my hand and Official Seal.
HARVEY RUVIN, Clerk of Circuit and County Courts
By Tanashia Arnold P.C.



TANASHIA ARNOLD #201144



CFN 2022R0084488
OR BK 32988 Pgs 2639-2647 (9Pgs)
RECORDED 01/28/2022 12:05:16
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

Folio No: See Exhibit "A" attached.

CORRECTIVE COUNTY DEED

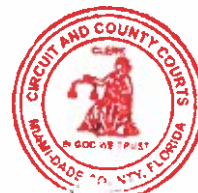
The purpose of this Corrective County Deed ("Corrective Deed") is to (1) correct the number assigned to the Miami-Dade Board of County Commissioners' resolution that authorized the conveyance of the properties; and (2) to correct a scrivener's error in the original County Deed ("Deed"), dated October 21, 2020, and recorded in the Official Records Book 32178, Pages 2597-2604 of the Public Records of Miami-Dade County on November 2, 2020. The Deed includes a duplicated folio number and legal description (Folio No. 01-3136-021-0240). This Corrective Deed adds the correct folio number and legal description (Folio No. 01-3136-021-0250), as more fully described in Exhibit A attached hereto and incorporated herein by reference. This Corrective County Deed shall supersede and replace that County Deed.

THIS COUNTY DEED (the "Deed"), made this 21st day of Jan., 2022 by MIAMI-DADE COUNTY, a political subdivision of the State of Florida (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1st Street, Miami, Florida 33128-1963, and PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., a Florida not-for-profit corporation ("Palmetto Homes"), whose address is 4952 NW 7th Avenue, Miami, Florida 33127, or its successors and assigns.

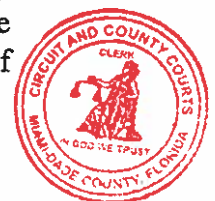
WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by Palmetto Homes, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palmetto Homes, their successors and assigns forever, the following described land lying 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 (collectively the "deed restrictions"):



1. That if the Properties are developed with single-family affordable homes, Palmetto Homes shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, Palmetto Homes shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That if the Properties are developed as affordable and workforce housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income.
3. That at financial closing Palmetto Homes and if the Palmetto Homes shall cause the Properties to be developed with affordable or workforce rental housing, then Palmetto Homes shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Properties.
4. That the Properties shall be developed within two 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 4, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which Palmetto Homes must complete the housing required herein. 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 and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the Palmetto Homes must complete the housing. 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 sixty (60) months 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.

5. That if the Properties are developed with single-family homes as set forth in paragraph 1 of this Deed, the homes developed on the Properties shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event Palmetto Homes fails to sell the homes to qualified homebuyers or sells the homes above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and Palmetto Homes, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 11, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
6. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Palmetto Homes shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Palmetto Homes to notify these residents of the availability of homeownership opportunities.
7. That Palmetto Homes shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That Palmetto Homes shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from Palmetto Homes to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

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



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

9. That Palmetto Homes shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palmetto Homes 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 Palmetto Homes may encumber the Properties with:
 - a. Any mortgages in favor of any institutional or government lender or any investor or 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 Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by Palmetto Homes (together, the "Improvements") as determined by an appraiser selected by Palmetto Homes; and
 - b. Any mortgage(s) in favor of any institutional lender or investor 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 selected by Palmetto Homes.
 - 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.

Notwithstanding the foregoing, the deed restrictions set forth herein, including but not limited to the rental regulatory agreement, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, including the rental regulatory agreement, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the "successors heirs and assigns" of Palmetto Homes.

10. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 9(a) or (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) selected by Palmetto Homes, stating the value of the Properties is equal to or greater than the amount of such mortgage(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, subject to the deed restrictions. 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.

11. If in the sole discretion of the County, (a) Palmetto Homes ceases to exist prior to sale or rental of the housing contemplated herein; (b) Palmetto Homes fails to rent or sell the homes within the sale or rental limits described herein; (c) Palmetto Homes fails to construct the housing project contemplated herein within two (2) years of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, Palmetto Homes shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If Palmetto Homes fails to remedy such default within sixty (60) 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, Palmetto Homes shall immediately deed the 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 such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Palmetto Homes. The County retains such 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. Should the Properties revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.
12. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.
13. 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 Palmetto Homes 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: _____

Oliver G. Gilbert, III, Vice-Chairman

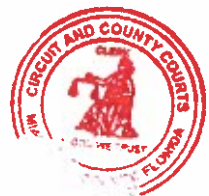
Approved for legal sufficiency:

By: _____

Terrence A. Smith
Assistant County Attorney



The foregoing was authorized by Resolution No. R-722-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 21st day of July, 2020.



IN WITNESS WHEREOF, PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 8th day of February, 2021, and it is hereby approved and accepted.

Bryan Peña / Bryan Peña
Witness/Attest

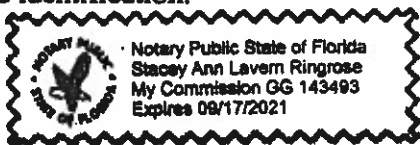
By: Tashala Knowles
Name: Tashala Knowles
Title: PRESIDENT

Alison A Hunt
Witness/Attest ALISON A HUNT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of February, 2021 by Tashala Knowles as President, on behalf of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation. (S/he is personally known to me or has produced a Florida Driver's License No. FL DL K542812-72-828-C as identification. EXP 9/08/2026.)



Stacey Ann Lavern Ringrose
Notary Public

State of Florida at Large

My Commission Expires: 9/17/2021



EXHIBIT A**FOLIO NUMBER****LEGAL DESCRIPTIONS**

01-0102-080-1060	MIAMI NORTH PB B-41 S50FT OF N100FT OF LOTS 11 & 12 & S50FT OF LOTS 11 & 12 BLK 282
01-3112-048-0060	PHOENIX PK SUB PB 6-80 W46.6FT OF LOT 9 LESS S200FT & E2IN OF LOT 10 LESS S200FT BLK 1
01-3114-000-0130	BEG NE COR OF E1/2 OF SE1/4 NE1/4 SE1/4 S396FT W281.64FT FOR POB N107FT W51.32FT S107FT E51.32FT TO POB
01-3114-045-0010	JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W
01-3125-035-1140	NORTH WEST 7TH AVE ADD PB 7-36 LOT 6 BLK 6 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORD 13492
01-3125-035-1150	NORTH WEST 7TH AVE ADD PB 7-36 LOT 7 BLK 6
01-3136-021-0230	ERICKSONS SUB PB B-88 LOTS 11 & 12 LESS R/W BLK 2 /AKA PARCEL 1-8/



01-3136-021-0240	ERICKSONS SUB PB B-88 LOT 13 LESS THAN PORT LYG IN R/W BLK 2
01-3136-021-0250	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 14 N59.50FT NELY50.01FT S59.59FT W50FT TO POB BLK 2 /AKA PARCEL 1-6/
01-3136-021-0260	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 15 N61FT NELY50.01FT S61.16FT W ALG S/L 50FT TO POB BLK 2 /AKA PARCEL 1-5/
01-3136-021-0270	ERICKSONS SUB PB B-88 BEG SW COR OF LOT 16 N59.51FT SELY51.30FT S47.09FT W50FT TO POB BLK 2
01-3136-021-0280	ERICKSONS SUB PB 8-88 BEG SW COR OF LOT 17 N47.29FT SELY43.08FT S31.04FT W40FT TO POB BLK 2 /AKA PARCEL 1-3/
01-3136-021-0290	ERICKSONS SUB PB B-88 E10FT OF LOT 17 & W40FT OF LOT 18 LESS R/W BLK 2 / AKA PARCEL 1-2/
30-3122-025-0530	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 28 day of

WITNESS my hand and Official Seal.
HARVEY RUBIN, Clerk of Circuit and County Courts
By Nicole Davis D.C.

NICOLE DAVIS #79943

